

3216 W. BURBANK BLVD., BURBANK, CA 91505

2,725 SF Creative Office Building FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898

A Member of the Lee & Associates Group of Companies

PETER STEIGLEDER

Principal

818.933.0318

psteigleder@lee-re.com

DRE #01299383

JOSH MORRIS

Associate

818.933.0319

jmorris@lee-re.com

DRE #02249708

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY INFORMATION

SIZE:

- **TOTAL (2,725 SF)**
- OFFICE (1,550 SF)
- A/C'D WAREHOUSE/FULFILLMENT (675 SF)
- ENCLOSED STORAGE (500 SF)

BASE RENT: \$2.50/SF MG (\$6,813/MO.)

TERM: 1-3 YEARS

PROPERTY HIGHLIGHTS

- FULLY AIR-CONDITIONED THROUGHOUT, INCLUDING THE WAREHOUSE SPACE
- AMPLE STREET PARKING ALONG NORTH CALIFORNIA STREET



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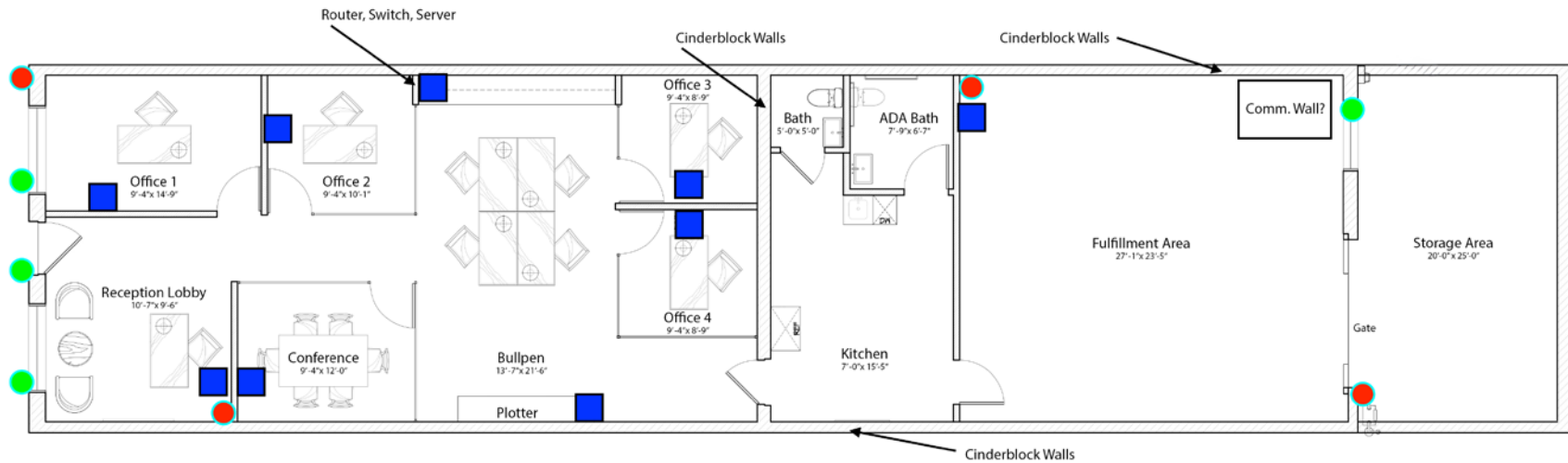
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TOTAL: 2,725 SF

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-  Network drops
-  Camera's, 2 interior & 2 exterior
-  Door & window armed

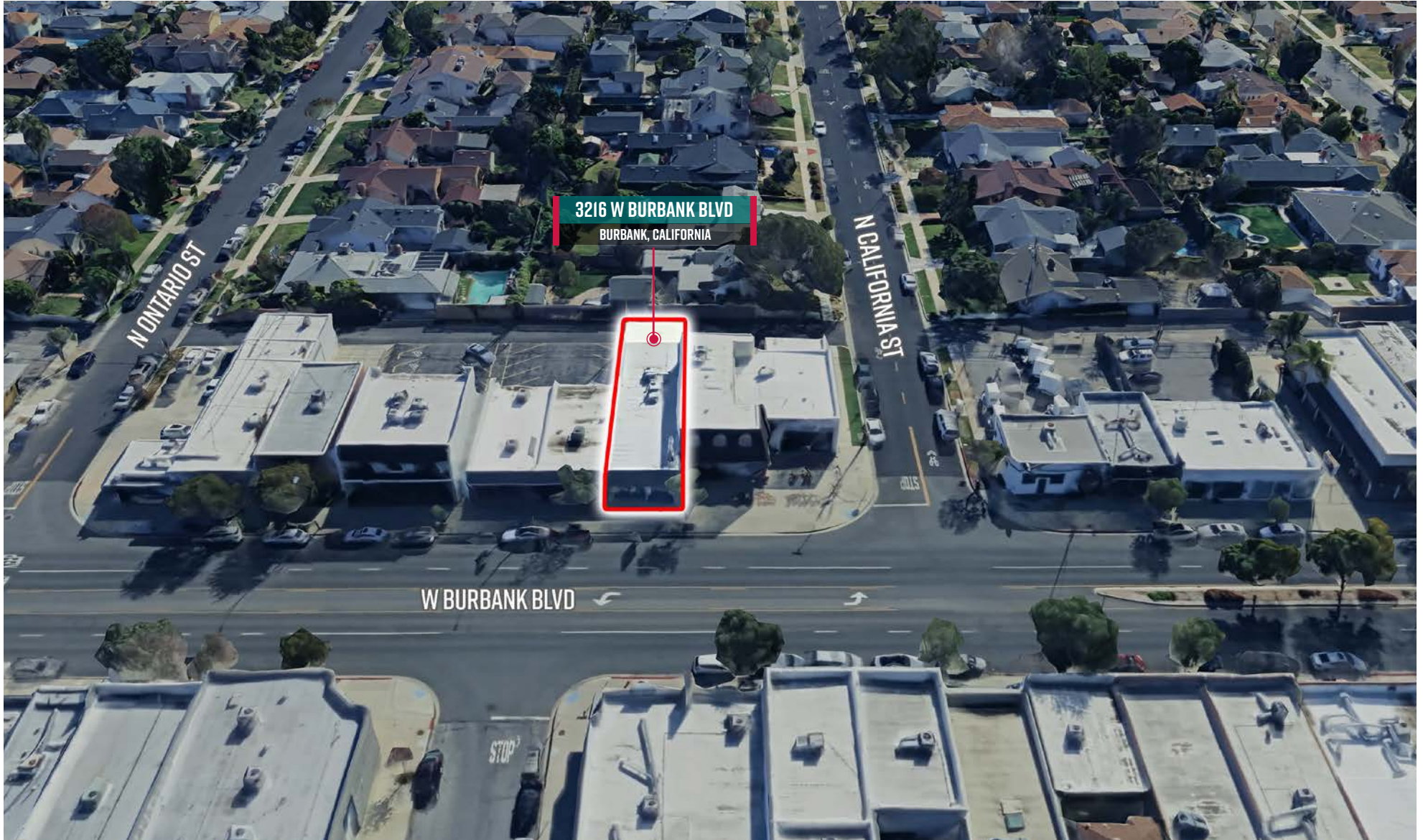


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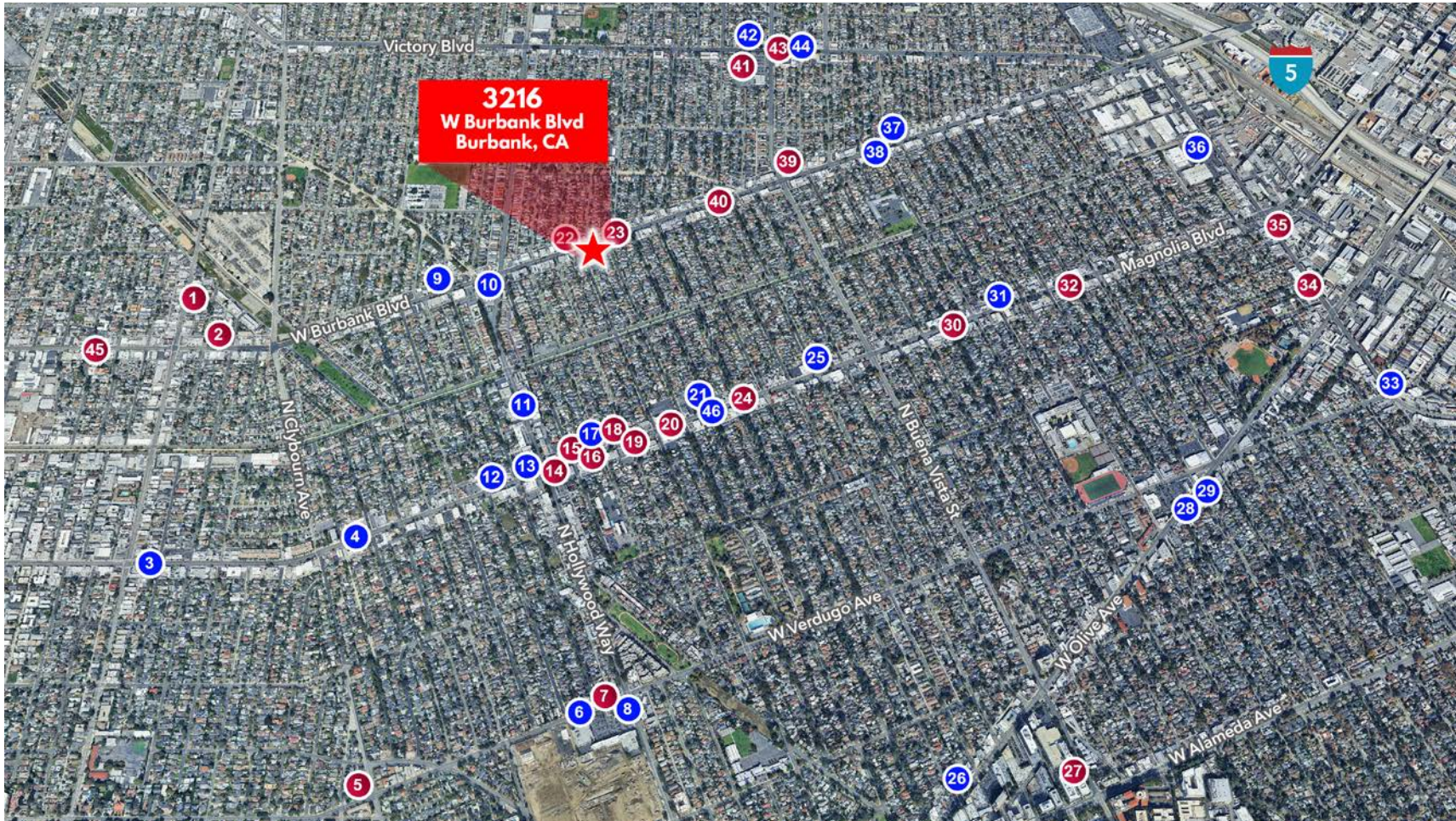
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● RESTAURANTS

● COFFEE SHOPS/CAFÉS

1. Foleo Coffee	9. Pablito's Tacos	17. The New Deal Restaurant	25. Magnolia Corner	33. Corner Cottage	41. Starbucks
2. Moby's Coffee & Tea Co.	10. The District Tavern	18. Romancing the Bean Café	26. Los Amigos Bar & Grill	34. The Hide Room Coffee	42. Eat'n Park Restaurant
3. The Magnolia Grille	11. Fiesta Taco	19. Black Elephant Coffee	27. Belli Fratelli Roasters	35. Açai Jungle Bowls Café	43. San Fernando Coffee Co.
4. Tequilas Burbank	12. Morrison Burbank	20. Blvd Cafécito	28. Raising Cane's	36. Lancers Family Restaurant	44. Habanero Mexican Grill
5. Coffea	13. Century Dragon	21. Pinocchio Restaurant	29. Tallyrand	37. Broken Compass Tiki	45. Are & Be Coffee
6. Urbane Café	14. Porto's Bakery and Cafe	22. Coral Café	30. Kaleido Coffee	38. Chili John's	46. Monte Carlo Italian Deli
7. Starbucks	15. Cela Café	23. The Ugly Mug Coffee House	31. Alloro Restaurant	39. BB Café & Catering	
8. California Fish Grill	16. Café 86 - Burbank	24. The Palm Coffee Bar	32. Three Sisters Coffee & Tea	40. MexCocina Café	



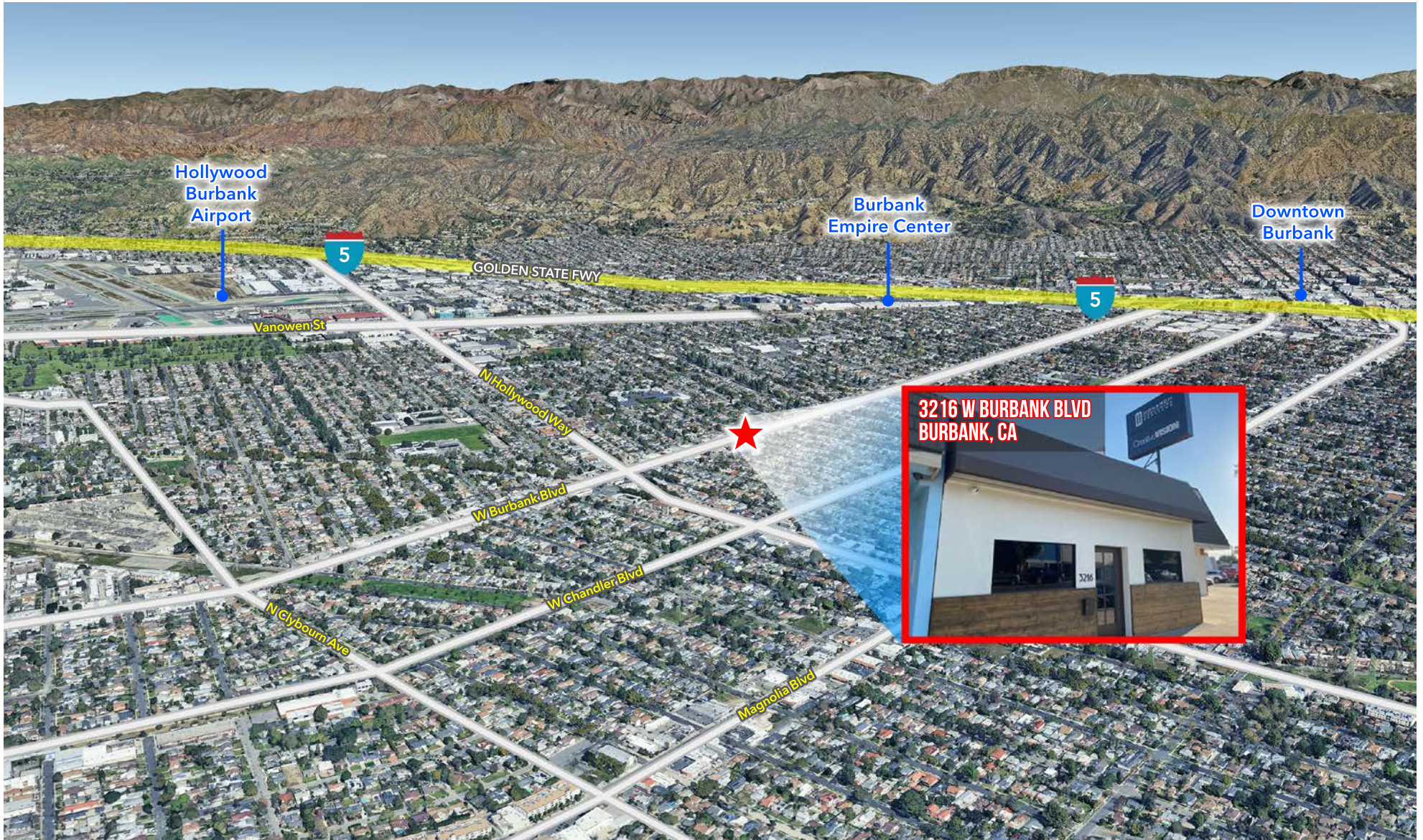
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