

# BACKLOT NOHO



\*For qualified tenants subject to owner's approval.

## RENOVATIONS UNDERWAY

7041-7077 VINELAND AVE | NORTH HOLLYWOOD | CA | 91605

### FOR MORE INFORMATION:

GREG GERACI Lic. 01004871  
818.334.1844  
greg.geraci@colliers.com

DAVID HARDING Lic. 01049696  
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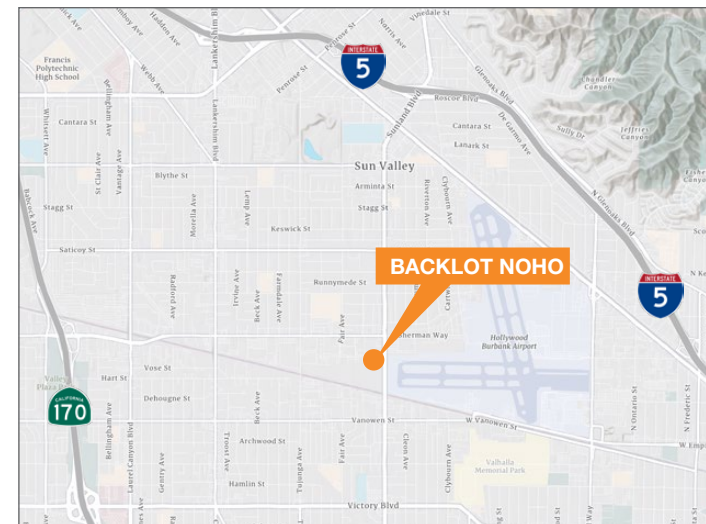
KEVIN CARROLL Lic. 02078759  
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kevin.carroll@colliers.com

## PROPERTY FEATURES

- Creative Industrial Units
- Adjacent to Burbank Airport
- Close to Studios and Media Related Companies
- Secured Business Park Environment
- Major Street Frontage on Vineland Ave

## SPECIFICATIONS

Available Suites	±1,600 to ±3,200 SF
GL Doors	1 Per Suite (10'x10')
Clear Height	14'
Power	100A, 120/208V
Parking Ratio	Approx. 2.0/1,000



No auto repair uses will be permitted in Backlot NoHo.

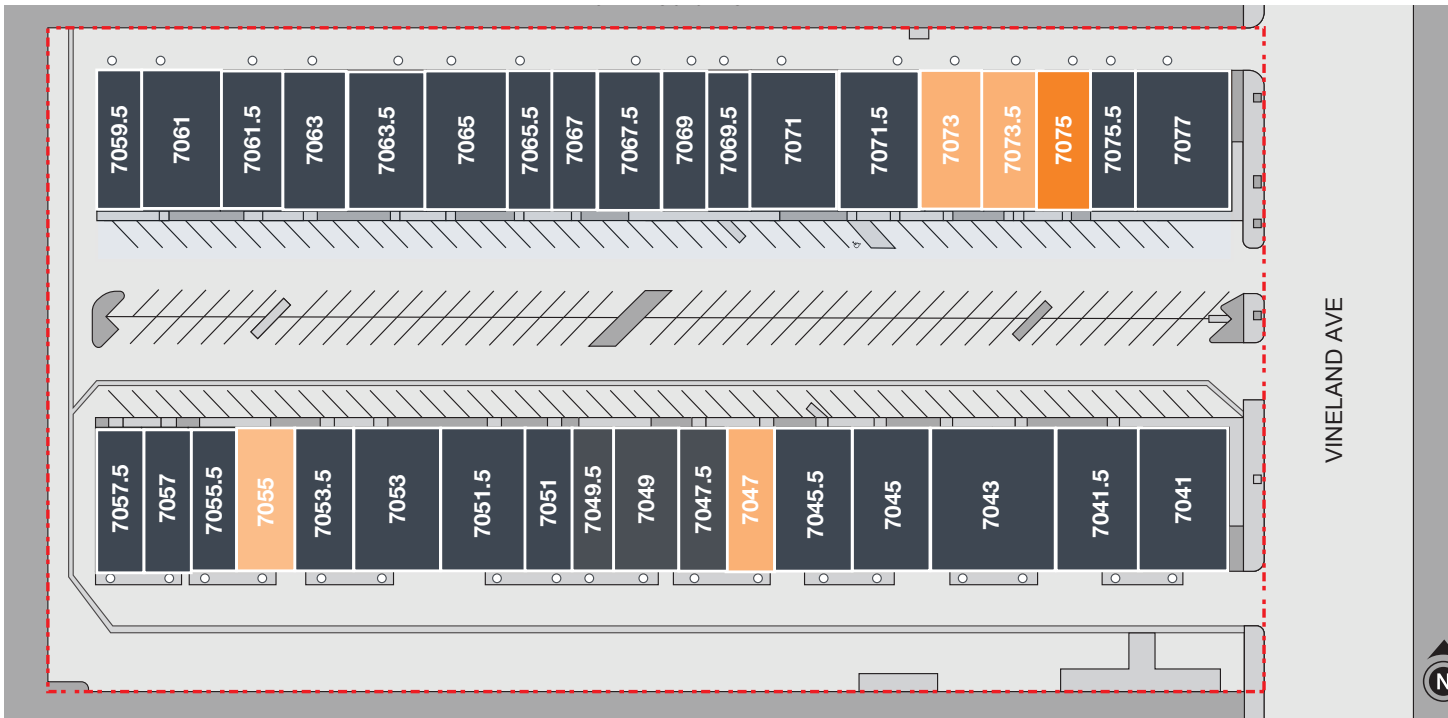
*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



# BACKLOT NOHO | 7041-7077 VINELAND AVE

## SITE PLAN

UNDER NEW OWNERSHIP



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LEASED
  PENDING LEASE
  AVAILABLE NOW
  UPCOMING
  NOT YET AVAILABLE

SUITE	TOTAL SF	OFFICE SF	PKNG	RATE (NNN)	NETS	MONTHLY ALL-IN RENT	AVAILABLE
7075	1,760	454	3	\$2.55	\$0.61	<b>\$5,561.60</b>	Now
7047	1,765	421	3	\$2.55	\$0.61	<b>\$5,577.40</b>	7/1/26
7055	2,207	587	4	\$2.55	\$0.61	<b>\$6,974.12</b>	8/1/26
7073.5	2,209	375	4	\$2.55	\$0.61	<b>\$6,980.44</b>	7/1/26
7073	2,217	375	4	\$2.55	\$0.61	<b>\$7,005.72</b>	7/1/26

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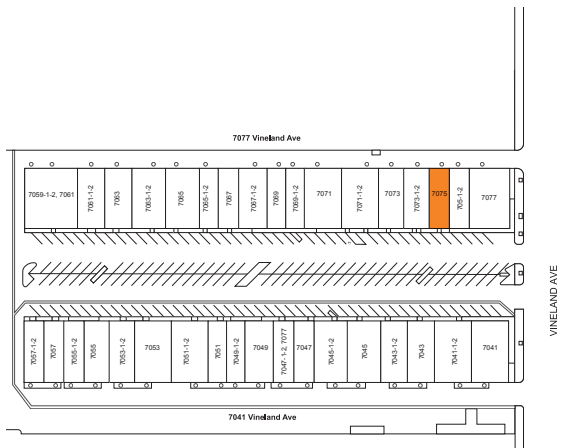


## PROPOSED FLOORPLAN

**SUITE**            **7075**

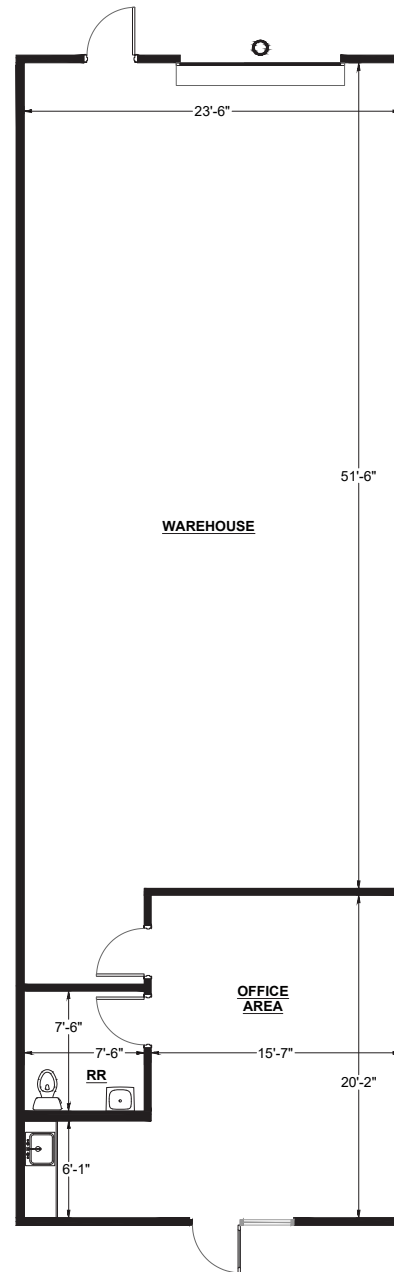
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**TOTAL SF**        **1,760**



## MONTHLY RENT + NNNS

**\$5,561.60**



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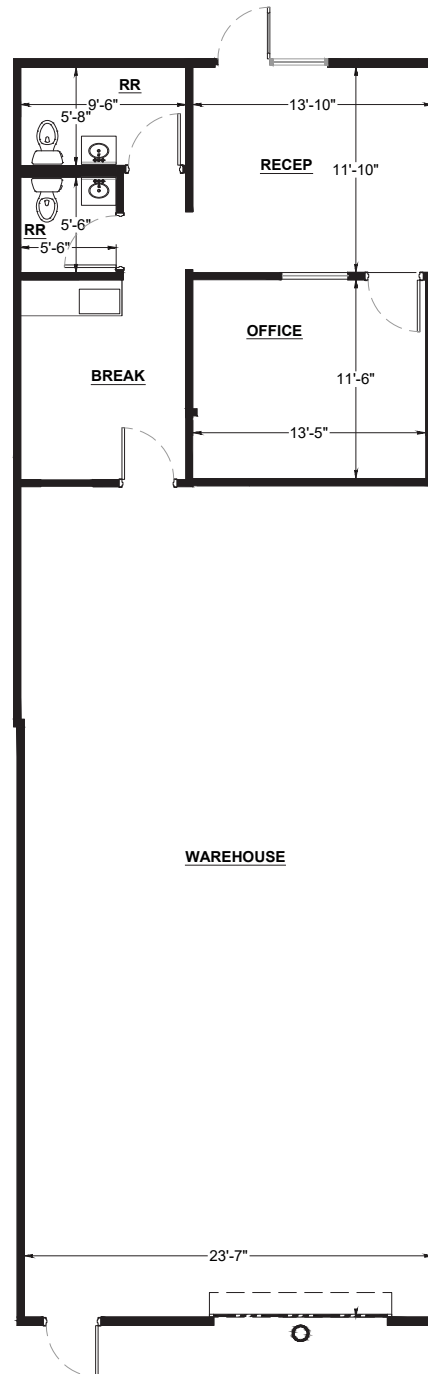
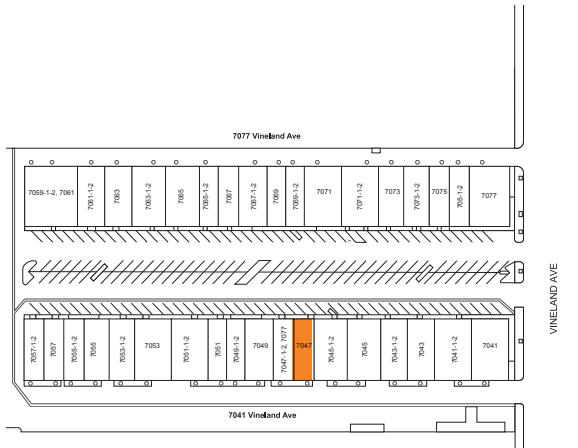


## PROPOSED FLOORPLAN

**SUITE**            **7047**

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**TOTAL SF**        **1,765**



## MONTHLY RENT + NNNS

**\$5,577.40**

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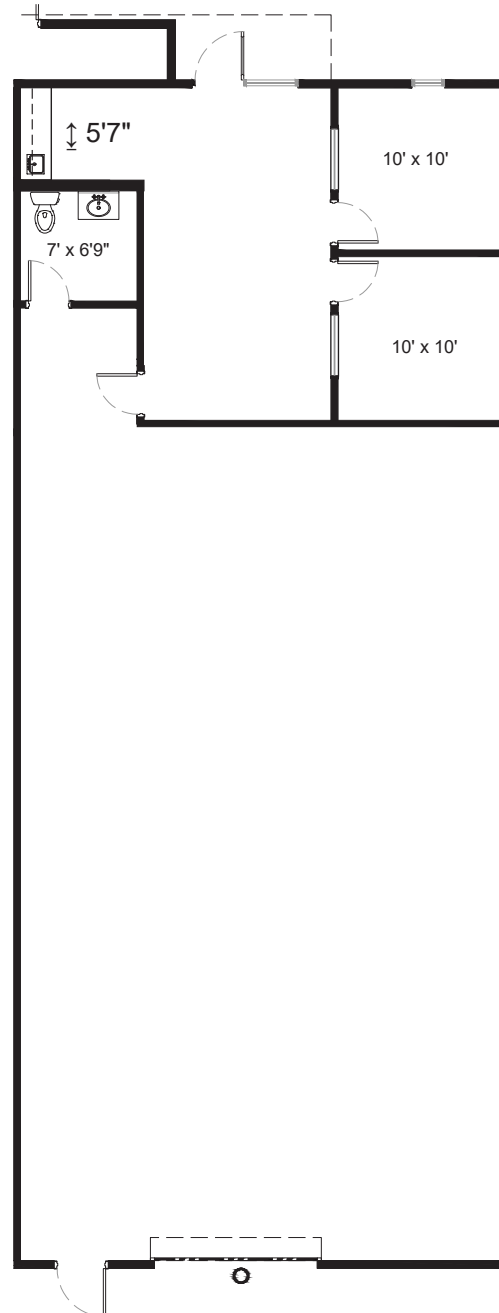
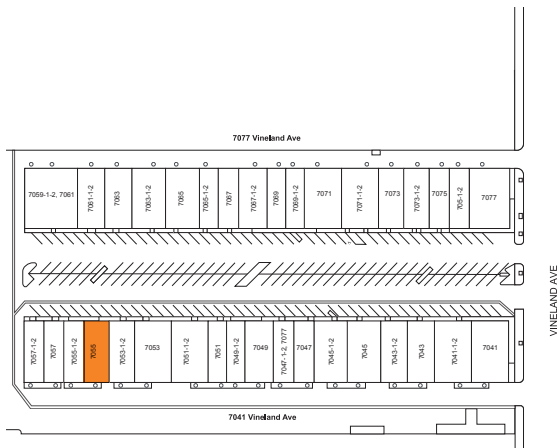


## PROPOSED FLOORPLAN

**SUITE**            **7055**

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**TOTAL SF**        **2,207**



## MONTHLY RENT + NNNS

**\$6,974.12**

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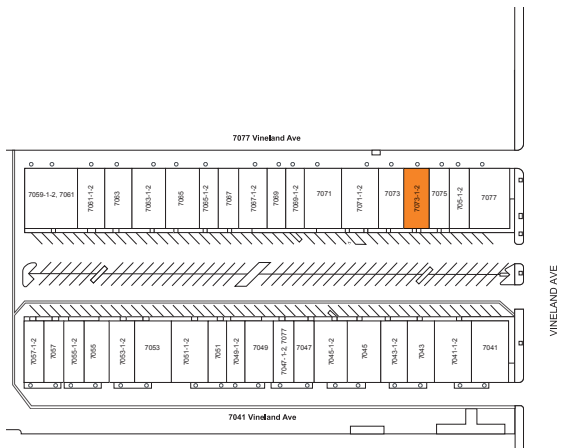
UNDER NEW OWNERSHIP



## PROPOSED FLOORPLAN

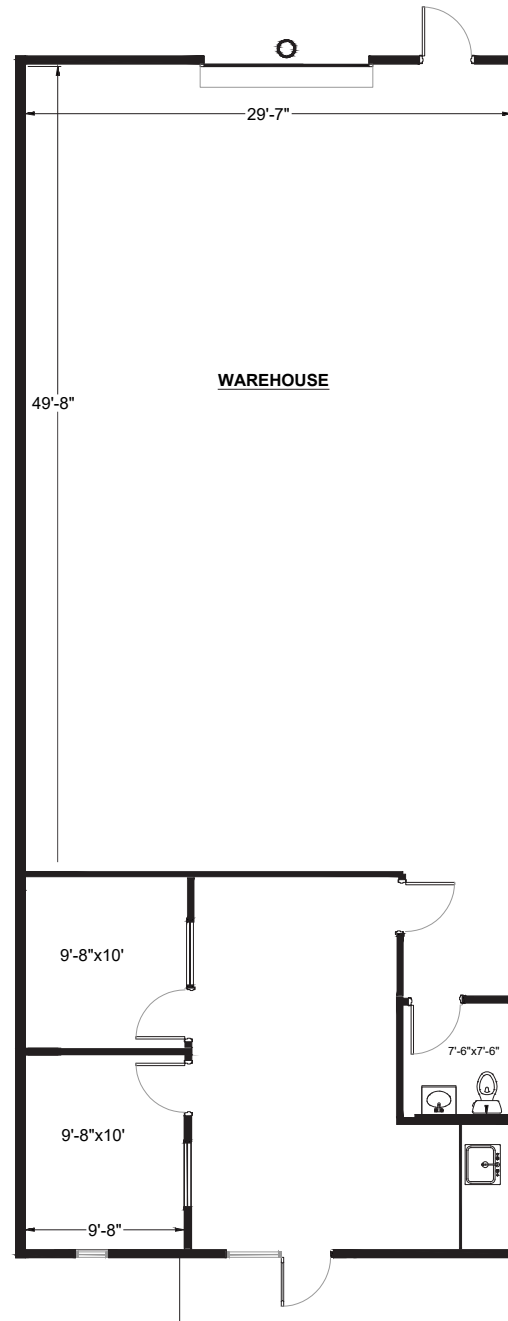
**SUITE**            **7073.5**

**TOTAL SF**        **2,209**



## MONTHLY RENT + NNNS

**\$6,980.44**



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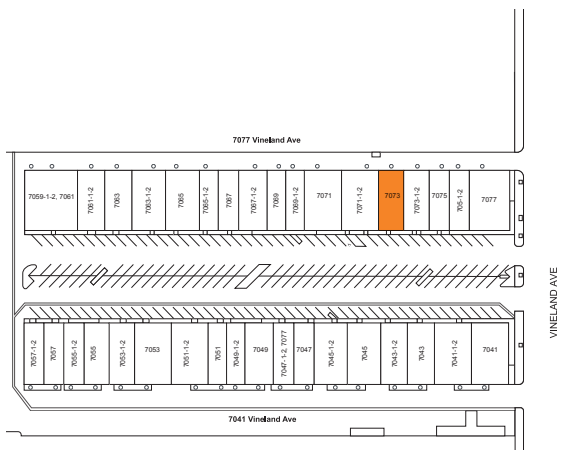


## PROPOSED FLOORPLAN

**SUITE**            **7073**

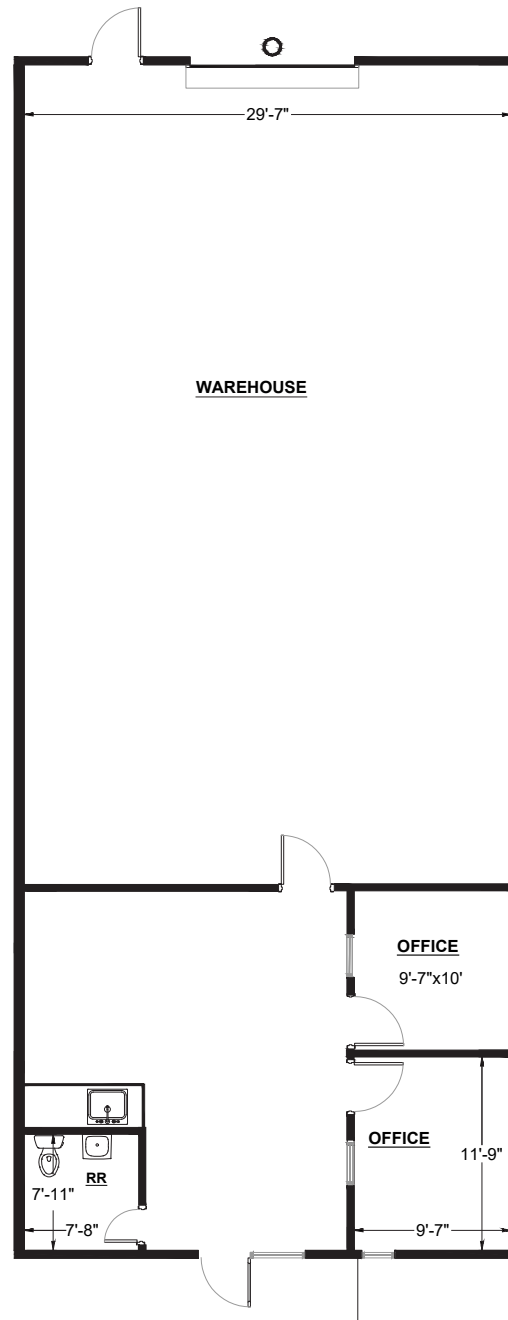
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**TOTAL SF**        **2,217**



## MONTHLY RENT + NNNS

**\$7,005.72**



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