

10826-10834 BURBANK BOULEVARD

WAREHOUSE/ CREATIVE FLEX SPACE FOR LEASE

NORTH HOLLYWOOD, CA



± 1,036 - 6,672
SQUARE FEET
AVAILABLE

TOBIN M. MCANDREWS

Senior Vice President

310 966 4386

mcandrews@westmac.com

DRE# 01416801

WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | www.westmac.com | Company DRE# 01096973

PROPERTY INFORMATION

10826-10834 Burbank Boulevard, North Hollywood, CA 91601

LEASE RATE \$ 3.00 per square foot, per month, modified gross

AVAILABLE SPACES

- 10834 Burbank Blvd suite 104: ±1,036 SF (raw space)
- 10834 Burbank Blvd suite 105: ±1,036 square feet (office)
- 10826 Burbank Blvd unit A: ±1,912 square feet (office)
- 10826 Burbank Blvd unit B: ±2,688 square feet (food use/gummies)

ZONING MR2

COMMENTS

- » Existing high grade food use in unit B
- » Polished concrete flooring throughout the suite.
- » Very functional, open, secure flex space.
- » Neighbors include designers, production and creative users.
- » New 10 x 14 foot ground level loading doors.
- » Secure fenced yard and parking area.



©2020 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

WESTMAC Commercial Brokerage Company

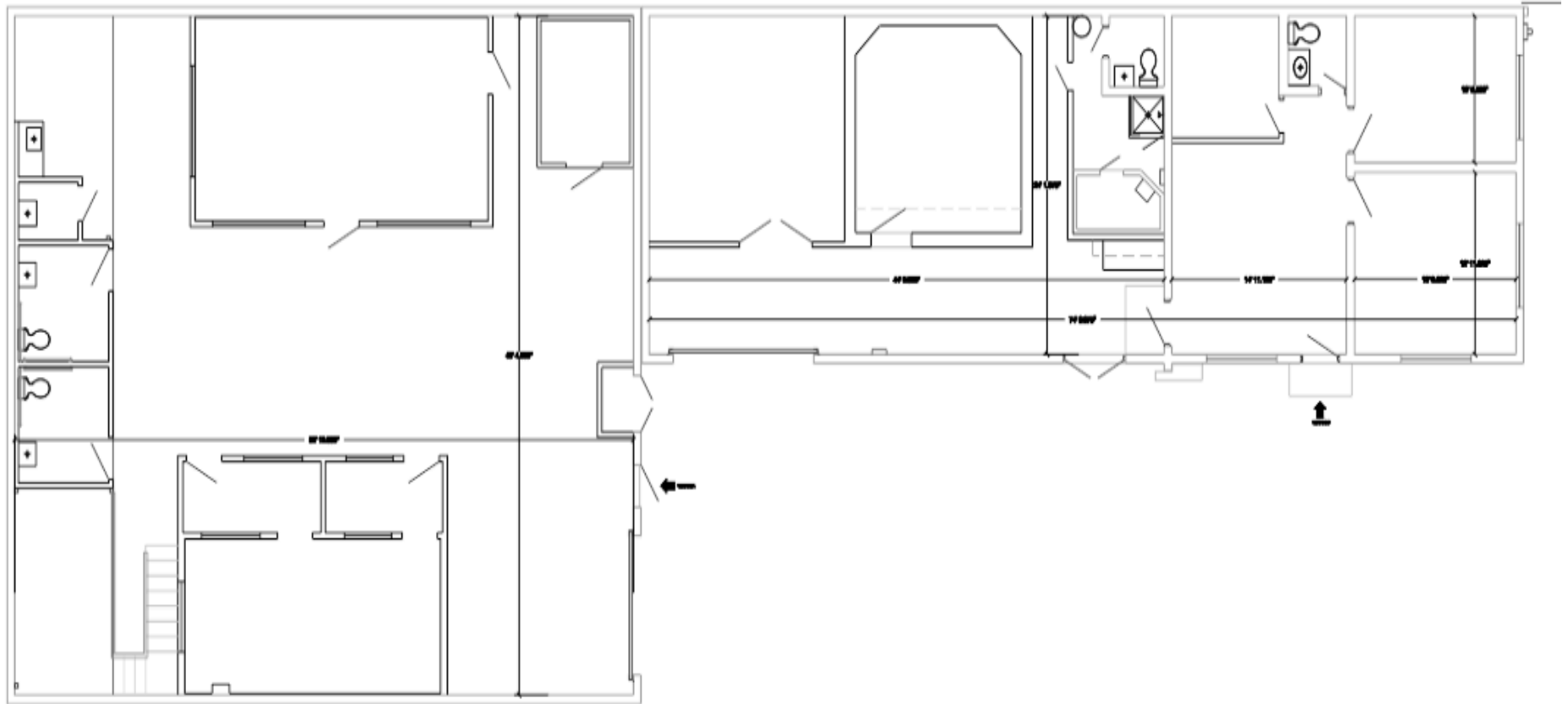
1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | www.westmac.com | Company DRE# 01096973

10826 FLOOR PLAN

10826-10834 Burbank Boulevard, North Hollywood, CA 91601

10826
UNIT B
±2,688 SF

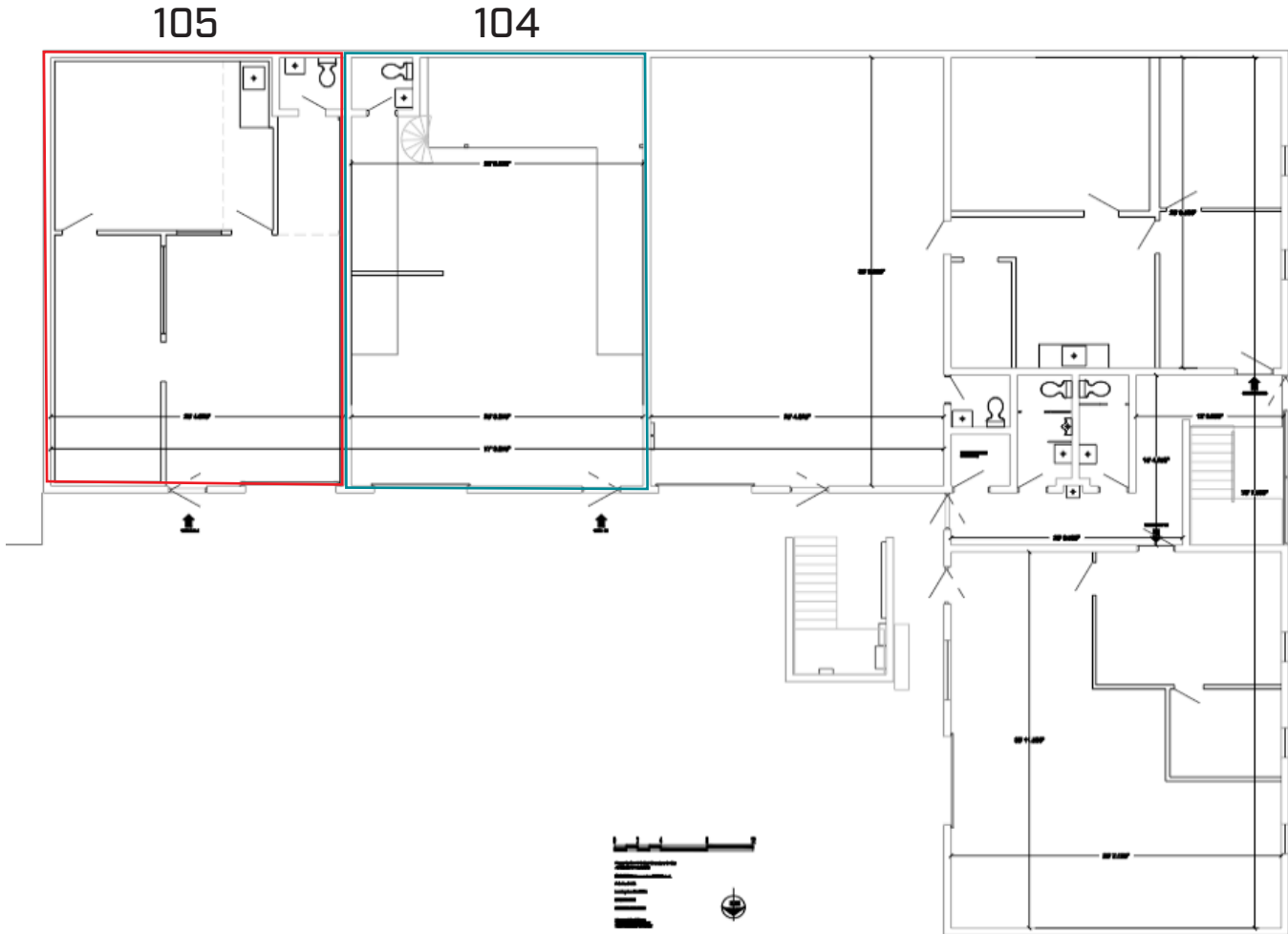
10826
UNIT A
±1,912 SF



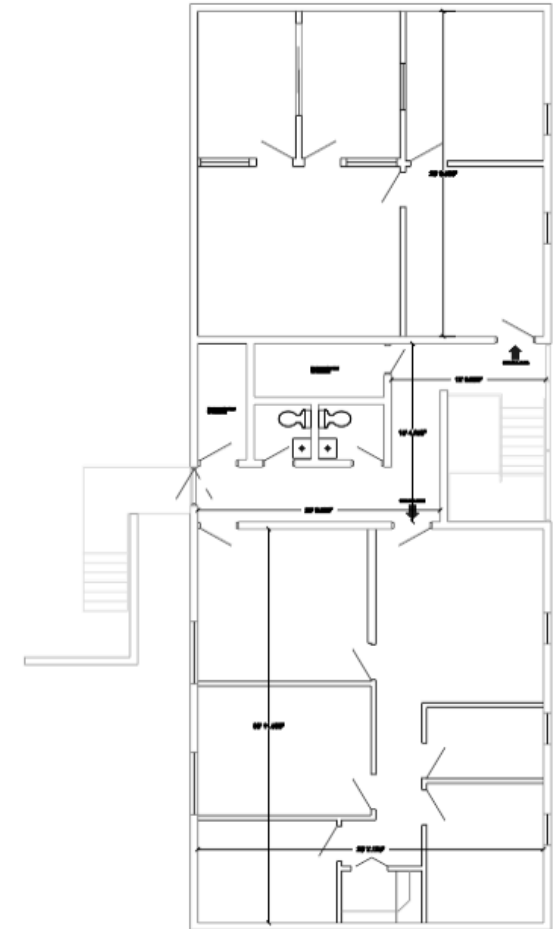
10826 First Floor

10834 FLOOR PLAN

10826-10834 Burbank Boulevard, North Hollywood, CA 91601



10834 First Floor



10834 Second Floor

WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | www.westmac.com | Company DRE# 01096973

OVERHEAD VIEW

10826-10834 Burbank Boulevard, North Hollywood, CA 91601

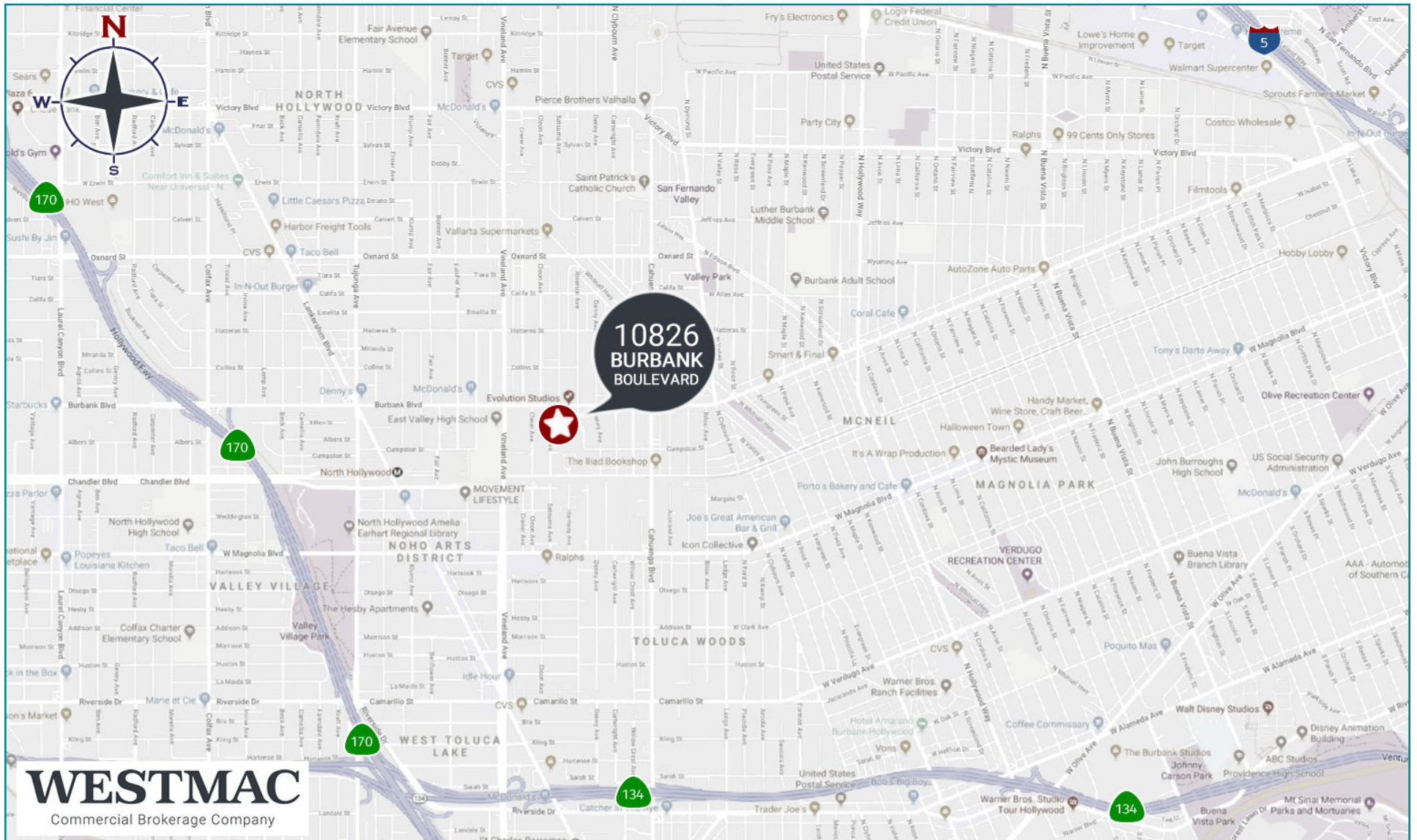


WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | www.westmac.com | Company DRE# 01096973

AREA MAP

10826-10834 Burbank Boulevard, North Hollywood, CA 91601

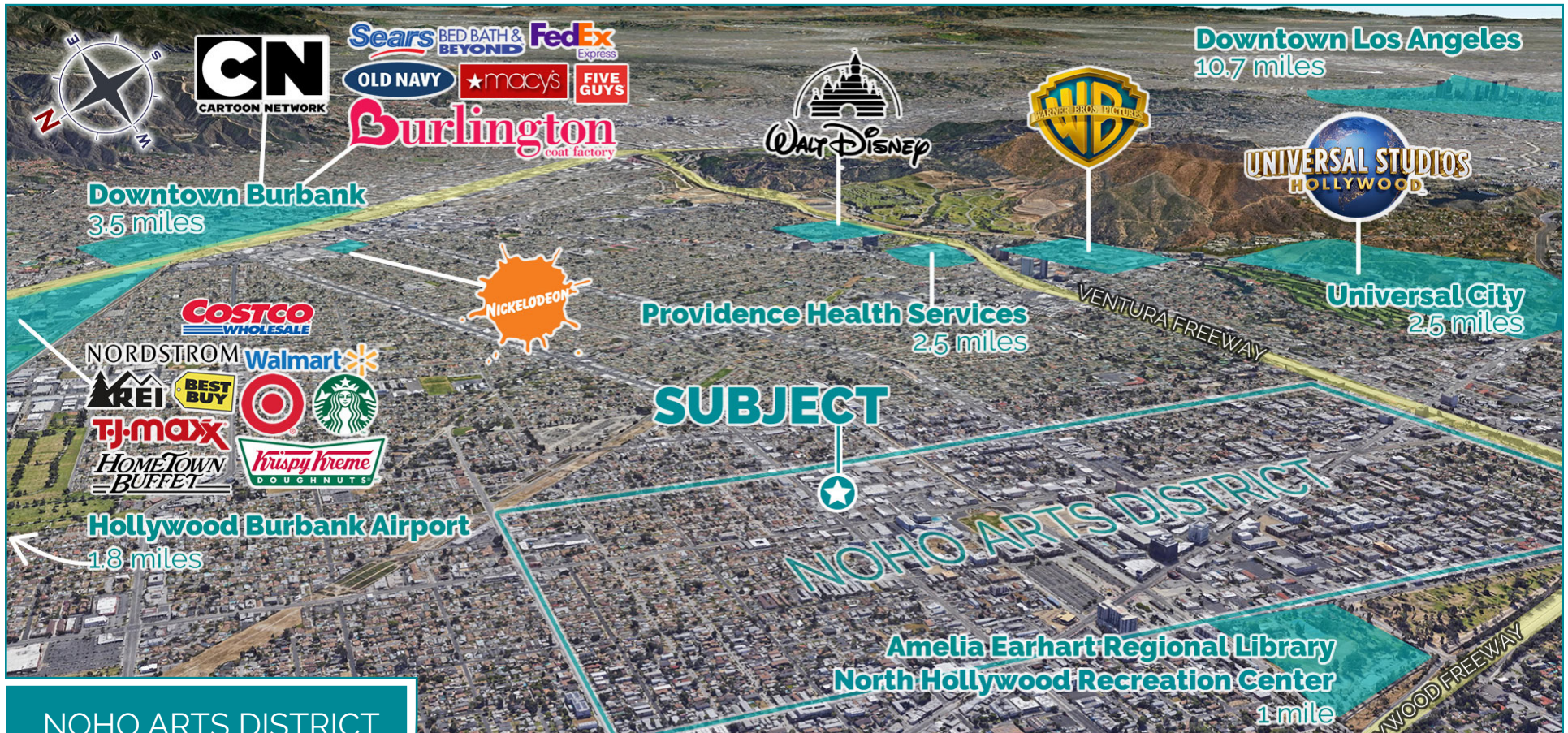


WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | www.westmac.com | Company DRE# 01096973

AERIAL VIEW

10826-10834 Burbank Boulevard, North Hollywood, CA 91601



NOHO ARTS DISTRICT

- | | | | | | |
|---------------------------|------------------|--------------------|------------------|------------------------|---------------------|
| Actors Forum Theatre | Carter Sexton | GO Acting Studio | NoHo Copy | Teaches Acting | Studio |
| Actors Vibe Studios | Casting Director | Gray Studios | NoHo Perfect | Simply Acting, Inc. | Toluca Lake Florist |
| Actors Workout Studio | Melissa | Grok Acting Studio | Apartments | The Actor's Collective | Untangled Web, Int. |
| Ascent Cycles | CBSI | Hotel Lexen | NoHo Senior Arts | The Holiday Inn | Young Actors Space |
| Camera Left / Stage Right | Evolution Dance | LPN Studios | Colony | Studios c/o WACO | (YAS) |
| | Gallery 800 | Millennium Dance | Sam Anderson | The Young Actor's | ...and more! |

WESTMAC Commercial Brokerage Company

1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | 310.478.7700 | www.westmac.com | Company DRE# 01096973

10826-10834 Burbank Boulevard, North Hollywood, CA 91601



TOBIN M. MCANDREWS
Senior Vice President
mcandrews@westmac.com
310.966.4386
DRE#: 01416801

WESTMAC

Commercial Brokerage Company

Since 1988