

1036 NORTH LAKE STREET

BURBANK



FOR LEASE

± 2,546 SF FREESTANDING FLEX BUILDING

**AVISON
YOUNG**

PROPERTY HIGHLIGHTS

- Two-story “Jewel box” flex building.
- Building contains reception area, three conference rooms, two restrooms, three private offices and one open work area.
- Outstanding location provides easy access to Hollywood, Glendale and the San Fernando Valley.
- Central to all the entertainment companies and major studios, including Netflix, Disney, Warner Bros, and Universal.
- Adjacent to the Downtown Burbank with tons of restaurants and other amenities nearby.
- Easy access to the Golden State (5) and Ventura (101) Freeways.
- No Gross Receipts Tax.

SPACE AVAILABLE

ENTIRE BUILDING: ± 2,550 RSF

LEASE RATE: \$2.50 per RSF, Industrial Gross

LEASE TERM: 3 - 10 years

PARKING: 20 car parking in secure, gate lot (7.84/1,000 parking ratio)

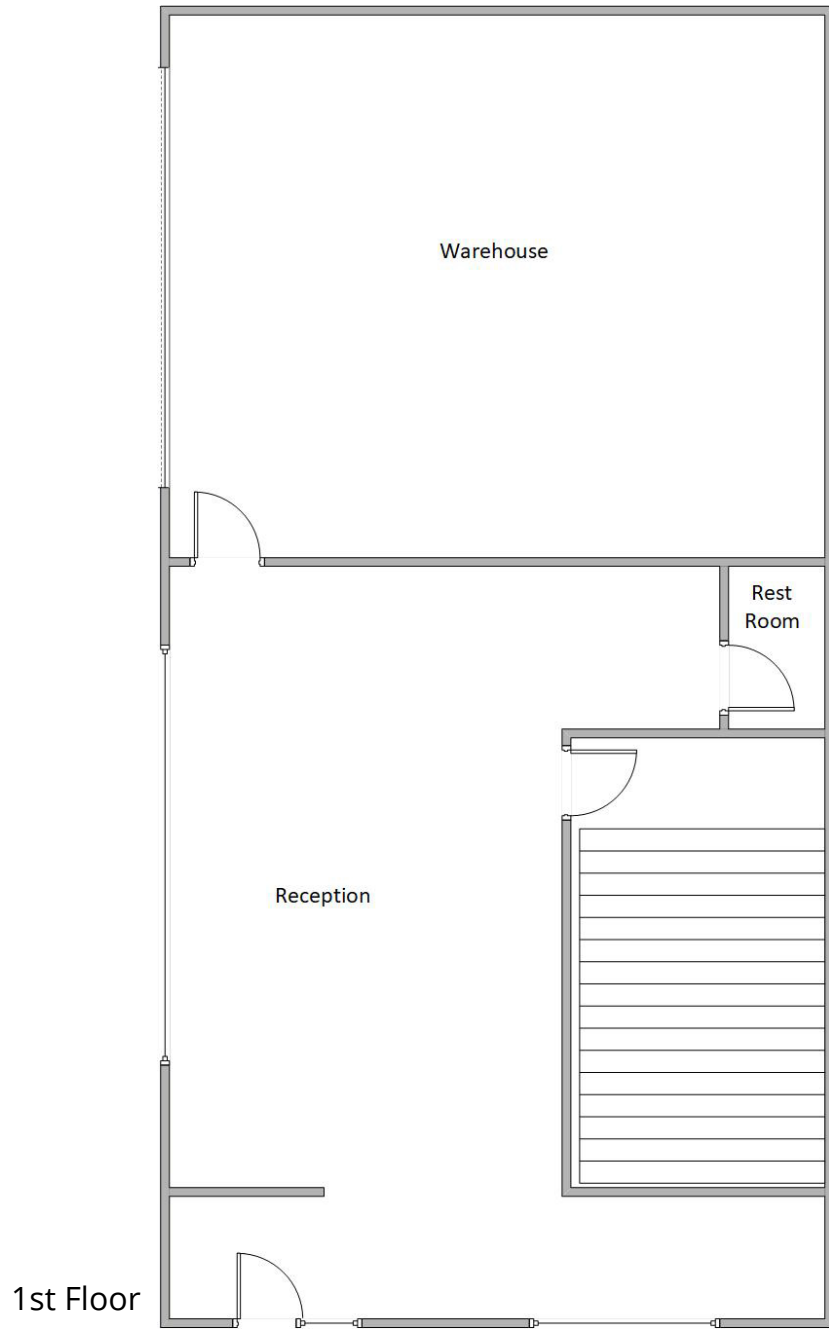


FOR LEASE

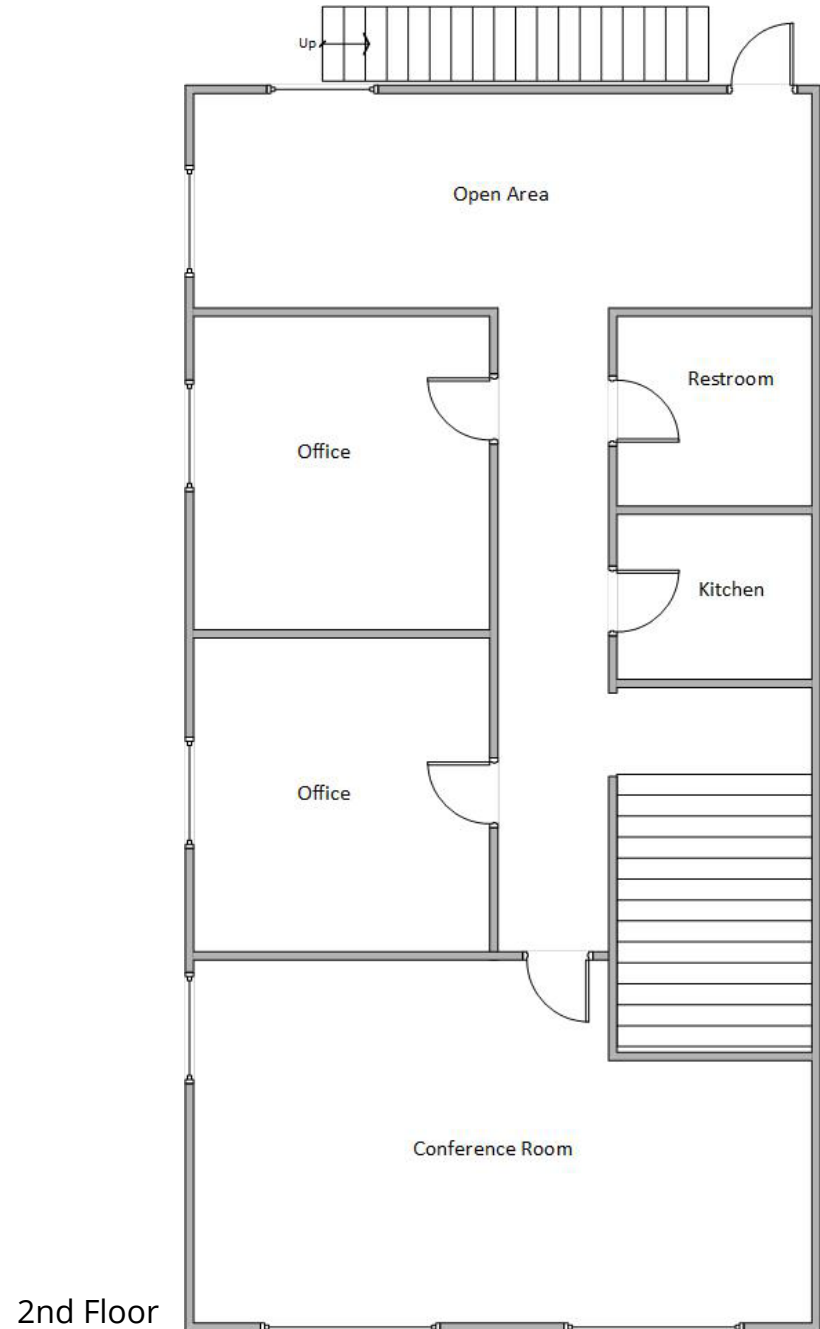
1036 N. LAKE STREET
BURBANK



**AVISON
YOUNG**



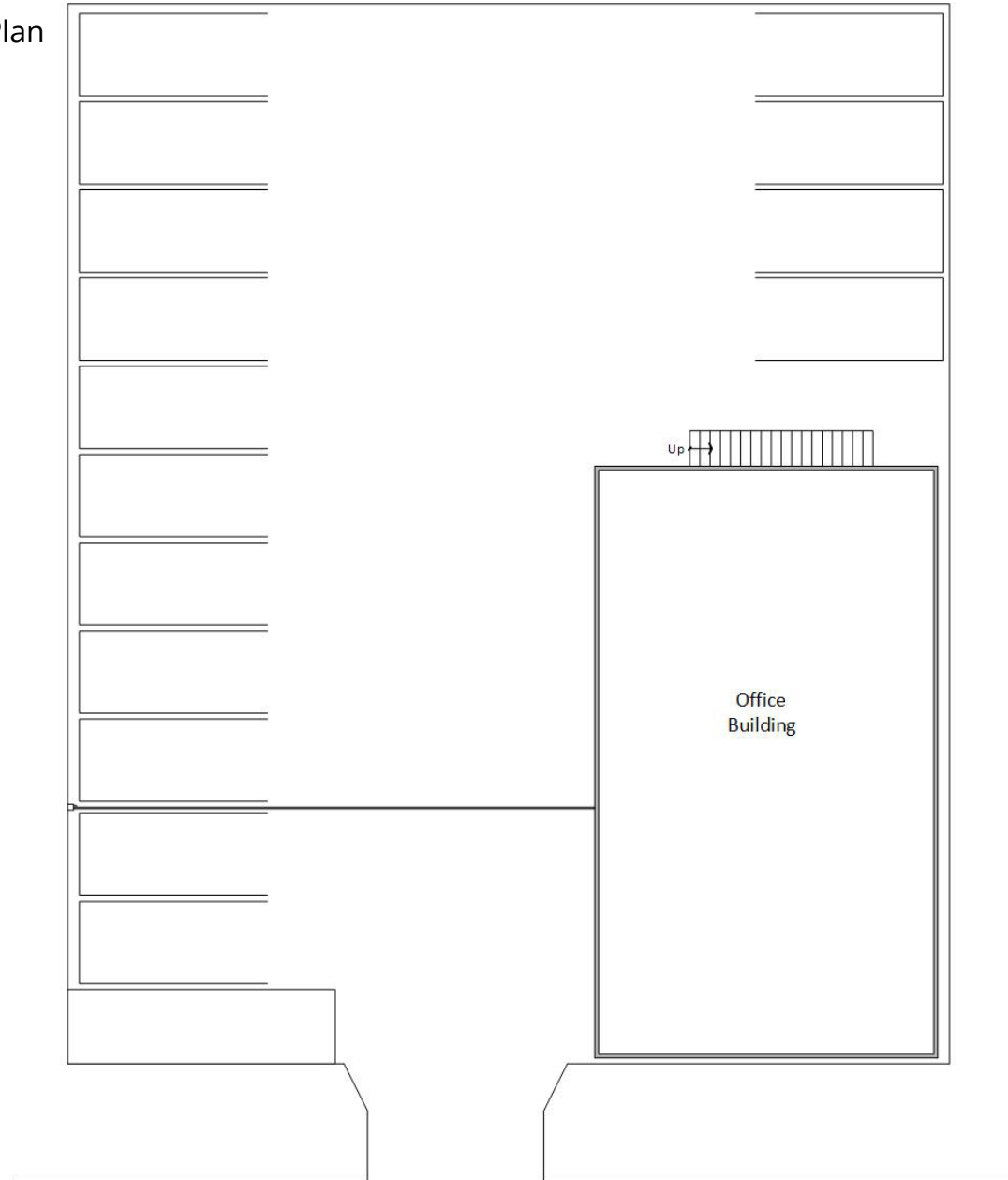
1st Floor



2nd Floor

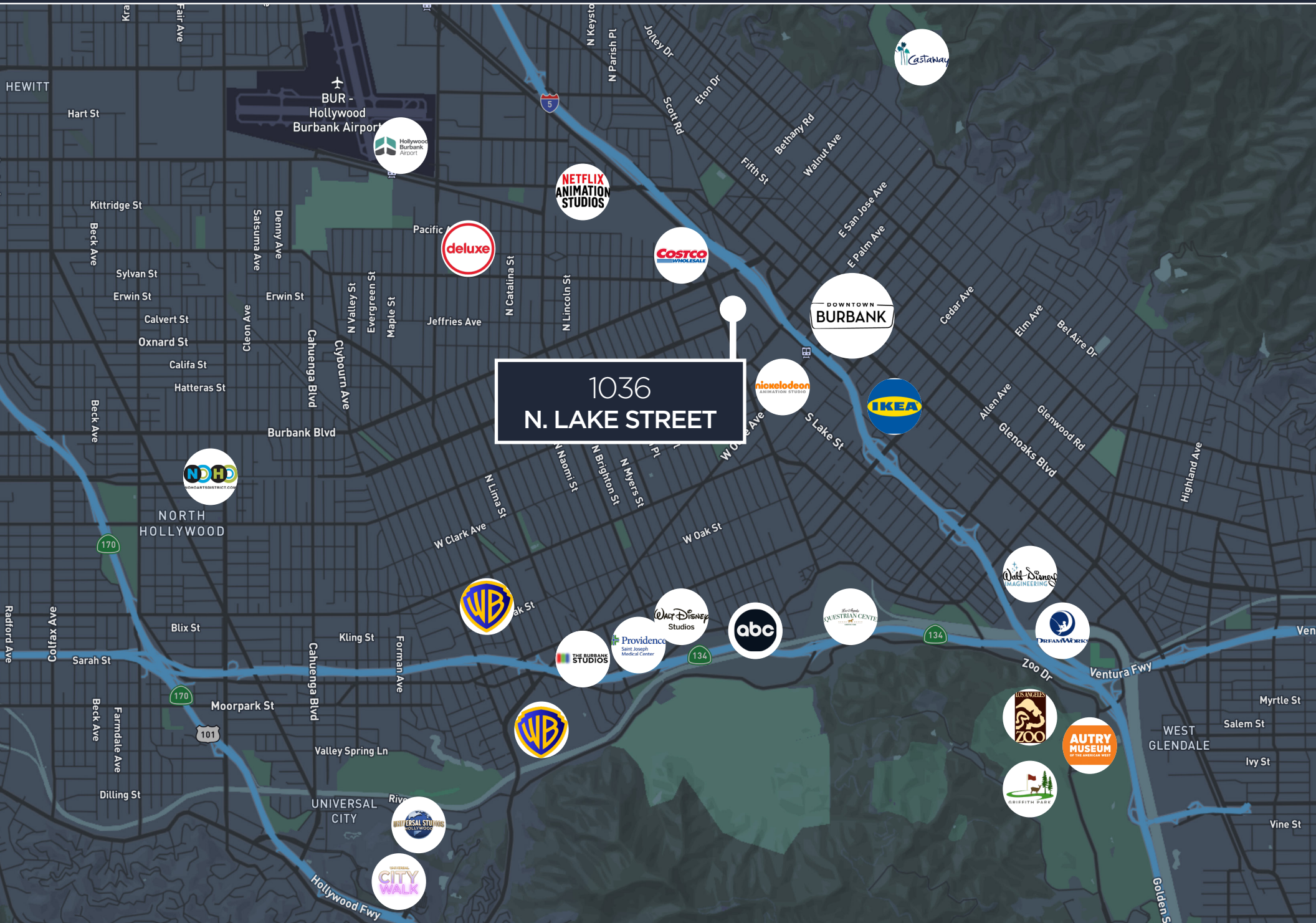
All measurements, dimensions, and square footages are approximate and are provided for illustrative purposes only. Avison Young makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. Parties should conduct their own independent investigations to verify all information deemed important.

Site Plan



FOR LEASE

1036 N. LAKE STREET
BURBANK



1036
N. LAKE STREET



1036 NORTH LAKE STREET

BURBANK



FOR MORE INFORMATION:

**AVISON
YOUNG**

CHRIS BAER
Principal

License No. 00875482
818.939.1259

chris.baer@avisonyoung.com

FISCHER CABOT
Associate

License No. 02149143
818.438.6115

fischer.cabot@avisonyoung.com