

BACKLOT BURBANK

4406-4408 W VANOWEN ST

PRICE
REDUCTION!



FOR MORE INFORMATION

4100-4210 W. VANOWEN PL., 2303-2333 N. VALLEY ST., 4400-4510 W. VANOWEN ST. | BURBANK | CA | 91505

GREG GERACI

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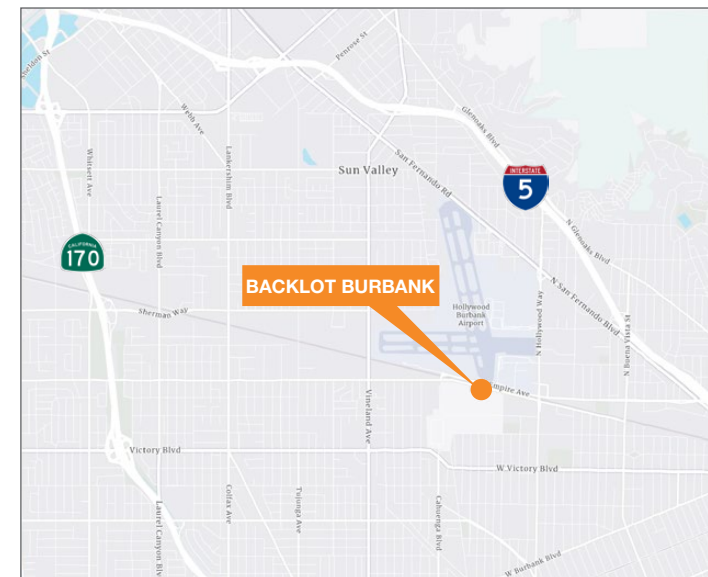
KEVIN CARROLL

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PROPERTY FEATURES

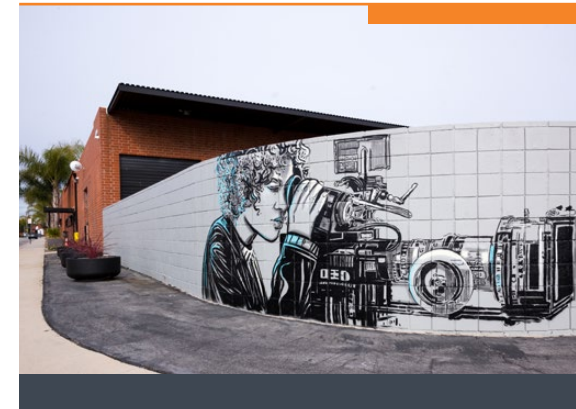
- 19,360 SF of creative industrial space
- Prime Burbank location with close proximity to major studios and entertainment companies
- Features brick construction, 14' ceilings, natural light with stunning views
- Part of a 12-building creative industrial campus spanning over 300,000 SF
- Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, with ample nearby dining options
- Easily accessible from major freeways including the 5, 134, and 170



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.

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SITE PLAN



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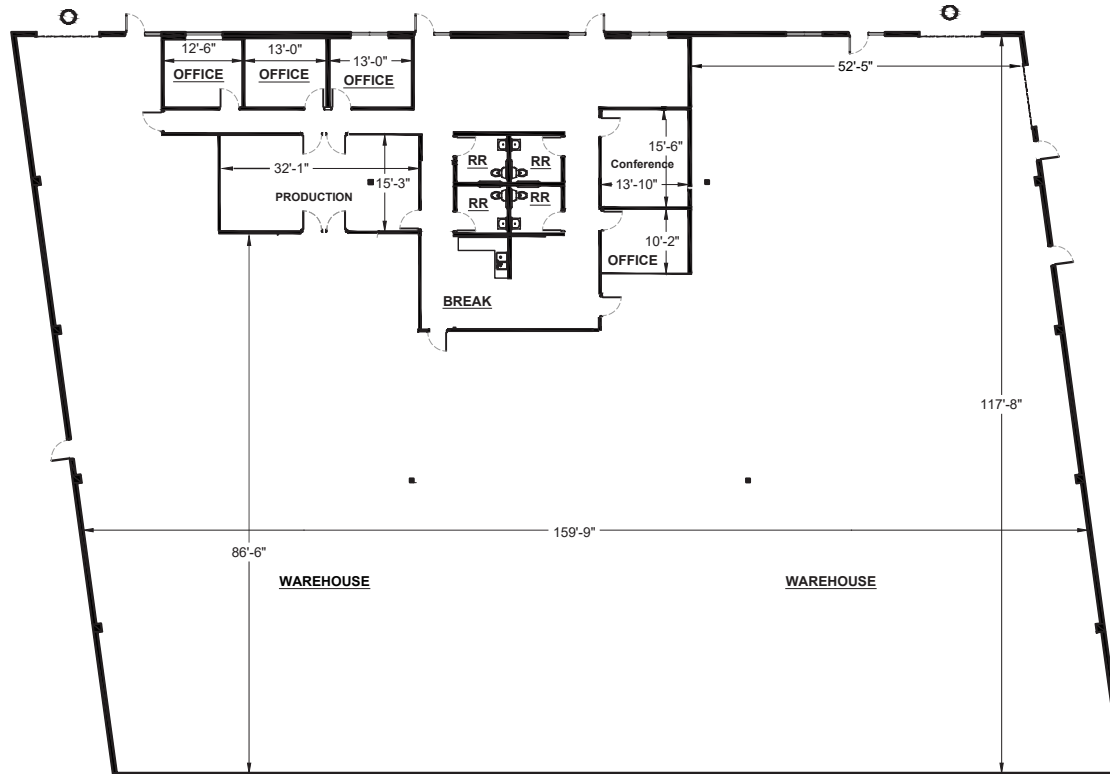
AVAILABILITY

AVAILABLE

OCCUPIED

BUILDING	SF	LEASE RATE (NNN)	NETS	MONTHLY ALL-IN	POSSESSION
4406-4408 W. Vanowen St.	19,360	\$2.50/sf \$1.99/sf	\$0.61/sf	\$60,210 \$50,336	Immediate
4406 W. Vanowen St.	10,278	\$2.50/sf \$1.99/sf	\$0.61/sf	\$31,965 \$26,723	Immediate
4408 W. Vanowen St.	9,082	\$2.50/sf \$1.99/sf	\$0.61/sf	\$28,245 \$23,613	Immediate

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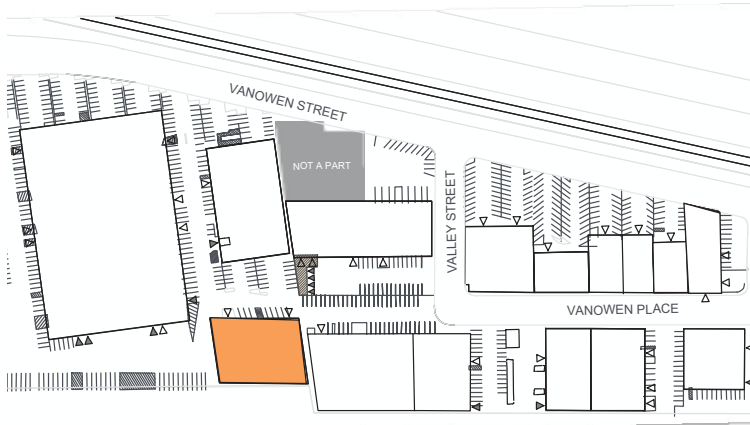
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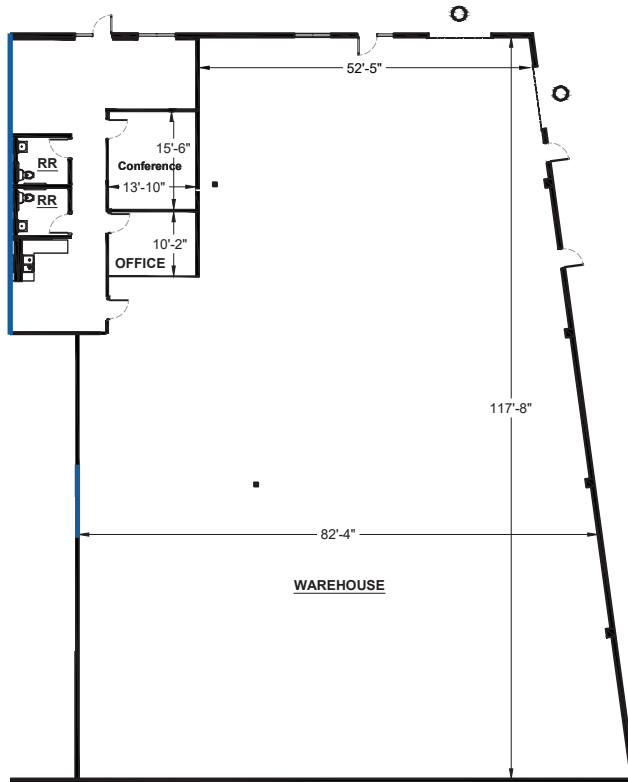
SPECIFICATIONS

Available SF	± 19,360
Office SF	± 4,853
Warehouse SF	± 14,507
Clear Height	14'
GL Doors	3
Power	800A, 240V, 3Ph, 3W
Parking Spaces	37 / 1.91:1
Lease Rate	\$1.99 NNN
Operating Expenses	\$0.61 PSF



*Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use. Includes (2) 200A 240V Single Phase Panel & (2) 200A 240V 3 Phase Panel

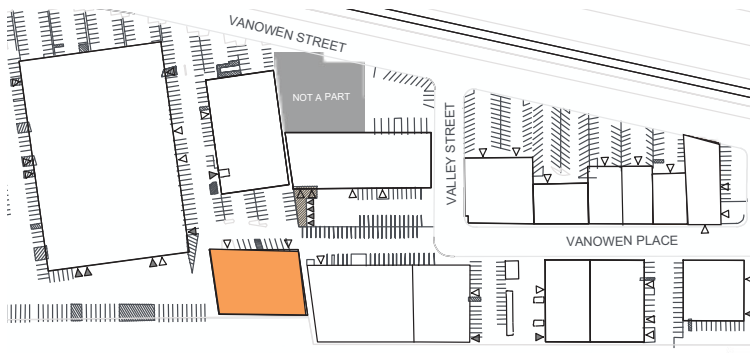
BACKLOT BURBANK | 4406 W. VANOWEN ST



SPECIFICATIONS

Available SF	± 10,278
Office SF	± 1,710
Warehouse SF	± 8,568
Clear Height	14'
GL Doors	1
Power	400A, 240V, 3Ph, 3W
Parking Spaces	20 / 1.91:1
Lease Rate	\$1.99 NNN
Operating Expenses	\$0.61 PSF

Note: Floor plan is customizable.



BUILDING KEY PLAN:



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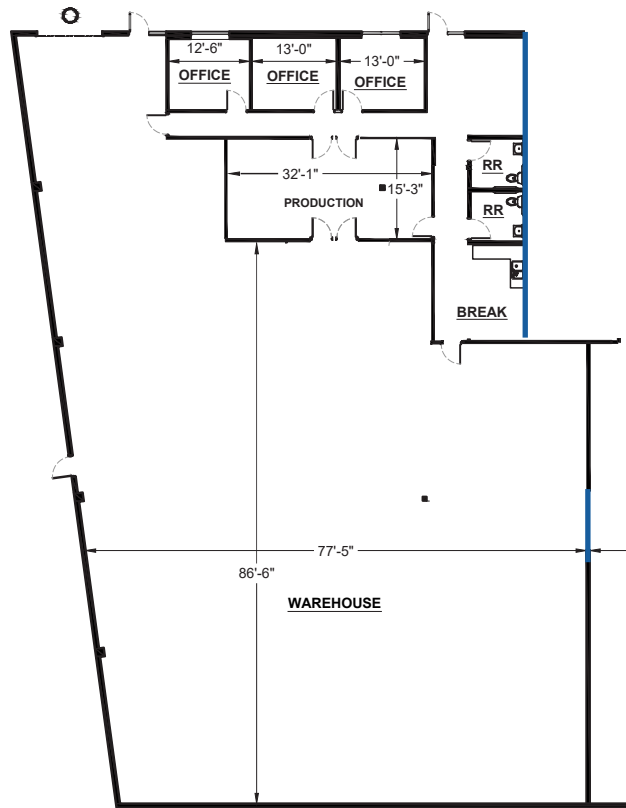
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SPECIFICATIONS

Available SF	± 9,082
Office SF	± 1,863
Warehouse SF	± 7,219
Clear Height	14'
GL Doors	1
Power	400A, 240V, 3Ph, 3W
Parking Spaces	17 / 1.91:1
Lease Rate	\$1.99 NNN
Operating Expenses	\$0.61 PSF

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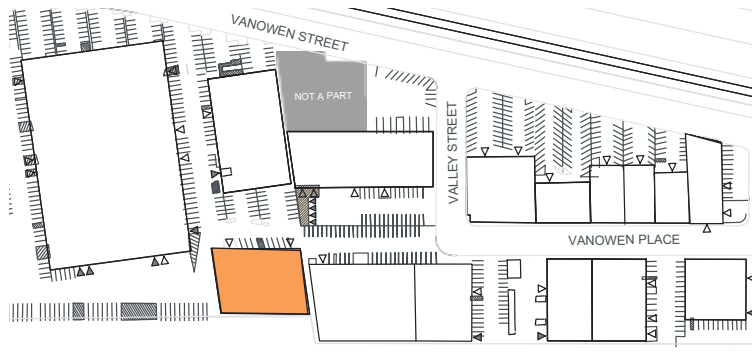
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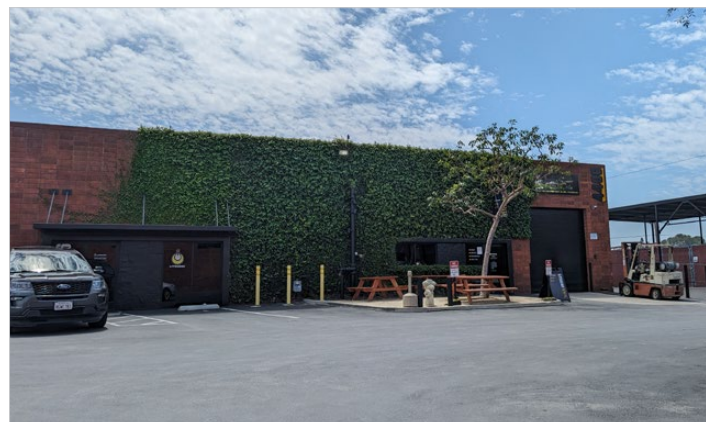
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BACKLOT BURBANK

AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

Hollywood Burbank Airport
 Burbank Empire Center
 Plaza del Sol
 Costco
 The Home Depot
 FedEx

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