

MODERN FLEX SPACE BUILT FOR PERFORMANCE

100 E Graham Place

BURBANK, CA

19,000 SF STANDALONE BUILDING FOR LEASE



ALTA WEST

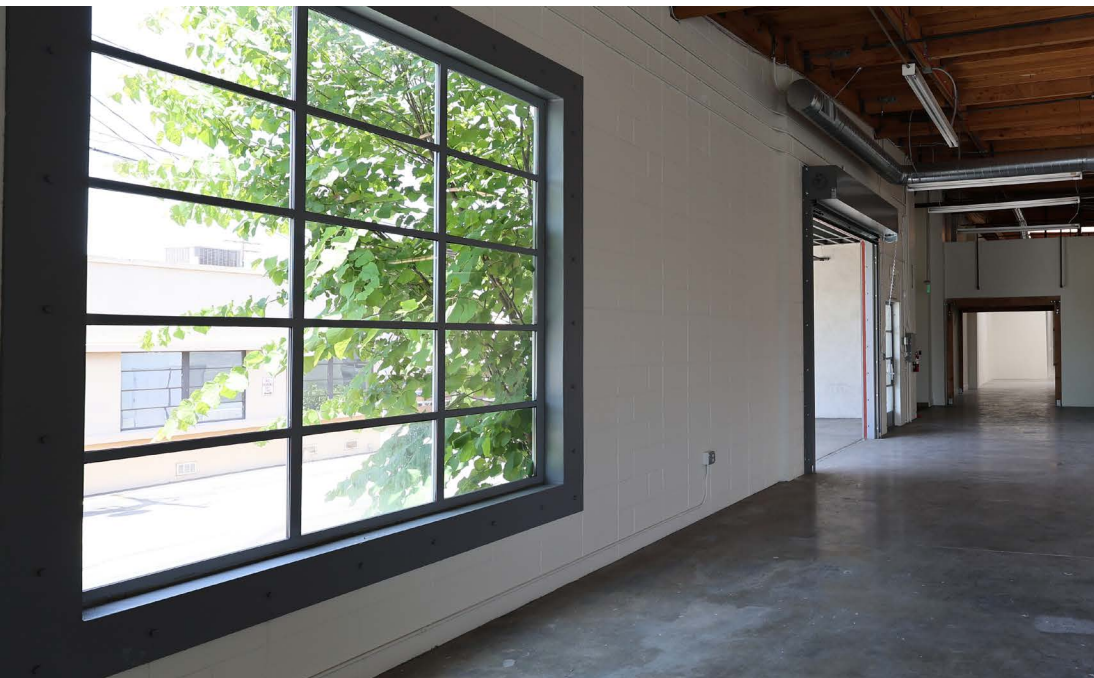
PARTNERS.

Ask About Newly Reduced Rent & Broker Bonus For This Rare *Burbank M-2 Full-Building Opportunity.*



Building *Specifications*

Building Size	19,000 SF standalone building	Parking	51 parking spaces / 2.83:1 ratio
Office Area	2,862 SF office mezzanine with ability to add additional office	Restrooms	2 restrooms
Clear Height	15'	Zoning	M-2 zoning
Loading	1 dock-high door with additional GL loading available	Rental Rate	\$1.85 NNN PSF
Power	1,400A, 208/120V, 3-phase power (800A & 600A panels)	Tax Advantage	No gross receipts tax
HVAC	100% HVAC throughout		



Property Highlights

Fully gated and secure campus

with dual access points via E Graham Place and Linden Avenue

Polished concrete floors, skylights

and expansive windows provide abundant natural light throughout

Unique dock-high loading

opportunity within the Burbank market

Located within M-2 zoning,

in a rare remaining industrial pocket in Burbank

Rare creative industrial/flex

opportunity ideally suited for R&D

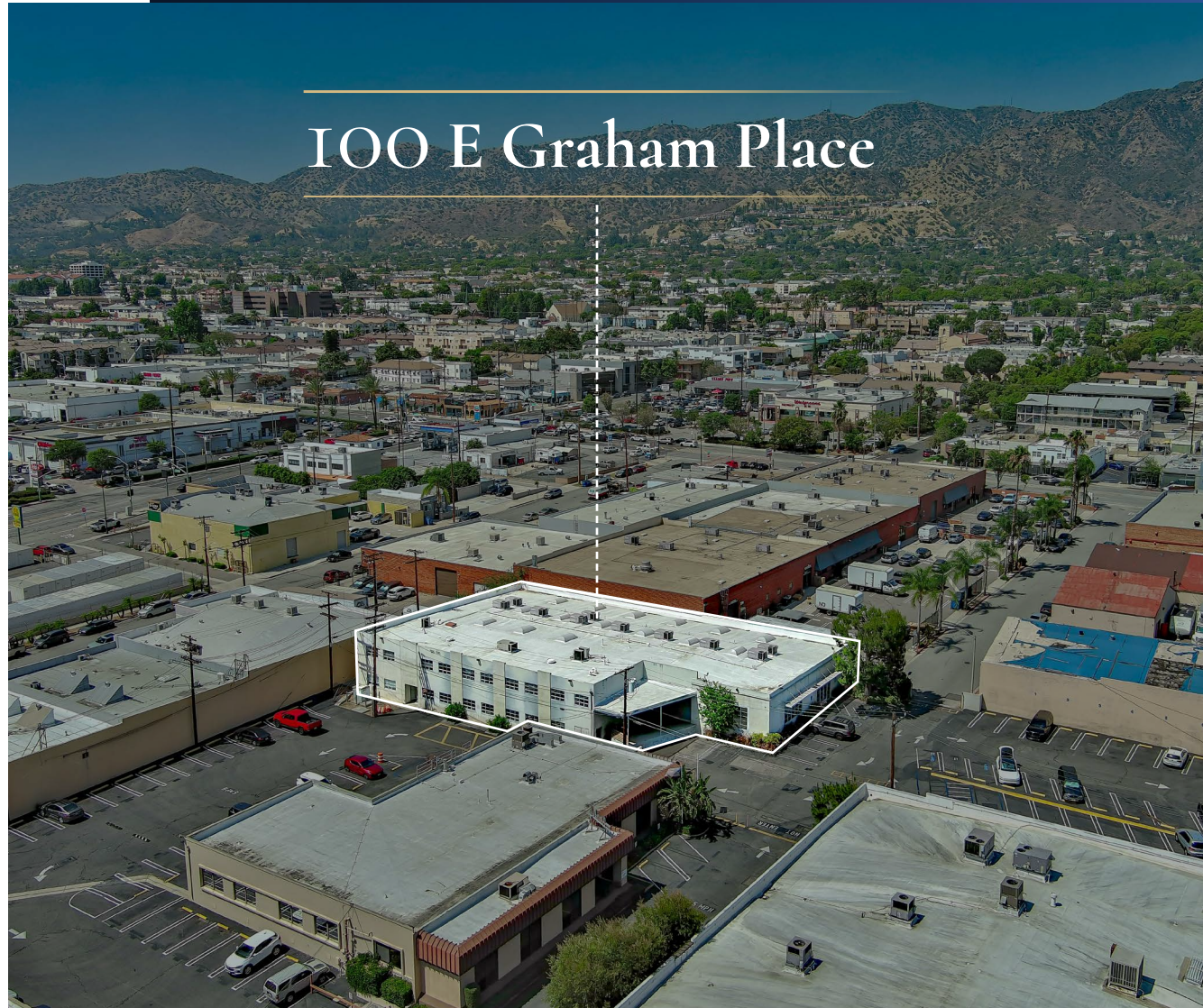
Dedicated outdoor area available

for storage or excess parking

Located near I-5 and Alameda Ave

with convenient regional access

100 E Graham Place



Seamless Access. *Fully Secured.*



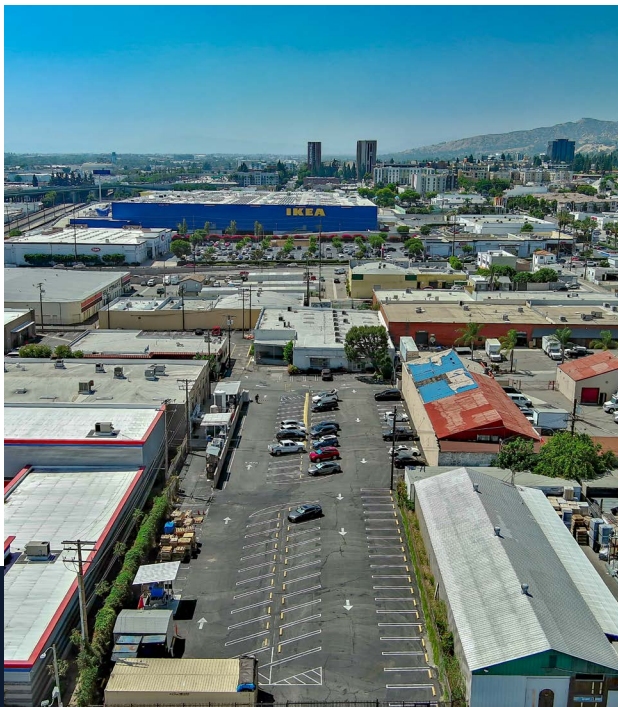
Exterior *Images*



Truck court and dock high loading



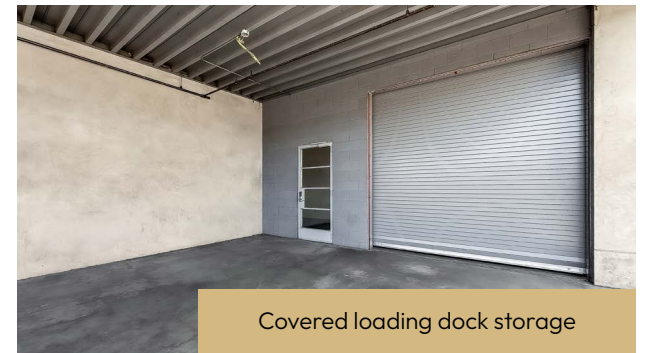
Prestige entrance for clients



Outstanding circulation with two access points



Grade level loading

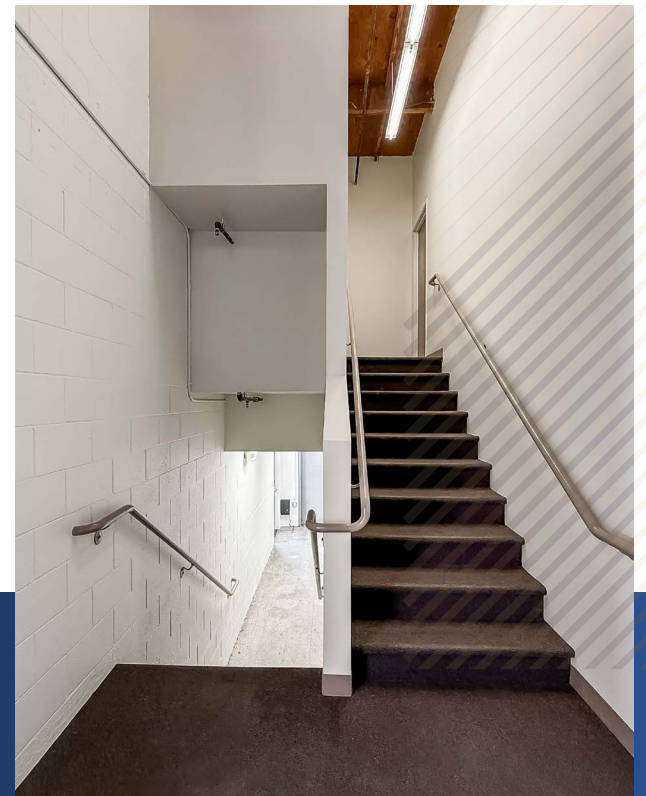
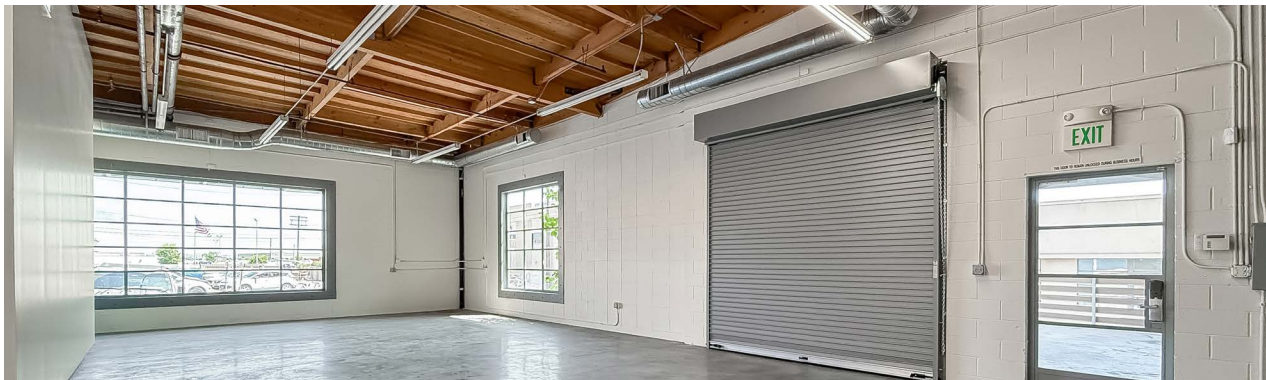


Covered loading dock storage

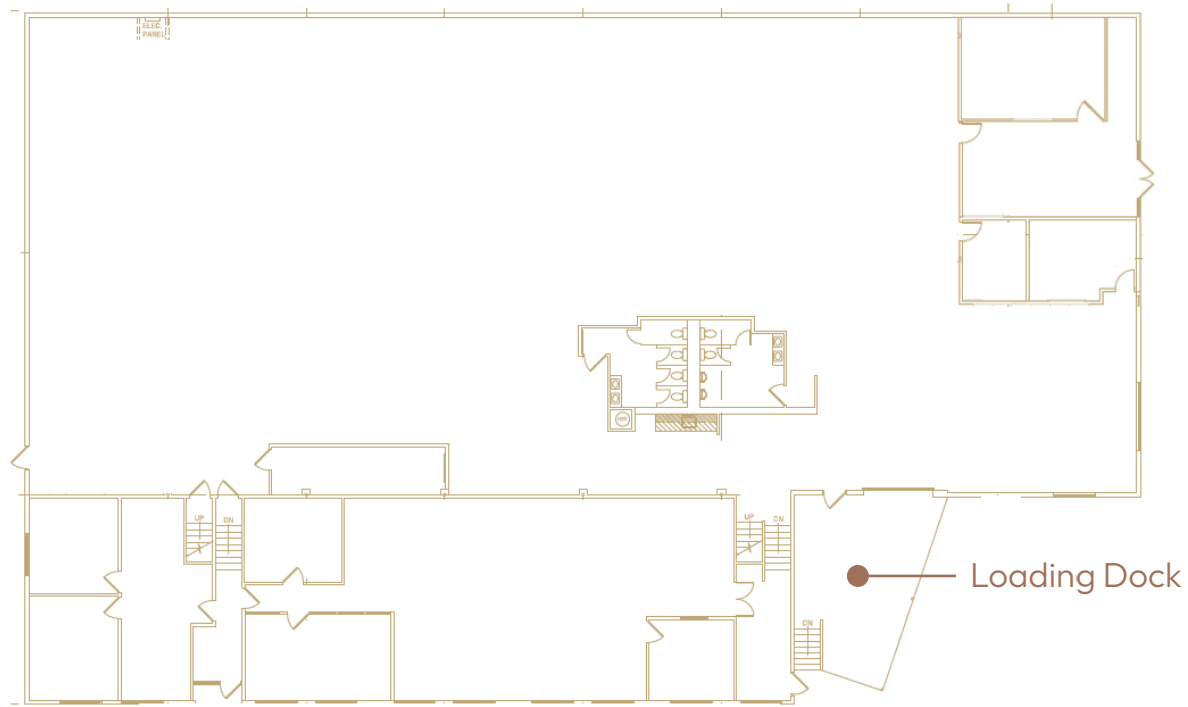


Windowline provides abundant natural light

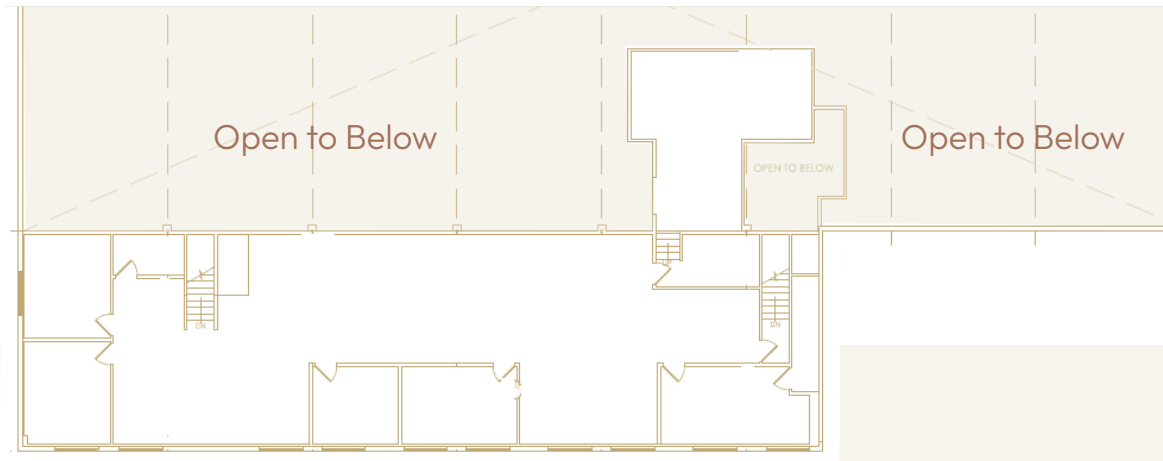
Interior *Images*



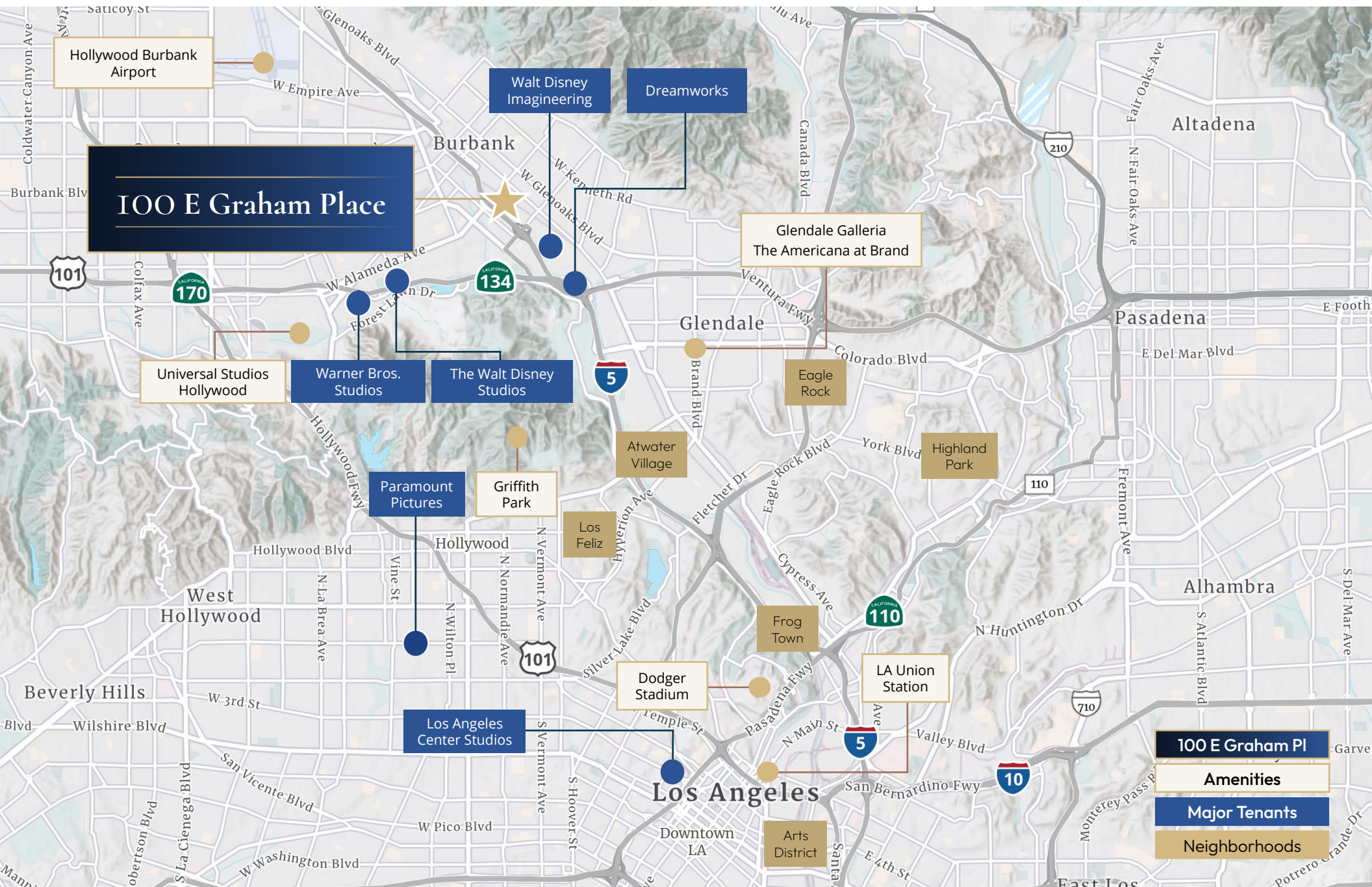
First/Ground Floor



Second Floor



Surrounding Region



100 E Graham Place

BURBANK, CA

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Interested in a Tour? [Contact Us:](#)

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