

Available SF: 8,400

Total Building SF: 16,786



**Address:** 727-729 N Victory Blvd, Burbank, CA 91502  
**Cross Streets:** Victory Blvd / Burbank Blvd

**Tele/Cine Production Facility/Soundstage  
 With Great Main Street Identity  
 7 HVAC Units Totaling 23.5 Tons of Capacity  
 Multiple Editing Bays, Theater/Screening Room  
 Dressing Room, Kitchen, Lounge  
 Located Near NBC, Disney & Universal Studios**

**Lease Rate/Mo:** \$13,440  
**Lease Rate/SF:** \$1.60  
**Lease Type:** MG  
**Terms:** 5-10 years  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** --  
**Available SF:** 8,400  
**Minimum SF:** 8,400  
**Prop Lot Size:** 30,510 SF / .7 AC  
**Yard:** No  
**Zoning:** BU-M2

**Construction Type:** Brick/Block  
**Const Status/Year Blt:** EXIST / 1978  
**Sprinklered:** Yes  
**Ground Lvl Drs/Dim:** 1 / 12x14  
**Dock High/Dim:** 0 / --  
**Clear Height:** 14  
**Heat/Cool:** Space Heaters  
**Roof Type:** Lam Glu WB  
**A: 600 V: 120-240 Ø: 1 W: 3**  
**Parking: Ratio:** 1.5:1 / **Spaces:** 15  
**Rail Service:** No  
**Specific Use:** Flex/R&D

**Office SF / #:** 6,931 / 26  
**Restrooms:** 3  
**Office Air:** Yes      **Office Heat:** Yes  
**Finished Ofc Mezz:** --  
**Include In Available:** No  
**Unfinished Mezz:** --  
**Include In Available:** No  
**Possession:** 90 Days  
**To Show:** Call Agent  
**Region:** LA Northwest  
**Thomas Guide:** 533-F7  
**APN#:** 2449013037

**Listing Company:** NAI Capital - Encino (818) 905-2400

**Agents:** Chad Gahr (818) 742-1626, David Young (818) 742-1651

**Property/Listing/Ste #:** 706455/1114390/1823598

**Listing Date:** 09/10/2014

**FTCF:** CB300Y200S000/AOAA

**Notes:** Lessee to verify all information contained on this brochure. Building carries two individual mailing addresses known as 727 & 729 N Victory Blvd.