



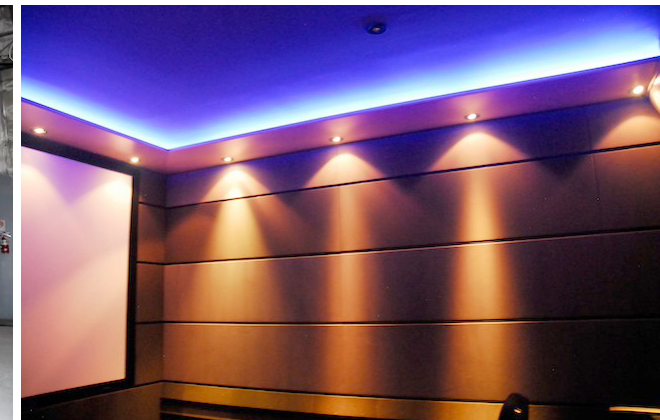
Commercial Real Estate Services, Worldwide.

**727-729 N. Victory Blvd.**  
Burbank, CA 91502

**Property Features**

- Extensive office build-out including:
  - 2,500 SF Three-Wall Hard Cyclorama Sound Stage
  - Audio Recording/Mixing Suite
  - Theater/Screening Room
  - Multiple Editing Bays
  - Dedicated Machine Room
  - Dressing Rooms
  - Kitchen and Lounge
- Main street exposure on Victory Boulevard in the heart of the Burbank Media District
- Adjacent to Nickelodeon, Disney, Warner Bros., NBC and Universal Studios.

**FOR LEASE 8,400± SF**  
Media Facility with 2,500 SF Sound Stage



**David H. Young, SIOR**  
Senior Vice President  
818.742.1651  
dyoung@naicapital.com  
BRE License #00914504

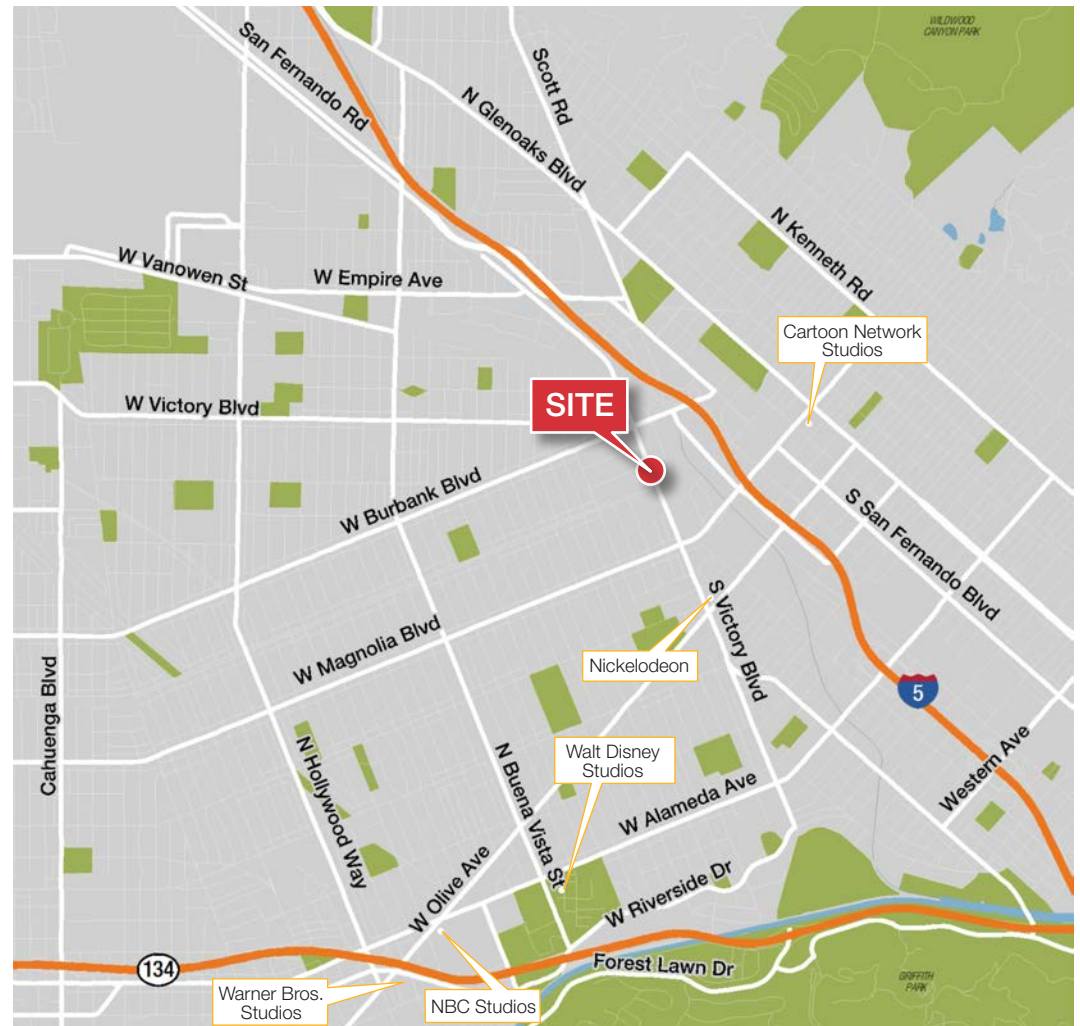
**Chad Gahr, SIOR**  
Senior Vice President  
818.742.1626  
cgahr@naicapital.com  
BRE License #01230414

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

16001 Ventura Blvd., Suite 200  
Encino, California 91436  
tel 818.905.2400

naicapital.com  
**industrialrealestatesfv.com**

Address:	Building has 2 mailing addresses: 727 and 729 N Victory Blvd.
HVAC:	7 roof mounted HVAC units delivering 23.5 tons of capacity
Clearance:	17' interior ceiling height within the sound stage
Loading:	1 ground level loading doors measuring 12' x 14'
Parking:	15 reserved parking spaces
Structural:	Reinforced brick masonry
Lavatories:	3
Electrical:	800 amps of 120-240 volt; 1 phase; 3 wire electrical service
Utilities:	Electric LA DWP Water LA DWP Sewer LA DWP
Fire Sprinkler Systems:	Yes
Lease Rate:	\$13,440.00 / Month (\$1.60 / SF MG)
Lease term:	5 to 10 years



**David H. Young, SIOR**  
Senior Vice President  
818.742.1651  
dyoung@naicapital.com  
BRE License #00914504

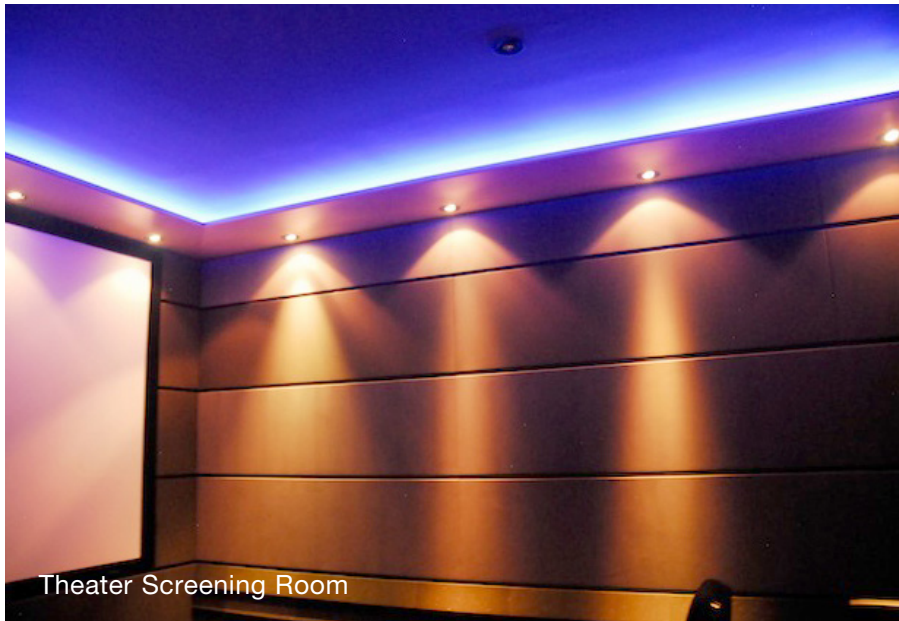
**Chad Gahr, SIOR**  
Senior Vice President  
818.742.1626  
cgahr@naicapital.com  
BRE License #01230414



Sound Stage



Sound Stage



Theater Screening Room



Theater Screening Room

727-729 N. Victory Blvd.

# Photos



Recording Room



Recording Room

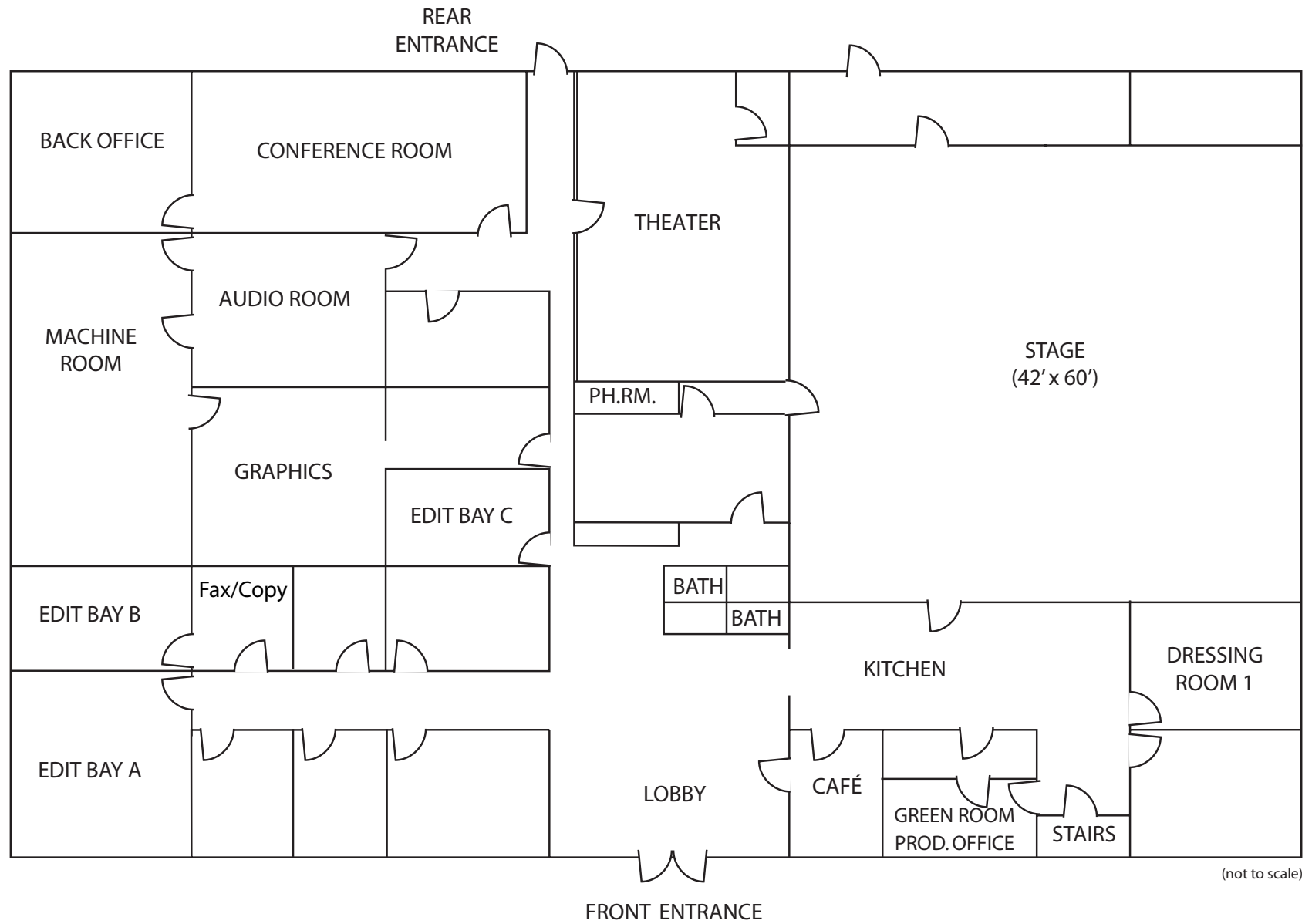


Server Room



Exterior Rear Photo of Building

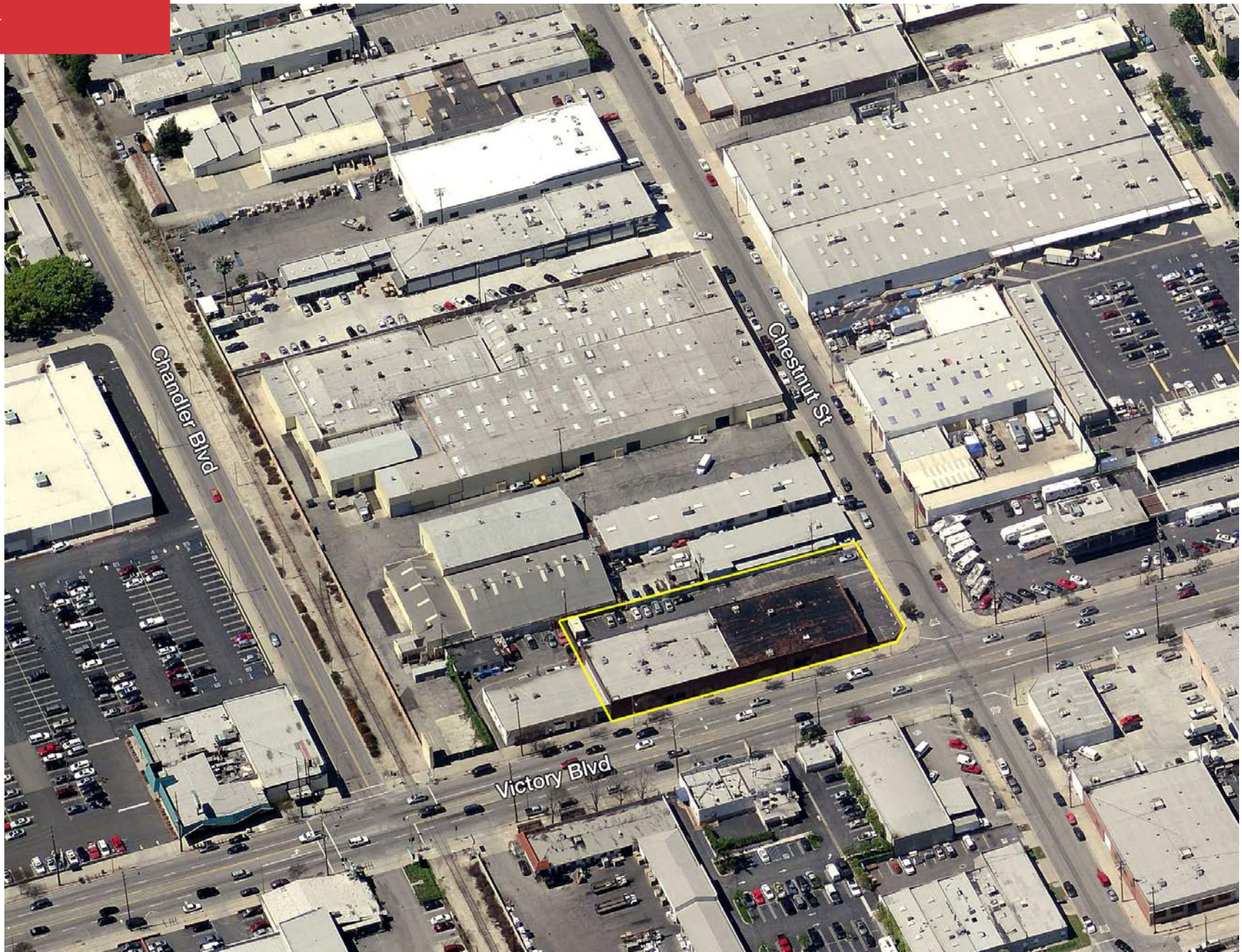
# Floor Plan



(not to scale)

727-729 N. Victory Blvd.

# Aerial





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.

