

Burbank Airport Commerce Center

7565 N. San Fernando Road, Burbank, CA 91505

Highlights

- **1,770 SF** of Office Space Available For Lease
- **Lease Rate:** \$1.50 per SF Modified Gross (Tenant pays Utilities & Janitorial)
- **Free Parking:** 9 to 18 parking stalls governed by Business Park CC&R's
- **Term:** 3 to 5 years
- **Location:** Adjacent to the Burbank Airport and proximate to the major studios. The building is physically located in Sun Valley (City of Los Angeles), but carries a Burbank, CA mailing address.



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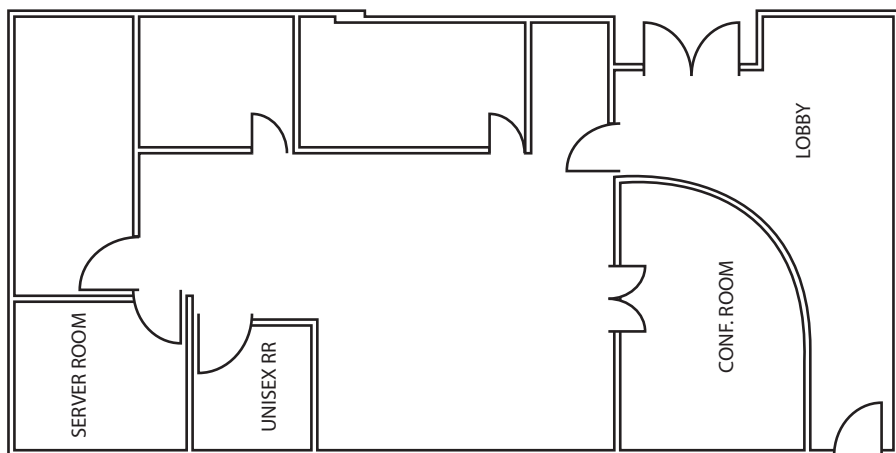
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16001 Ventura Blvd.
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tel 818 905 2400
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For Lease
Creative Office Space

1,770 SF Ground Floor Office Space



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7565 N San Fernando Rd

Burbank, CA 91505

LA Northwest

San Fernando Rd / Hollywood Way

Specific Use: Flex/R&D

NAI Capital

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Office For Lease

Class: B
Const Status: Existing
Year Built: 2004
Load Factor:
Stories: 1

Sale Price:
Price/SF:
Lease Terms:

Building Size: 9,224 SF
Total Available: 1,770 SF
Minimum Avail: 1,770 SF
Max Contig: 1,770 SF
Largest Floor:
Smallest Floor:

Energy Provider:
ADA Accessible: No
APN: 2466036011
Lot Size: 2.43 AC / 106,056 SF

Pass Elevators:
Freight Elevators:

Op Expenses:
Taxes:

Parking: 2:1 / 18 Spaces

Reserved: # Spaces / Cost/Mo

Covered: /
Surface: /

Unreserved: # Spaces / Cost/Mo

Covered: /
Surface: /

Property ID: 1123950

Listing ID: 951735

FTCF: CB300Y150S000/OAA

Listing Comments: Burbank Airport Commerce Center, 1,770 SF of creative office space for lease, high image building with up to 18 car parking free of charge, proximate to the major studios and the Burbank airport, 1,770 SF suite is ground floor office space only.

Broker Notes: Call broker for appointment.

Floor/Suite	SF Avail	Min Avail	Max Contig	Rate/SF	Availability	Suite Comments
1	1,770	1,770	1,770	\$1.50MG		9-18 car parking available (free of charge).