

## Burbank Airport Commerce Center

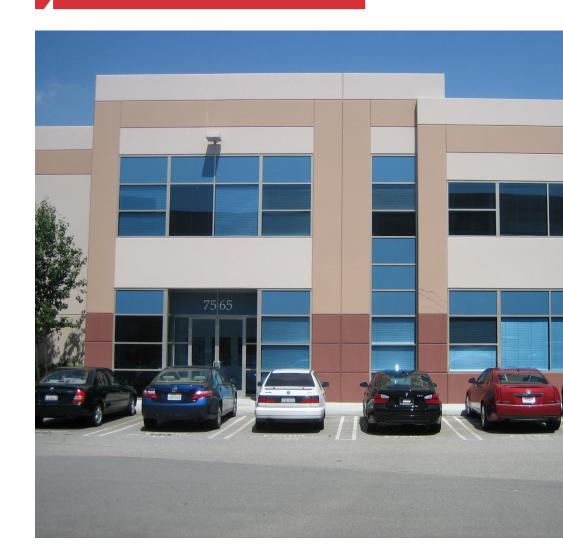
7565 N. San Fernando Road, Burbank, CA 91505

## 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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# For Lease Creative Office Space



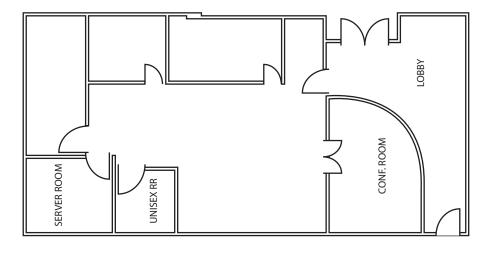
Exclusively presented by:

David H. Young, SIOR Senior Vice President 818 905 2400 ext. 201 dyoung@naicapital.com BRE License #00914504 Chad Gahr, SIOR

Senior Vice President 818 905 2400 ext. 126 cgahr@naicapital.com BRE License #01230414

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1,770 SF Ground Floor Office Space



SAN FERMANDO ROAD ...... **ARVILLA AVENUE** 

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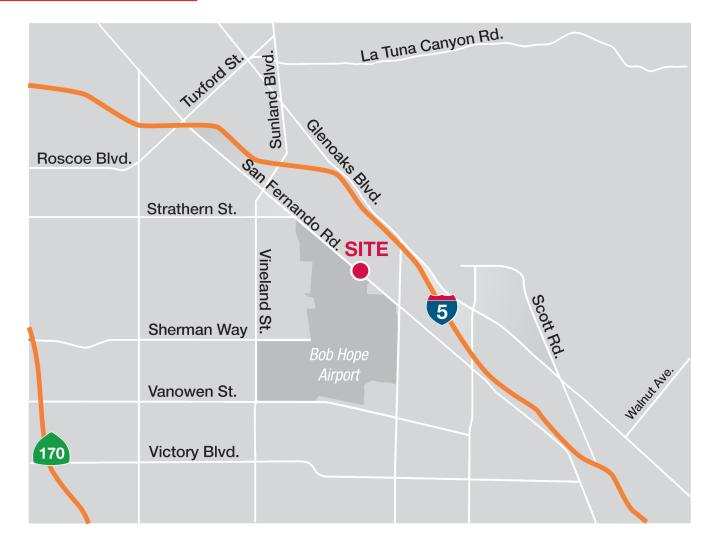
16001 Ventura Blvd. Suite 200 Encino, CA 91436 tel 818 905 2400 fax 818 905 2424

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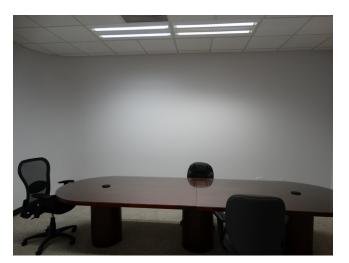
### 1,770 SF Ground Floor Office Space















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#### 7565 N San Fernando Rd - Burbank



7565 N San Fernando Rd Burbank, CA 91505 LA Northwest

Specific Use: Flex/R&D

Chad Gahr (818) 742-1626 cgahr@naicapital.com David Young (818) 742-1651 dyoung@naicapital.com

**NAI** Capital

San Fernando Rd / Hollywood Way



#### **Office For Lease**

Class: Const Status:	B Existing	Sale Price: Price/SF:		Parking:	2:1 / 18 Spaces
Year Built: Load Factor:	2004	Lease Terms:		Reserved: Covered:	# Spaces / Cost/Mo /
Stories:	1	Building Size: Total Available:	9,224 SF 1,770 SF	Surface:	1
Energy Provider:		Minimum Avail:	1,770 SF	Unreserved:	# Spaces / Cost/Mo
ADA Accessible:	No	Max Contig:	1,770 SF	Covered:	/
APN: Lot Size:	2466036011 2.43 AC / 106,056 SF	Largest Floor: Smallest Floor:		Surface:	1
				Property ID:	1123950
Pass Elevators: Freight Elevators:		Op Expenses: Taxes:		Listing ID: FTCF:	951735 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 Cont	tig Rate/SF	Availability	Suite Comments
1	1,770	1,770	1,770	\$1.50MG		9-18 car parking available (free of charge).



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