

Burbank Airport Commerce Center

7635 N. San Fernando Road, Burbank, California

9,422 SF FOR LEASE

Creative/Flex Building with
Inspired High-Image Architecture!

Property Highlights:

- Burbank Airport Commerce Center
- Inspired High-Image Creative / Flex Building For Lease
- 9,422 SF Air Conditioned Building
- 24' Clearance
- 1 Ground Level Loading Position
- 18 Car Parking
- High Image Business Park Environment
- Lease Rate: \$10,835 / month NNN (\$1.15 / SF NNN)



NAICapital
Commercial Real Estate Services, Worldwide.

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

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

NAI Capital | Encino
16001 Ventura Blvd. Suite 200
Encino, California 91436
tel 818 905 2400
818 905 2425

Burbank Airport Commerce Center

7635 N. San Fernando Road, Burbank, California

9,422 SF FOR LEASE

Creative/Flex Building with
Inspired High-Image Architecture!

Building Specifications

Physical Address	7635 N. San Fernando Rd. - Sun Valley, CA 91352
Mailing Address	7635 N. San Fernando Rd. - Burbank, CA 91505
Primary Building Type	Light Industrial/Distribution/Warehouse
Construction Type	Concrete Tilt Up
Year Built	2005
Cooling	Air Conditioned Building
Roof Type	Hybrid Roof Structure with 3-Ply Built Up Roof System
Ceiling Height	Minimum 24'
Fire Sprinkler System	.33/3,000
Power	400 Amp, 277/480 Volt 3 Phase 4 Wire
Building Size	9,422 SF
Loading	1 Ground Level Loading Position
Parking	18 Spaces Governed by Business Park CC&Rs



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

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

NAI Capital | Encino
16001 Ventura Blvd. Suite 200
Encino, California 91436
tel 818 905 2400
818 905 2425

Burbank Airport Commerce Center

7635 N. San Fernando Road, Burbank, California

9,422 SF FOR LEASE
Creative/Flex Building with
Inspired High-Image Architecture!

Space Description

7635 N. San Fernando Road, Sun Valley, CA is a state-of-the-art, newly constructed Flex/R&D industrial building, located within the Burbank Airport Commerce Center. This newly constructed business park is adjacent to the Bob Hope (Burbank) Airport and is in close proximity to the major studios. Built in 2005, this concrete-tilt-up building has an exceptional build-out which includes, air conditioning, polished concrete floors, a "product photography area" and architecturally inspired design finishes. The building is ideal for showroom, creative office, flex, design/studios or online retailers.

The building offers a minimum 24' interior clearance height, 1 ground level loading door, 400 Amps of 277/480 volt 3-phase, 4 wire electrical service and allows for 18 car parking. The warehouse is air conditioned and provides a .33/3,000 fire sprinkler calculation, allowing for a multitude of industrial applications within LA-M2 zoning.

Location Description

The building is located adjacent to the Burbank Airport and in close proximity to the major entertainment studios. The building is located only 1 mile away from the Burbank Empire Retail Center, which offers tenants immediate access to restaurants, shopping, hotels and banking.

7635 N. San Fernando Road is strategically located for warehouse/distribution and entertainment users, offering immediate access to the 5, 134, 101, 170 and 118 Freeways. The building carries a City of Burbank mailing address but is physically located in Sun Valley (The City of Los Angeles).



NAI Capital
Commercial Real Estate Services, Worldwide.

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

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

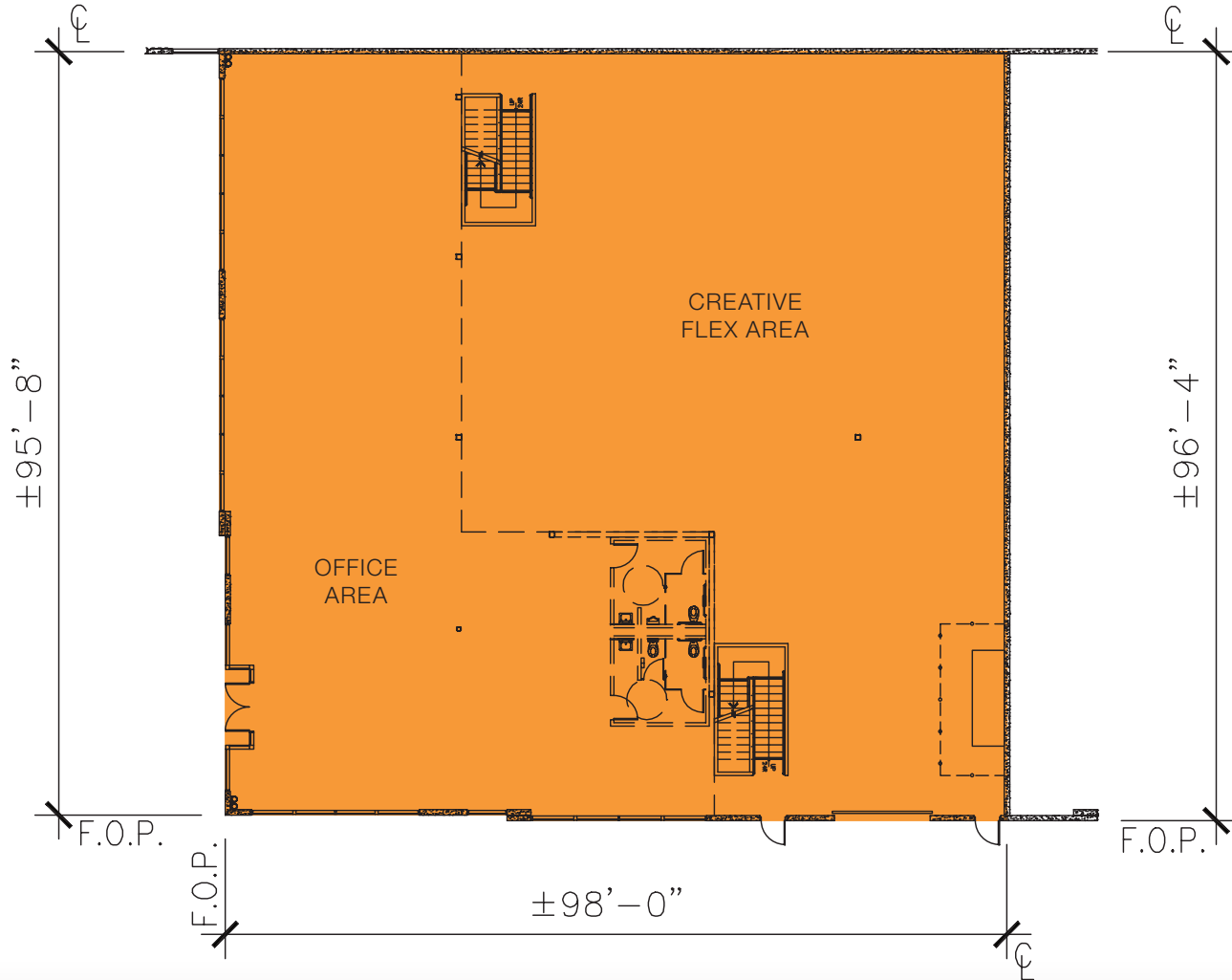
NAI Capital | Encino
16001 Ventura Blvd. Suite 200
Encino, California 91436
tel 818 905 2400
818 905 2425

Burbank Airport Commerce Center

7635 N. San Fernando Road, Burbank, California

9,422 SF FOR LEASE
Creative/Flex Building with
Inspired High-Image Architecture!

Floor Plan



NAI Capital
Commercial Real Estate Services, Worldwide.

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

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

NAI Capital | Encino
16001 Ventura Blvd. Suite 200
Encino, California 91436
tel 818 905 2400
818 905 2425





it's all about
vision



dTank

New Standards in Tailor Made
Furniture Solutions

It's all about
people

















Available SF: 9,422

Total Building SF: 13,404



Address: 7635 N San Fernando Rd, Burbank, CA 91504
Cross Streets: N San Fernando / Arvilla Ave
Park Name: Burbank Airport Commerce Center

Architecturally Inspired Creative Flex Building
Air Conditioned Building / Polished Concrete Floors / High End Build Out
"Product Photography Area"
Perfect for Showroom, Design Studio, Creative Office, Flex/Warehouse Users
24' Clearance, Ground Level Loading and 18 Car Parking

Lease Rate/Mo: \$10,835
Lease Rate/SF: \$1.15
Lease Type: NNN
Terms: --
Price/SF: --
Sale Price: --
Taxes: -- , 2015
Available SF: 9,422
Minimum SF: 9,422
Prop Lot Size: 91,646 SF / 2.1 AC
Yard: Yes
Zoning: M2

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 2005
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 12x14
Dock High/Dim: -- / --
Clear Height: 24
Heat/Cool: --
Roof Type: SBFST
A: 400 V: 277/480 Ø: 3 W: 4
Parking: Ratio: 2:1 / Spaces: 18
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 8,304 / --
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
To Show: Call Agent
Region: LA Northwest/East
Thomas Guide: 533-B3
APN#: 2466036022

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

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

Property/Listing/Ste #: 715552/1135948/1856468

Listing Date: 11/11/2014

FTCF: CB250N150S000/AOAA

Notes: This bldg is physically located in the City of L.A.(Sun Valley). This bldg has a Burbank, CA 91505 mailing address. Lessee to independently verify all info contained on this brochure. Building Operating Expenses estimated at \$0.32 / SF per Month.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

