

For Lease

# Premium Burbank Office Space - free parking

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**NORTH SAN FERNANDO BOULEVARD** · Professional Building · 2 stories · 31,000 feet

- ◆ **Premium Burbank Location**
  - Easy access to 134, 5, 118 freeways
- ◆ **Close to Restaurants, Banking, Shopping**
  - Just minutes from Burbank Airport
  - Across from McCambridge Park amenities
  - Part of dynamic downtown community
- ◆ **Highly Competitive Rental Rate**
  - Only \$1.75 per square foot fully serviced
- ◆ **3/1000 FREE Parking**
  - More parking available if needed
  - Great free street parking
  - Covered and surface parking available
- ◆ **Ready-to-Occupy Space**
  - Brand new professional build out
- ◆ **Excellent Visibility**
- ◆ **Professionally Managed**
- ◆ **And Last but Not Least - No City Gross Receipts Tax in the City of Burbank**



Extensive covered and surface parking



*Floor Plans on Back*

## NAI Capital

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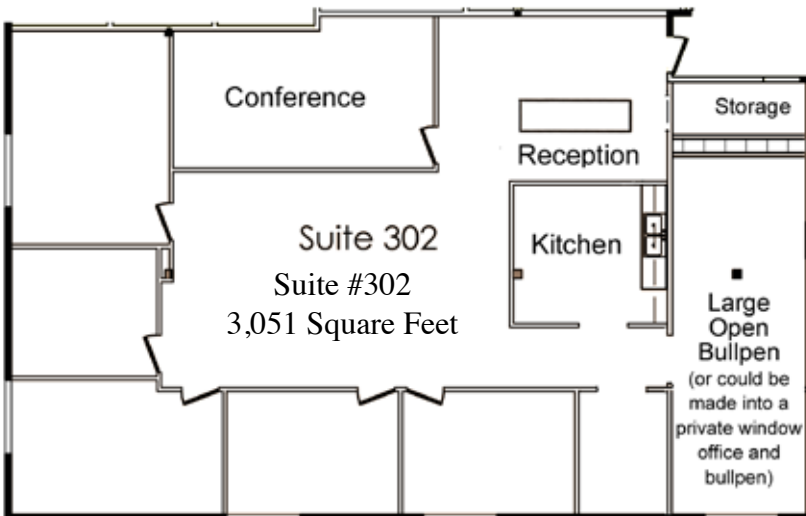
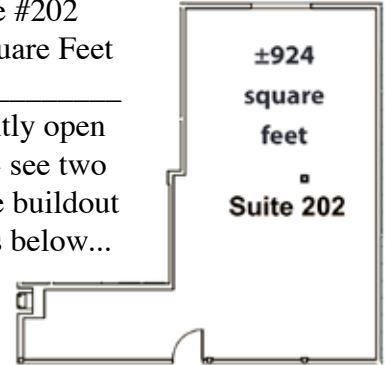
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**Only a few remaining suites - 3,051, 924 & 398 square feet**



Suite #202  
924 Square Feet

Currently open space - see two possible buildout options below...



Suite #202 - Option #1



Suite #202 - Option #2

**Brand New Tenant Improvements -  
MOVE-IN READY  
Only \$1.75 per foot fully serviced**

**Move-in Ready!**

**Free Parking!**

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