BACKLOT BURBANK
4406-4408 W VANOWEN ST

PRICE REDUCTION!



4100-4210 W. VANOWEN PL., 2303-2333 N. VALLEY ST., 4400-4510 W. VANOWEN ST. | BURBANK | CA | 91505

FOR MORE INFORMATION

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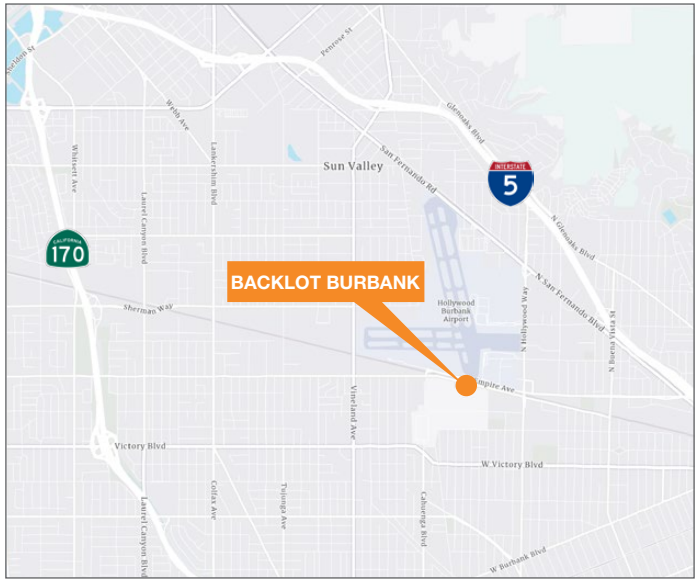
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bkm

PROPERTY FEATURES

- 19,360 SF of creative industrial space
- Prime Burbank location with close proximity to major studios and entertainment companies
- Features brick construction, 14’ ceilings, natural light with stunning views
- Part of a 12-building creative industrial campus spanning over 300,000 SF
- Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, with ample nearby dining options
- Easily accessible from major freeways including the 5, 134, and 170



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser’s or tenant’s independent investigation.

BACKLOT BURBANK

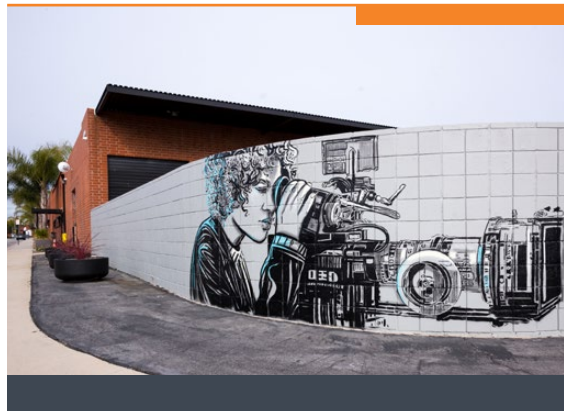
SITE PLAN



AVAILABILITY

AVAILABLE OCCUPIED

BUILDING	SF	LEASE RATE (NNN)	NETS	MONTHLY ALL-IN	POSSESSION
4406-4408 W. Vanowen St.	19,360	~~$2.50/sf~~ **$1.65/sf**	$0.61/sf	~~$60,210~~ **$43,754**	Immediate
4406 W. Vanowen St.	10,278	~~$2.50/sf~~ **$1.75/sf**	$0.61/sf	~~$31,965~~ **$24,256**	Immediate
4408 W. Vanowen St.	9,082	~~$2.50/sf~~ **$1.75/sf**	$0.61/sf	~~$28,245~~ **$21,434**	Immediate



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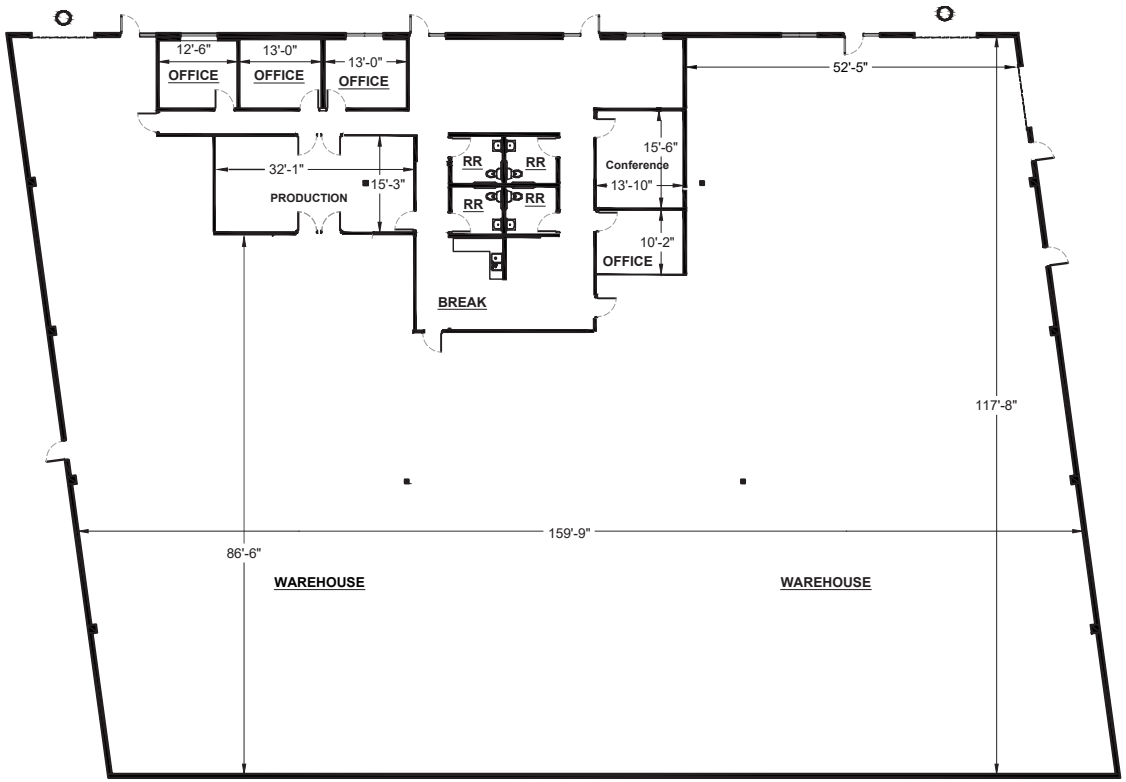
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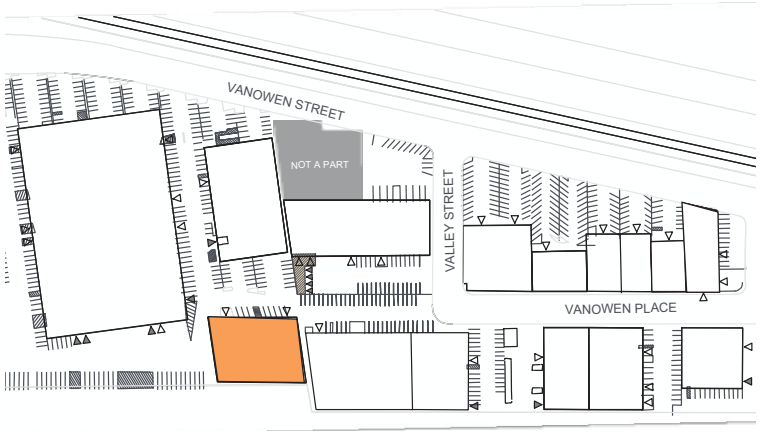
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SPECIFICATIONS

Available SF	± 19,360
Office SF	± 4,853
Warehouse SF	± 14,507
Clear Height	14’
GL Doors	3
Power	800A, 240V, 3Ph, 3W
Parking Spaces	37 / 1.91:1
Lease Rate	$1.65 NNN
Operating Expenses	$0.61 PSF

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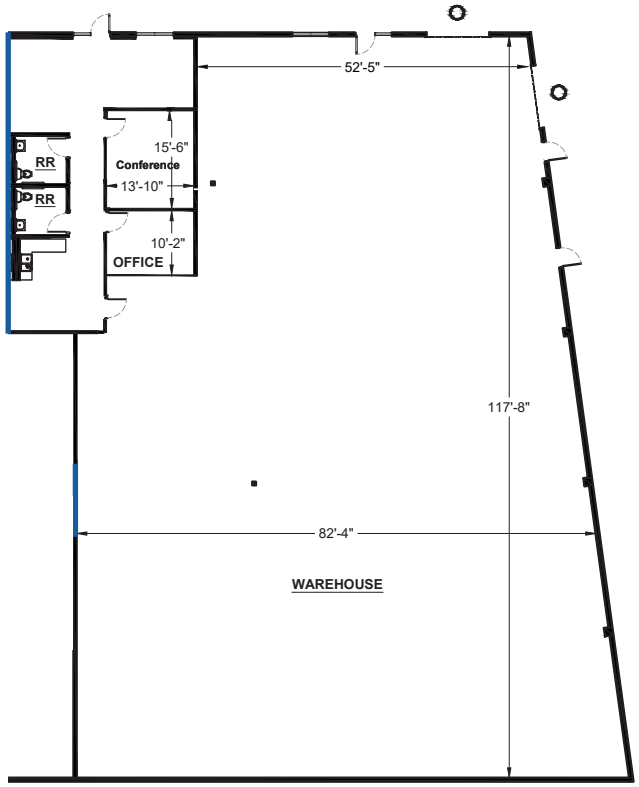
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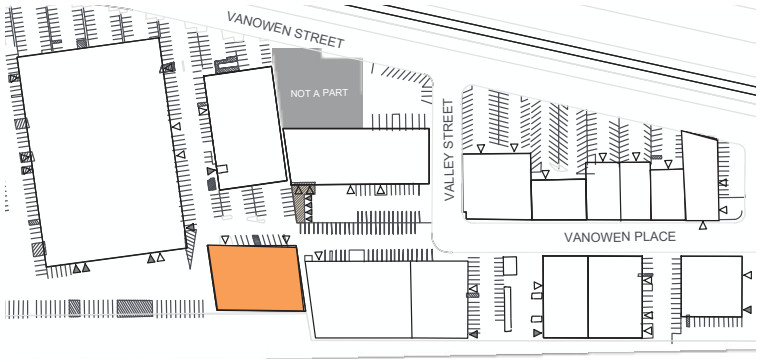
BACKLOT BURBANK | 4406 W. VANOWEN ST



Note: Floor plan is customizable.

SPECIFICATIONS

Available SF	± 10,278
Office SF	± 1,710
Warehouse SF	± 8,568
Clear Height	14’
GL Doors	1
Power	400A, 240V, 3Ph, 3W
Parking Spaces	20 / 1.91:1
Lease Rate	$1.75 NNN
Operating Expenses	$0.61 PSF



BUILDING KEY PLAN:



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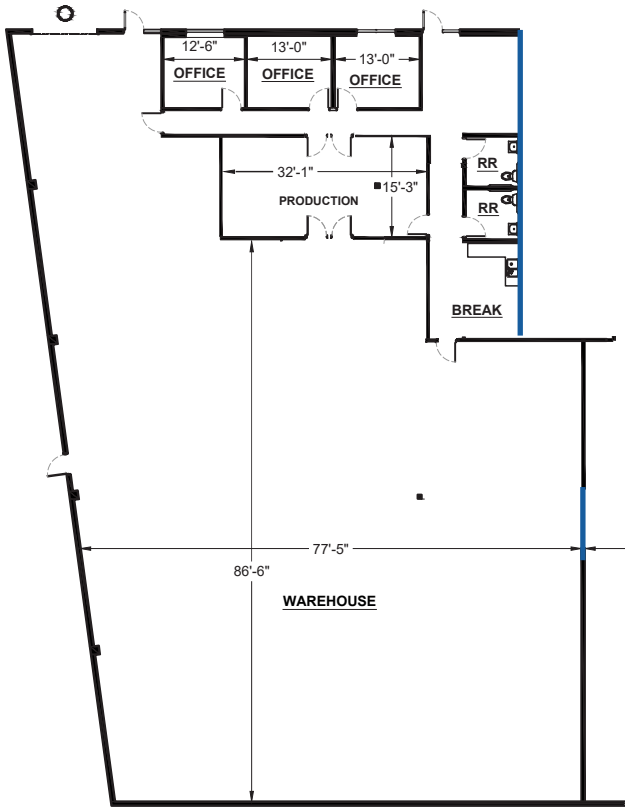
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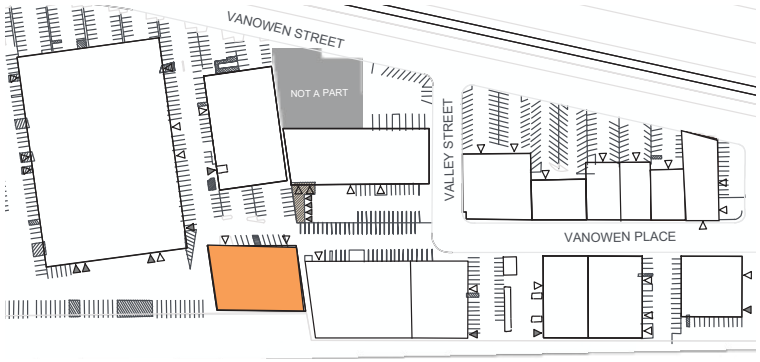
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Note: Floor plan is customizable.

SPECIFICATIONS

Available SF	± 9,082
Office SF	± 1,863
Warehouse SF	± 7,219
Clear Height	14’
GL Doors	1
Power	400A, 240V, 3Ph, 3W
Parking Spaces	17 / 1.91:1
Lease Rate	$1.75 NNN
Operating Expenses	$0.61 PSF



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BACKLOT BURBANK

AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

Hollywood Burbank Airport
Burbank Empire Center
Plaza del Sol
Costco
The Home Depot
FedEx

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