# BACKLOT BURBANK
## 4200 W VANOWEN PLACE



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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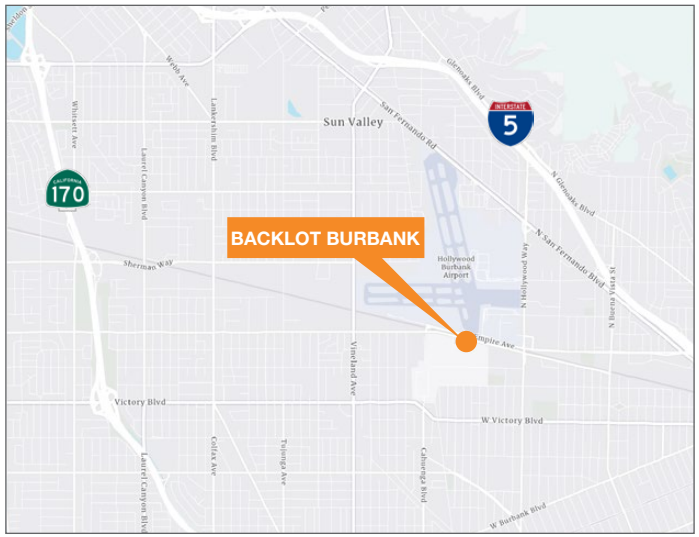
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bkm

## PROPERTY FEATURES

- 11,920 SF of creative industrial space
- 100% Air Conditioned Office & Warehouse
- Dock high & ground level loading
- Prime Burbank location with close proximity to major studios and entertainment companies
- 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 RENT | AVAILABLE |
|---|---|---|---|---|---|
| 4200 W Vanowen Pl | 11,920 | $1.65 | $0.61 | $26,939 | 30 Days |



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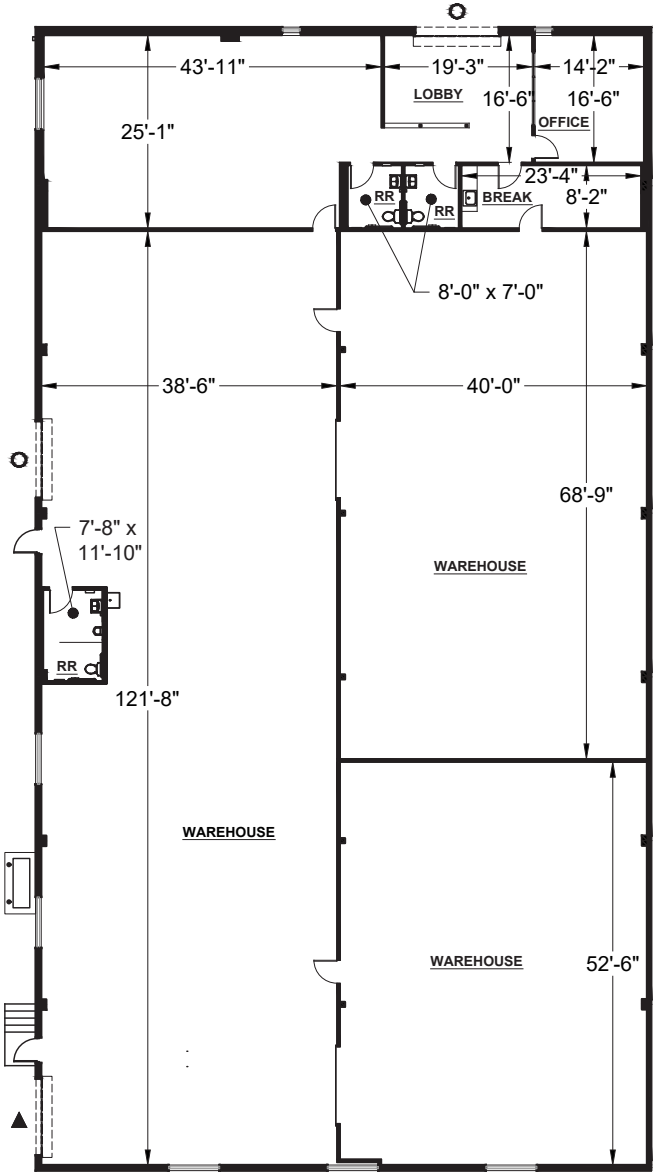
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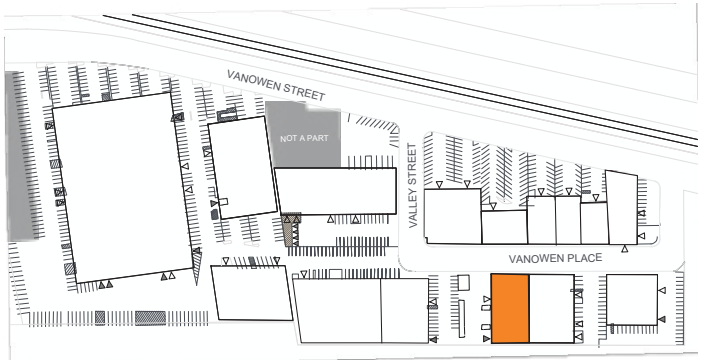

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# BACKLOT BURBANK | 4200 W VANOWEN PL




## SPECIFICATIONS

| | |
|---|---|
| Available SF | 11,920 |
| Office SF / # | ± 2,114 / 2 |
| Warehouse SF | ± 9,806 |
| Clear Height | 15’ |
| DH / GL Doors | 1 / 2 |
| Power | 400A, 240V, 3Ph, 4W |
| Yard | Fenced / Paved |
| Parking Spaces | 20 / 1.68:1 |
| Lease Rate | $1.65 PSF NNN |
| Operating Expenses | $0.61 PSF |




Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant’s use.

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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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