

# INDUSTRIAL - LEASE

Available SF: 4,225  
Total Bldg SF: 4,225



Address: 1309 S. FLOWER STREET, BURBANK, CA 91502  
Cross Street(s): ALLEN AVENUE

Two Story, High Image, Newer Free Standing Building  
Interior Finishes for Media/Entertainment Related Use  
Fully Air Conditioned and Heated with Polished Concrete Floors  
Above Standard Lighting, Restrooms, Coffee Bars, & Offices  
Near New Office Cubicles (8) available for Tenant  
**Can be used as 100% office for entertainment/media related business**  
**Fiber optic line in the building's IT room**

Lease Rate/SF: <b>\$2.15</b>	Lease Rate/Month: <b>\$9,083.75</b>	Taxes/Year: <b>\$TBD / 2020-2021</b>
Lease Type: <b>Ind. Gross</b>	Terms: <b>3-5 years</b>	CAM Charges/SF: <b>N/A</b>
Year Built: <b>2011</b>	Roof Type: <b>Truss</b>	Minimum SF: <b>4,225</b>
Zoning: <b>M2</b>	Construction Type: <b>Block</b>	Pkg.: <b>6</b>
Grd Lvl Drs / Dim: <b>(1) 7'11" x 9'11"</b>	Lot Size SF: <b>5,000</b>	Office SF/#: <b>639 sf / 3</b>
Sprinklered: <b>Yes</b>	Dock High /Dim: <b>0 / N/A</b>	Office Air: <b>Yes</b>
Lighting: <b>Fluorescent</b>	Yard: <b>No</b>	Office Heat: <b>Yes</b>
Finished Ofc Mezz: <b>No</b>	Unfin Ofc Mezz: <b>No</b>	Clear Height: <b>see notes</b>
Special Features: <b>Free standing</b>	Power: <b>800 Amps / 480 Volts / 3 Ø / 4 Wire</b>	Restrooms: <b>4</b>
Listing Agent: <b>Paul P. Locker, CCIM, SIOR, PMC DRE NO. 01220314</b>		FTCF: <b>CB250N000S000</b>

Notes: Clear height in warehouse area is 21', in downstairs storage area 9' to bottom of air conditioning ducting, and in upstairs storage area 8'10" to bottom of air conditioning ducting. Motorized roll-up door. Individual air conditioning for upstairs and downstairs. Beautiful lunchroom with built-in cabinetry.



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