## **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: \$2.15 Lease Rate/Month: \$9,083.75 Taxes/Year: \$TBD / 2020-2021

Lease Type: Ind. Gross Terms: 3-5 years CAM Charges/SF: N/A

Year Built: 2011 Roof Type: Truss Minimum SF: 4,225

Zoning: M2 Construction Type: Block Pkg.: 6

Grd Lvl Drs / Dim: (1) 7'11"x 9'11" Lot Size SF: 5.000 Office SF/#: 639 sf / 3

Sprinklered: Yes Dock High /Dim: 0 / N/A Office Air: Yes

Lighting: Fluorescent Yard: No Office Heat: Yes

Finished Ofc Mezz: No Unfin Ofc Mezz: No Clear Height: see notes

Special Features: Free standing Power: 800 Amps / 480 Volts / 3 Ø / 4 Wire

Listing Agent: Paul P. Locker, CCIM, SIOR, PMC DRE NO. 01220314 Restrooms: 4

FTCF: CB250N000S000

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.



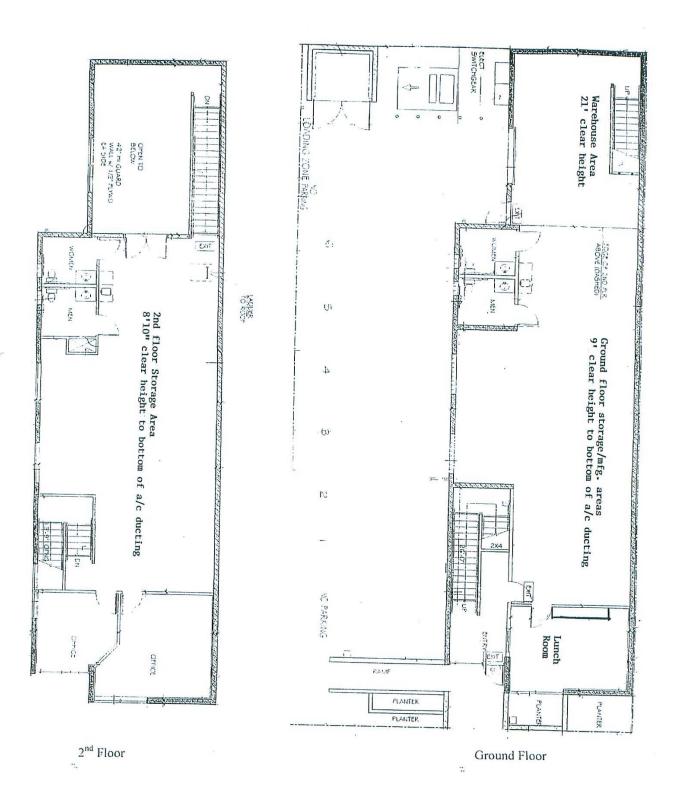
818.956.8800 www.LockerRealtyCorp.com





PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



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