

EAST MAGNOLIA OFFICE/RETAIL FOR LEASE DOWNTOWN BURBANK



353-359 EAST MAGNOLIA BLVD
BURBANK, CA 91506

cag | COMMERCIAL
ASSET GROUP

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SIZE

353: ±800 SF RETAIL/OFFICE

359: ±500 SF OFFICE (SUITE A)

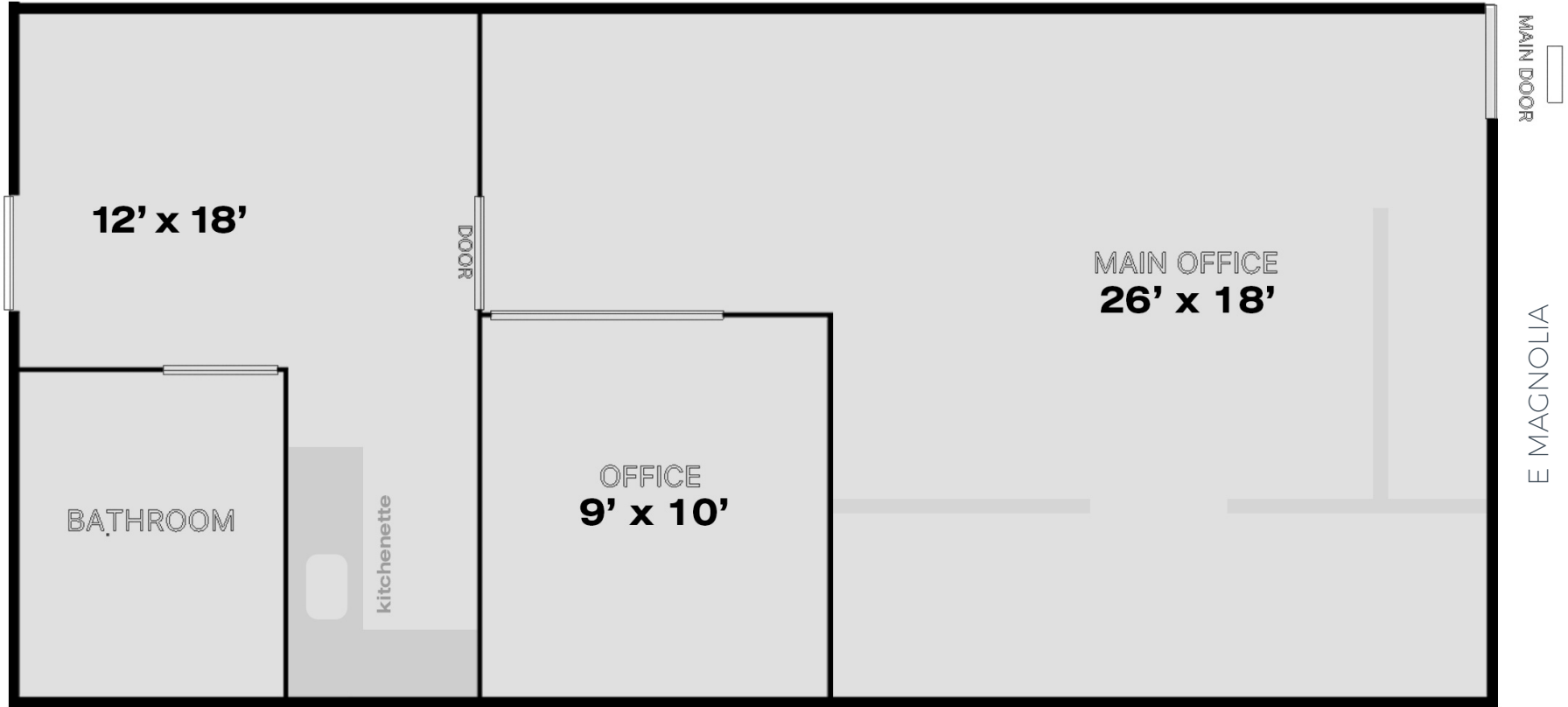
RATE

\$2.75 PSF/MG

**AVAILABLE
IMMEDIATELY**

- PRIME DOWNTOWN BURBANK LOCATION...WALKING DISTANCE TO CITY HALL AND BURBANK'S DOWNTOWN MALL AND SHOPPING/DINING DISTRICT
- 353 EAST MAGNOLIA CAN BE USED AS EITHER OFFICE OR RETAIL
- SMALL, MANAGEABLE SPACES
- PARKING AVAILABLE IN REAR
- EXCELLENT SIGNAGE OPPORTUNITY

ENTIRE LENGTH OF OFFICE = 38.11 ft x 18 ft

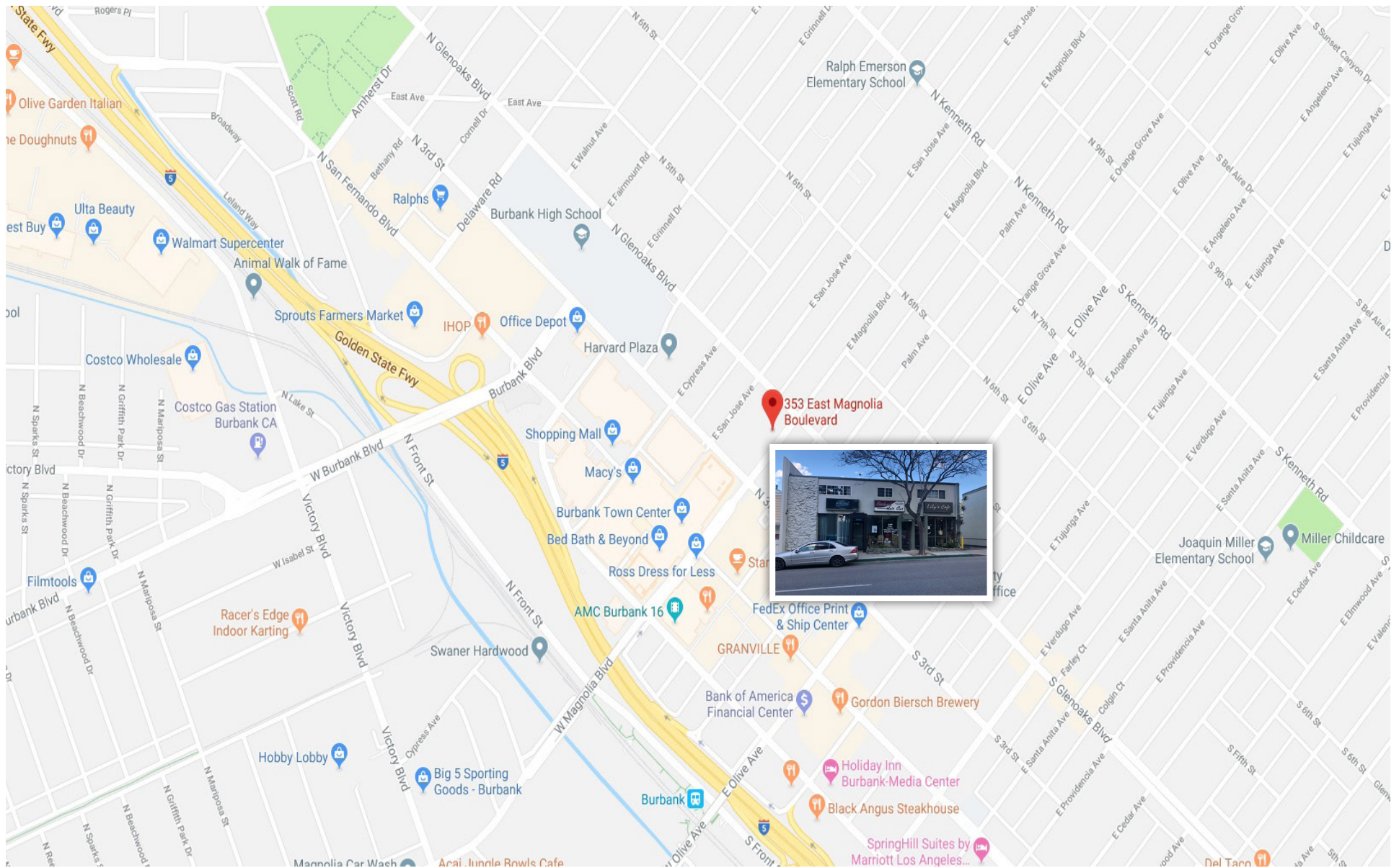


353 E. Magnolia

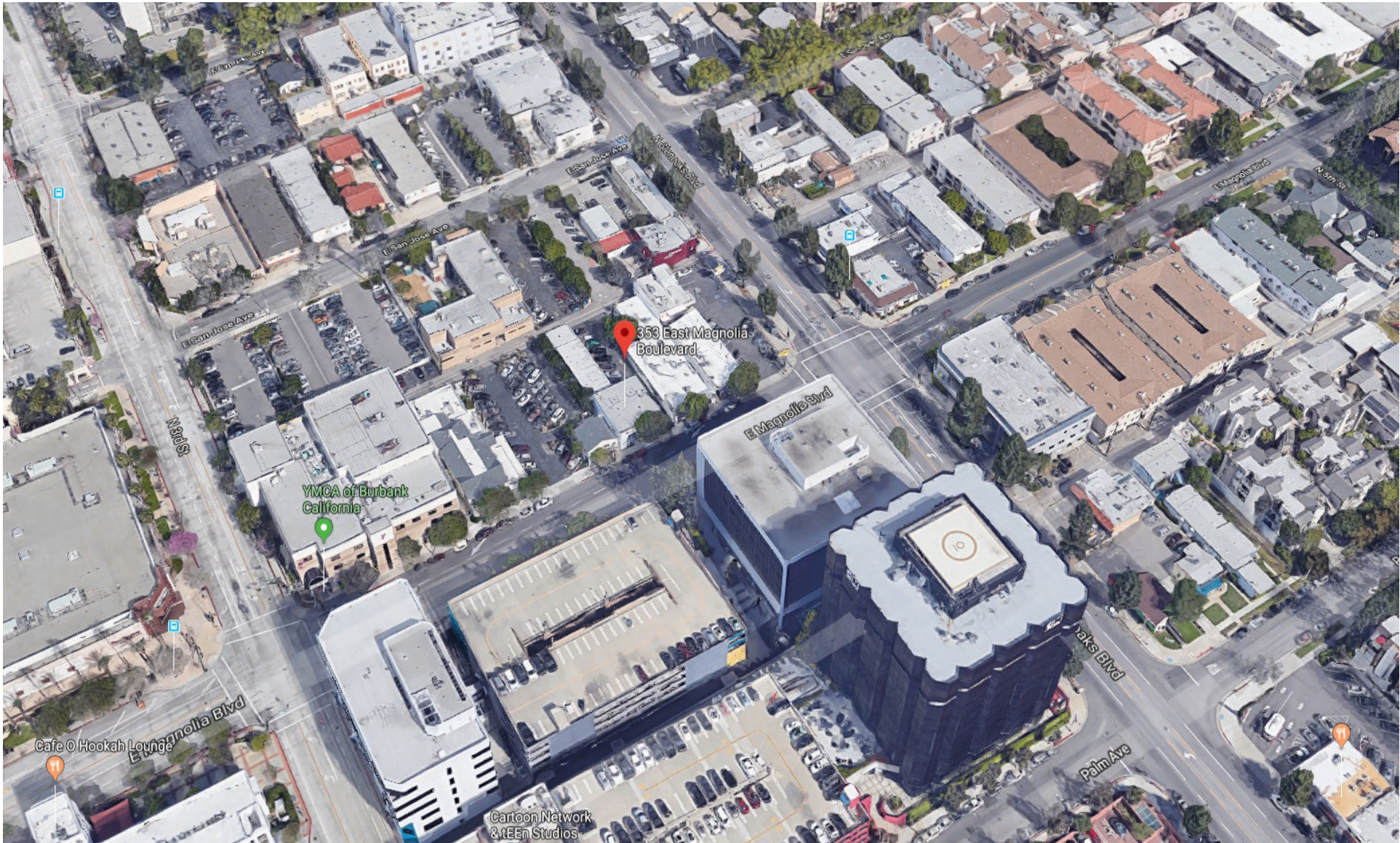
FLOORPLAN

Truwest.

FLOOR PLAN - 353 E MAGNOLIA



AREA MAP



AERIAL





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Truwest.

truwest1.com

353

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