

BACKLOT BURBANK

4209 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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CBRE, Inc.
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PROPERTY FEATURES

- » Creative Industrial Park in the heart of Burbank totaling ±302,869 SF
- » Twelve Building Campus with brick construction, concrete polished floors, higher drop ceilings and new landscaping
- » Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, sit-down and fast-food restaurants and Starbucks
- » Minutes from eight major studios



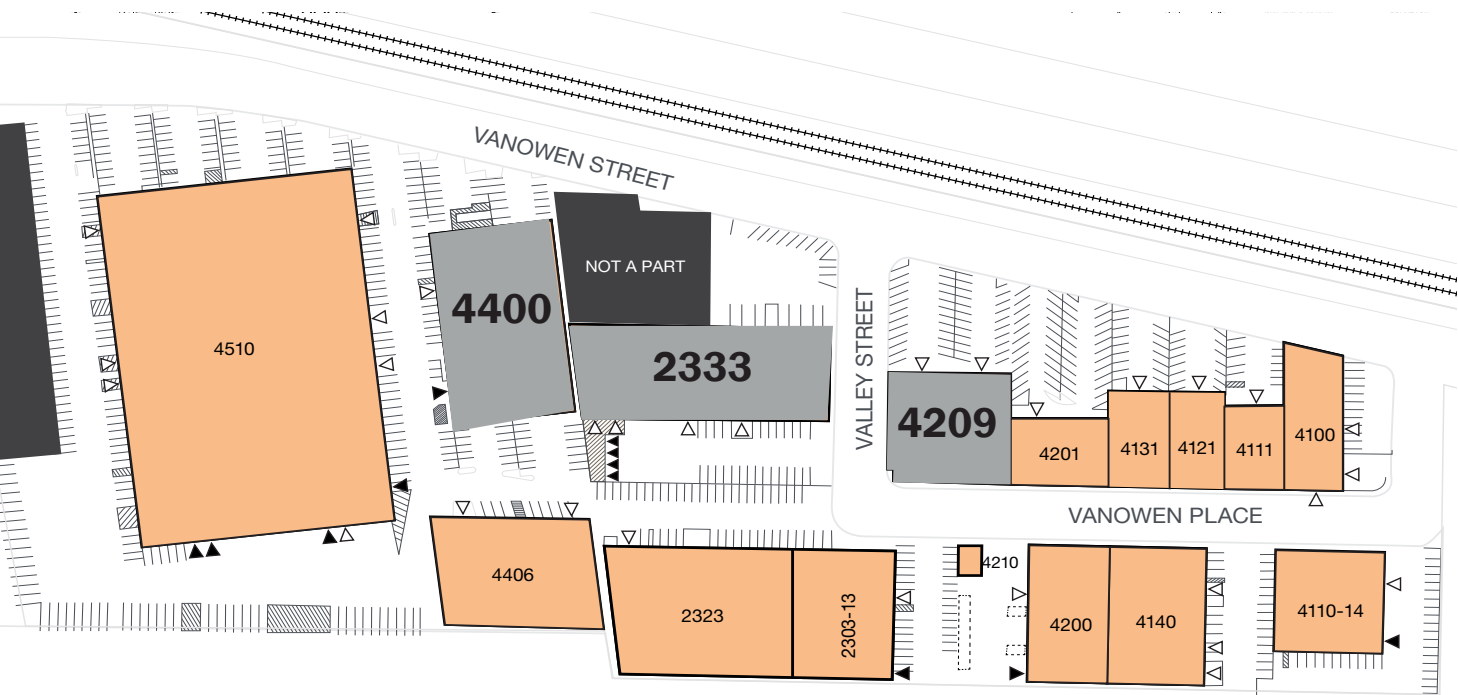
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BACKLOT BURBANK

SITE PLAN

OCUPIED

AVAILABLE



4209 VANOWEN PL

SQUARE FOOTAGE: 18,392 SF

OFFICE SF / #: 6,800 SF / 5

PARKING: 42 SPACES

RENTAL RATE: \$1.85 PSF NNN

AVAILABILITY

BUILDING	TOTAL SF	ASKING RATE	POSSESSION
4400 Vanowen St	27,226	\$1.75 NNN	Immediate
2333 North Valley St	25,300	\$1.75 NNN	Immediate
4209 West Vanowen Pl	18,392	\$1.85 NNN	Immediate

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AMENITIES & IMPROVEMENTS



RECENT IMPROVEMENTS

- » Landscape Upgrades
- » Exterior Paint
- » Asphalt Repair/Parking Lot Slurry
- » Tenant Signage
- » Monument Signage
- » Wrought Iron Fences

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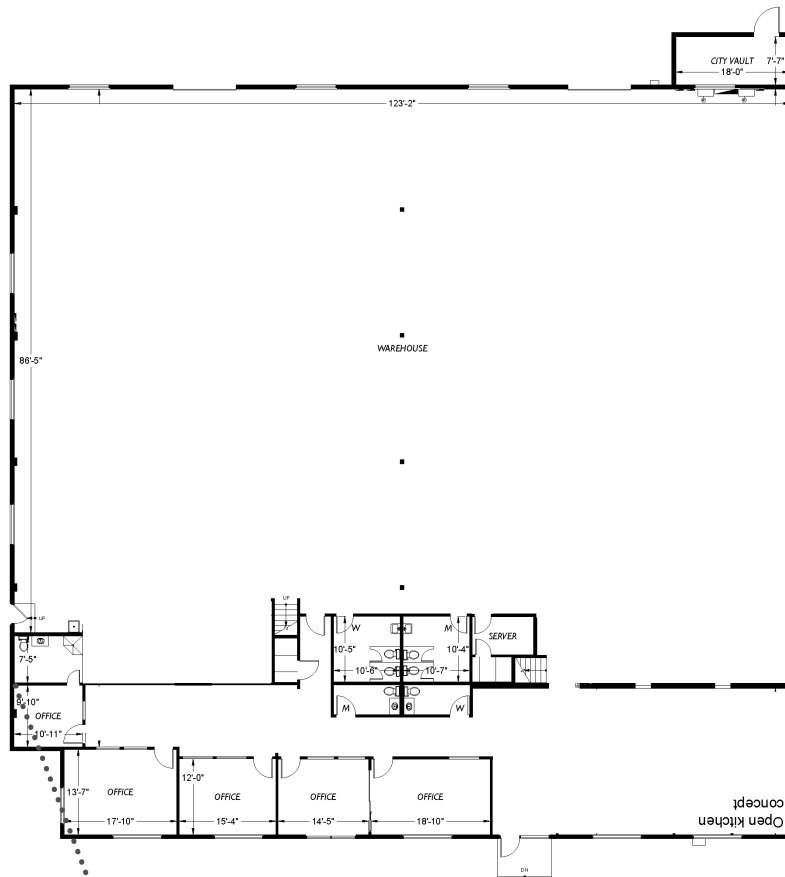
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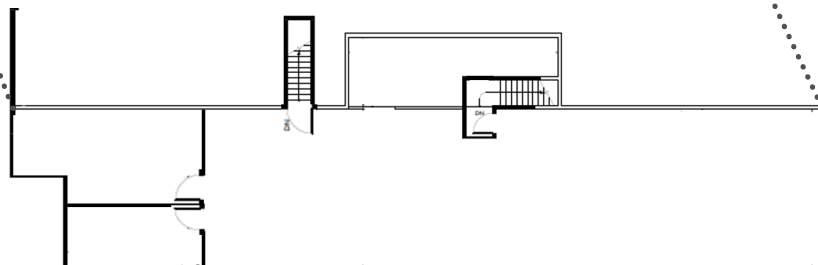
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FLOOR PLAN - 4209 VANOWEN PLACE

1st Floor



Mezzanine



4209 W. VANOWEN PLACE

- » Clear Height: 16'
- » GL Doors: 2 / 10'x12'
- » Power: A:800, V:120/240, Ph:3, W:4
- » Yard: Fenced & Paved
- » Restrooms: 5

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PHOTOS



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