

Creative Space for Lease

100 East Tujunga Avenue, Burbank, California

Property Highlights

- creative office/flex space
- modified gross lease
- build-to-suit
- rooftop, monument, lobby signage available
- 12-16 foot high ceilings
- individual split system HVAC units
- centrally located in downtown Burbank
- immediate access to 5 fwy
- walking distance to train station, city hall, post office, banks, and numerous dining, recreation and entertainment options

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

For further information contact:

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BRE Lic #01900637

Lee & Associates® - LA North/Ventura, Inc.
Corporate ID #01191898

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Creative Office | Flex Space 100 East Tujunga Avenue, Burbank, CA

Available Space **Ground Floor:** 23,296 RSF
Available 9/1/2019

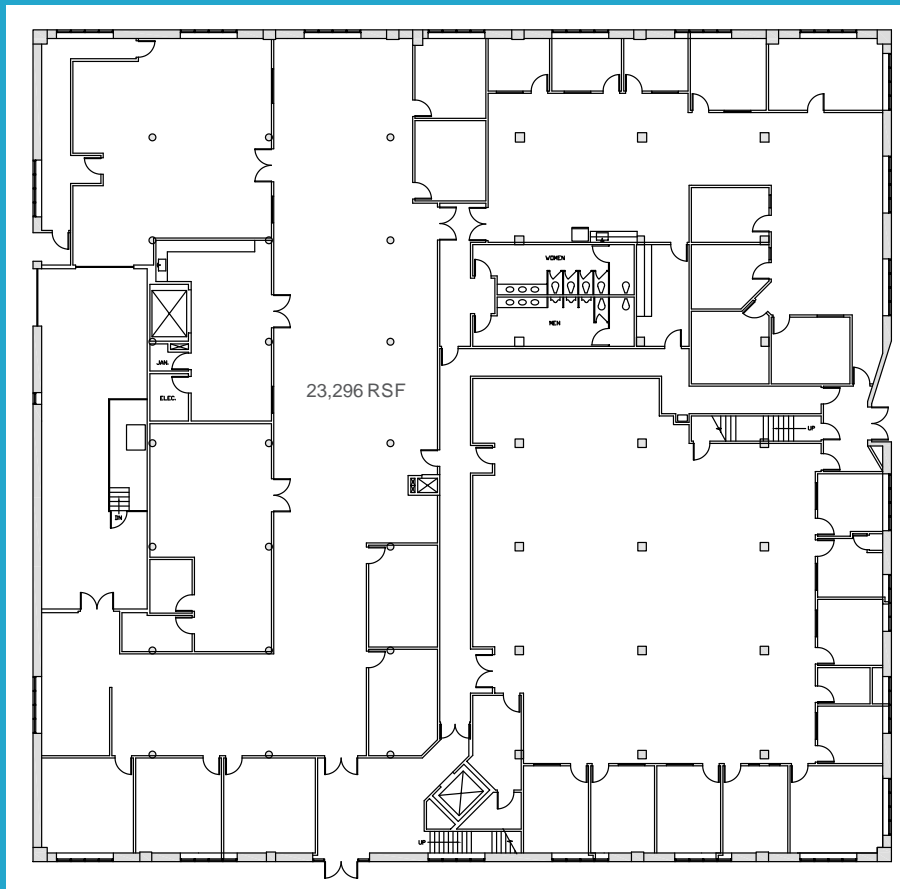
2nd Floor: 8,760 SF

Rental Rate **\$2.95 SF, Modified Gross:** Tenant pays its own utilities and janitorial

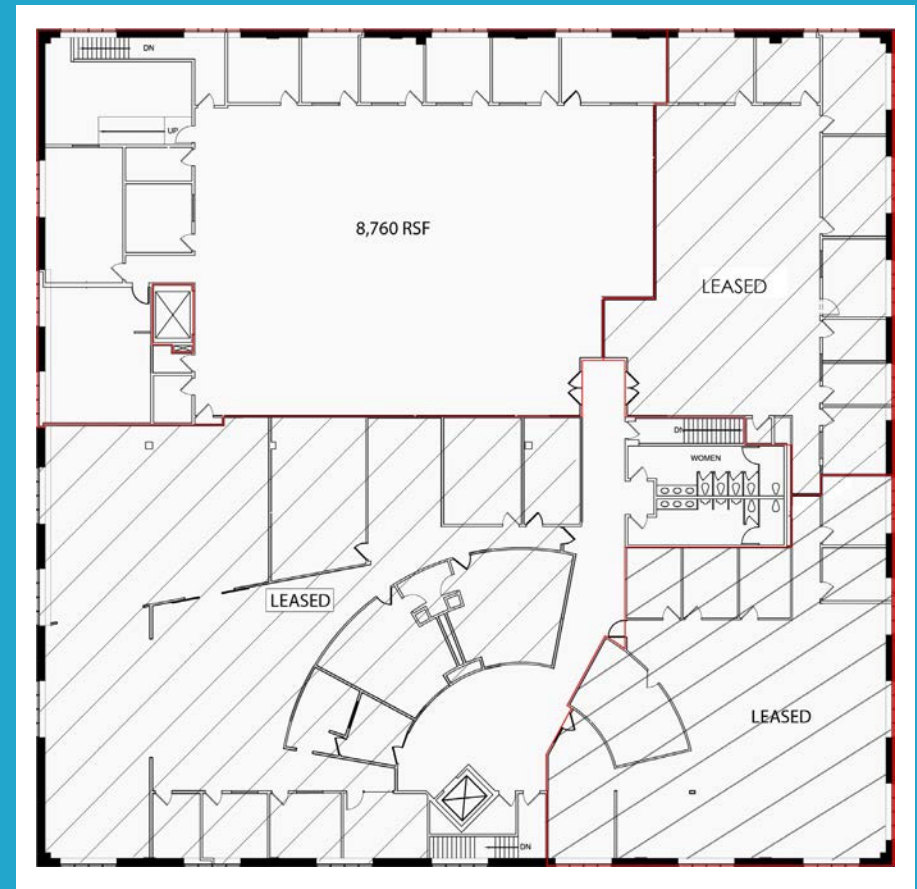
Parking 3.5 Spaces/1,000 SF | \$65/Mo Unreserved

Property Features Elevator, reception area, private offices, bullpen, conference rooms, kitchen, Server rooms with A/C

GROUND FLOOR PLAN



2ND FLOOR PLAN



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