

# 2223 West Oak Street

(Adjacent to corner of W. Olive Ave., near Buena Vista St.)  
Burbank, CA 91506

**CREATIVE OFFICE FOR LEASE**



Charles Dunn

**CONTACT:**

**STACY VIERHEILIG-FRASER**  
Senior Managing Director  
CalBRE #00986794  
Direct | 818.455.8201  
svierheilig@charlesdunn.com

**CHARLES DUNN COMPANY, INC.**

12925 Riverside Drive, Suite 201 | Sherman Oaks, CA 91423 | Lic. #01201641 | charlesdunn.com

# PROPERTY DETAILS

2223 West Oak Street is a creative office building in Burbank. The property is located on West Oak Street, which is adjacent to the corner of West Olive Avenue, near Buena Vista Street. The property is located less than one-half mile from The Walt Disney Studios and Providence Saint Joseph Medical Center.

## PROPERTY FACTS

Available:	± 1,150 SF
Lease Rate:	\$3.15/SF Modified Gross Tenant pays utilities, janitorial, interior maintenance, trash, and HVAC maintenance.
Parking:	One (1) space with plenty of street parking
Zoning:	C2
Occupancy:	Immediate
Term:	2-5 years

## PROPERTY HIGHLIGHTS

- > Freestanding, commercially zoned house
- > Full kitchen
- > Restroom with shower



# PROPERTY PHOTOS



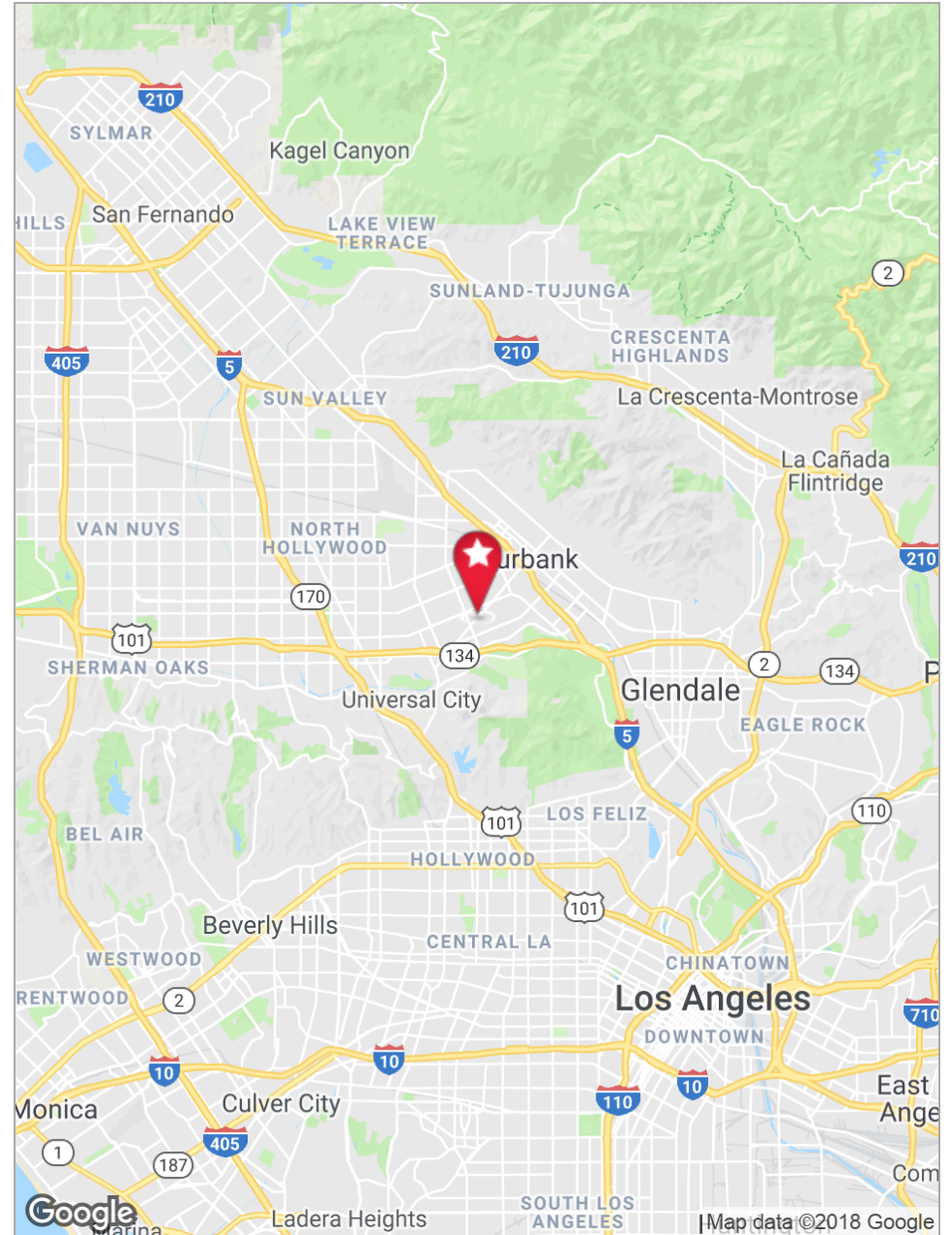
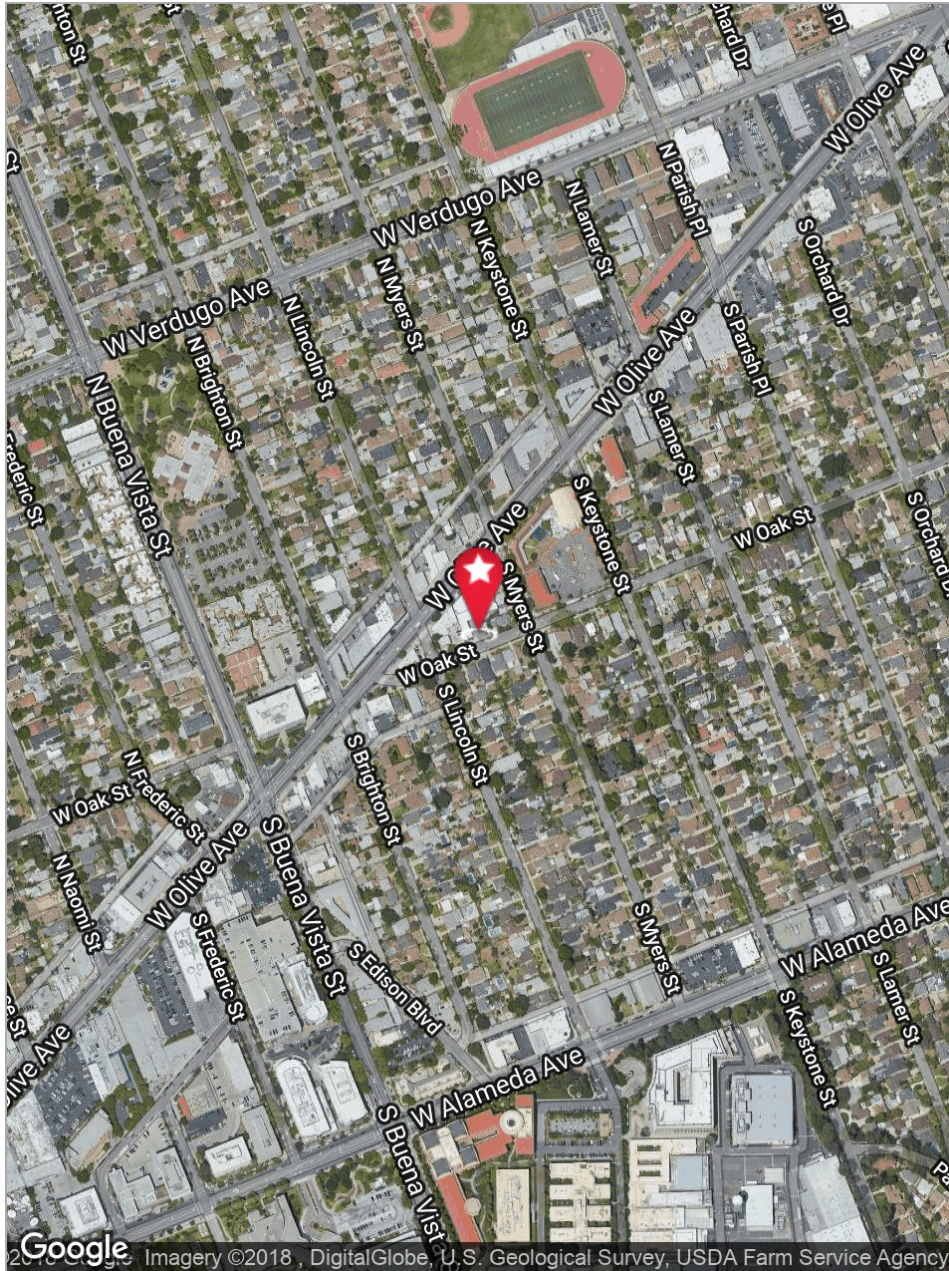
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY MAPS



# 2223 West Oak Street

## Burbank, CA 91506

**STACY VIERHEILIG-FRASER**

Senior Managing Director

CalBRE #00986794

Direct | 818.455.8201

[svierheilig@charlesdunn.com](mailto:svierheilig@charlesdunn.com)

**Charles Dunn Company, Inc. | 12925 Riverside Drive, Suite 201 | Sherman Oaks, CA 91423 | Lic. #01201641 | [charlesdunn.com](http://charlesdunn.com)**

© Charles Dunn Company, Inc. These materials are based on information and content provided by others which we believe are accurate. No guarantee, warranty or representation is made by the Charles Dunn Company or its personnel, and all interested parties must independently verify its accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.