


## ±19,700 SF HIGH-END CREATIVE OFFICE FLEX INDUSTRIAL SPACE

# FOR LEASE

## 201-217 SOUTH VICTORY BLVD, BURBANK | CA 91502

CONTACT EXCLUSIVE LISTING AGENTS:

**RANDY KOBATA**
SR. VICE PRESIDENT
M: 310.717.4461
rkobata@daumcre.com
CA DRE License #01311816

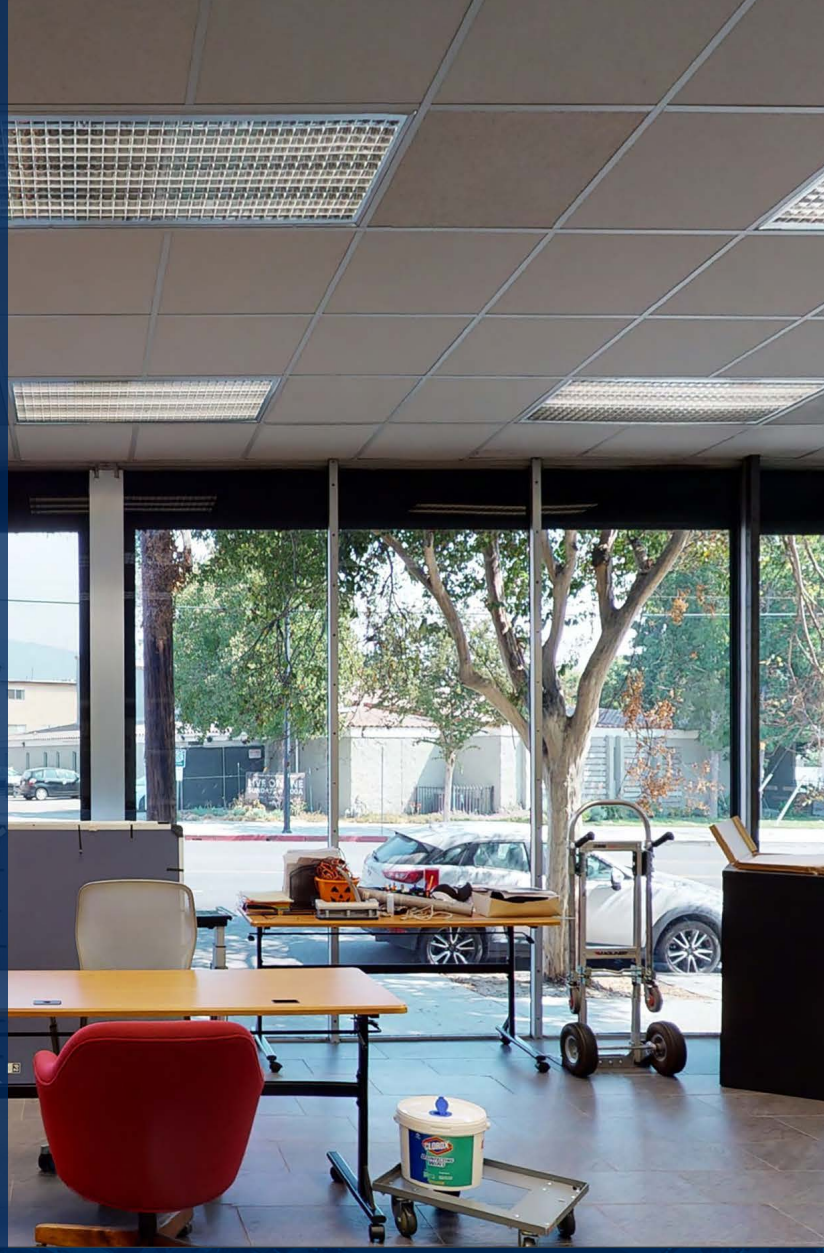
**GREGORY GILL**
PRESIDENT
M: 562.354.2500
ggill@leelalb.com
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## PROPERTY FEATURES

| | |
|---|---|
| **ADDRESS** | 201-217 S Victory Blvd \| Burbank, CA 91502 |
| **AVAILABLE** | ±19,700 Sq Ft |
| **ASKING RATE** | $2.25 / SF NNN ($44,325.00 / Month) |
| **MONTHLY NET CHARGES** | $5,288.00 |
| **POWER** | Heavy |
| **CLEAR HEIGHT** | 24 Ft |
| **ZONING** | C4-R3 |
| **OTHER FEATURES** | • ±5,100 SF of Warehouse Space<br>• Well-Appointed Office Layout<br>• ±23 Private Parking Spots<br>• Fenced and Private Parking Lot<br>• Main Street Identity<br>• Ideal for Production and Post-Production Uses<br>• Numerous Amenities Nearby in Downtown Burbank<br>• Great Access to 5 Freeway<br>• Ability to be Multi-Tenant with Three Separate Buildings that are Adjoined |




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# PHOTOS









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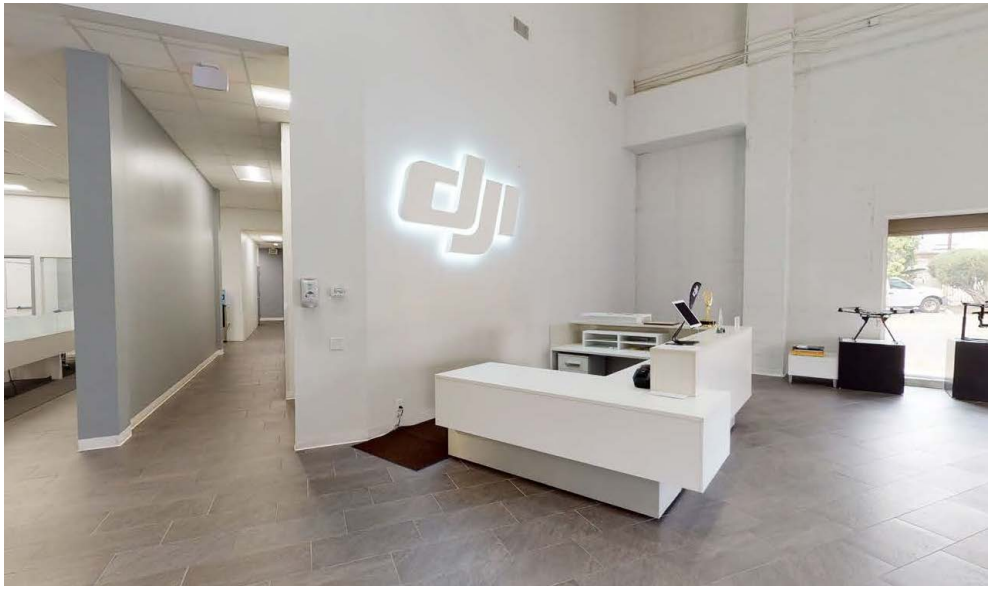
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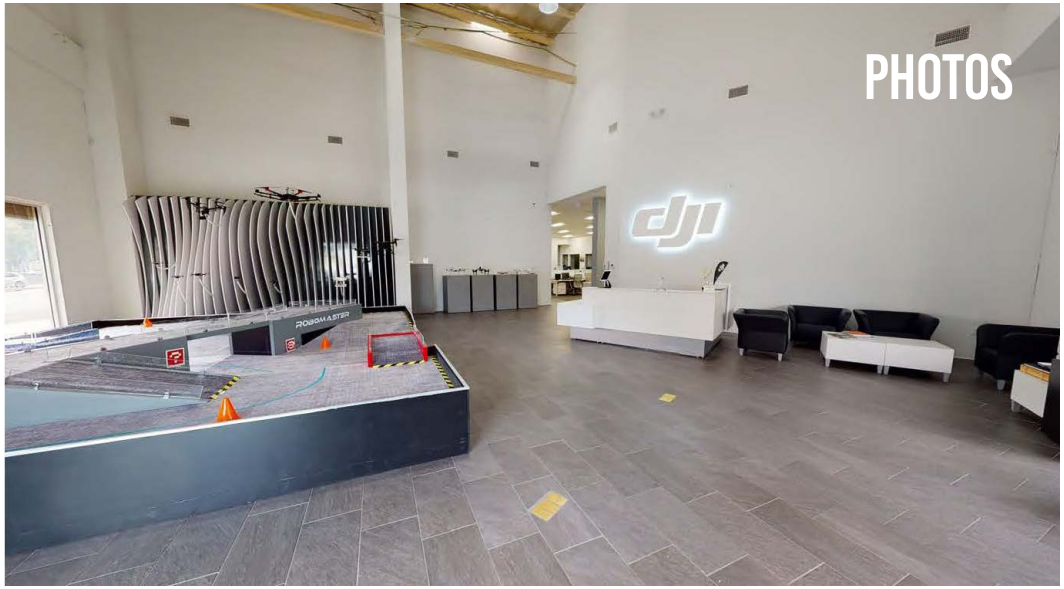
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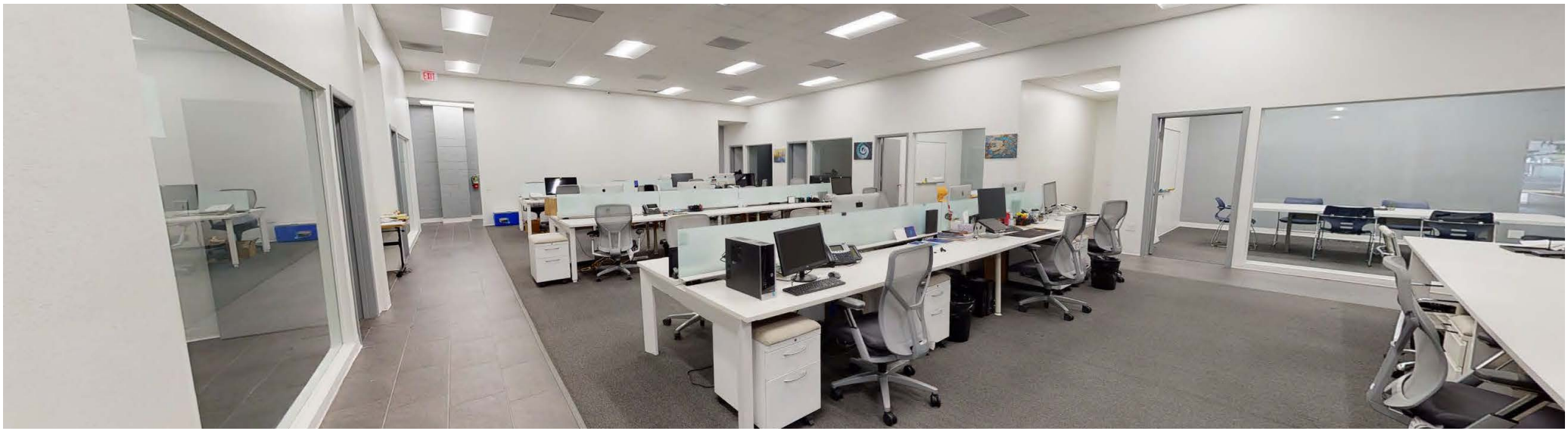
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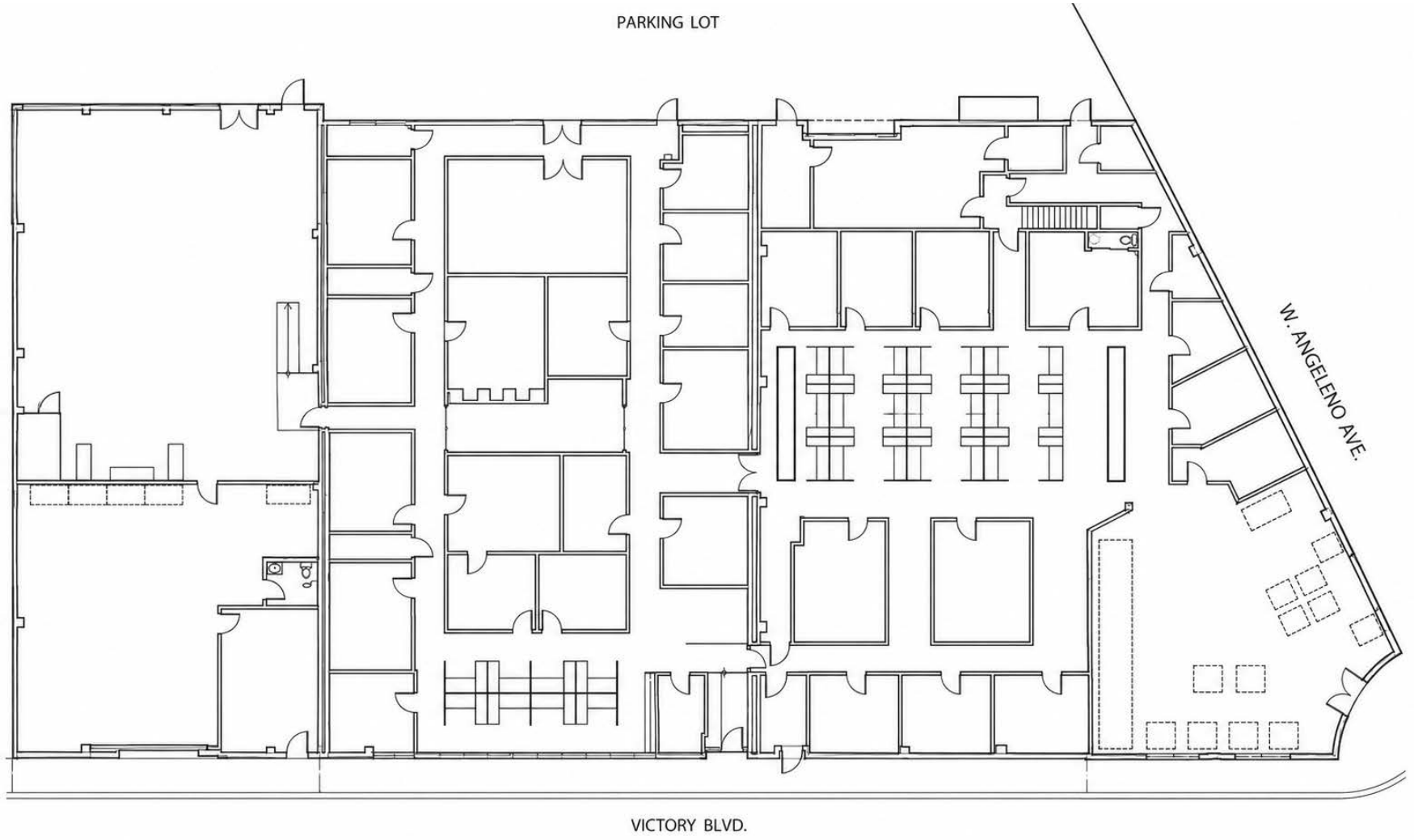
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# FLOOR PLAN




(NOT TO SCALE)

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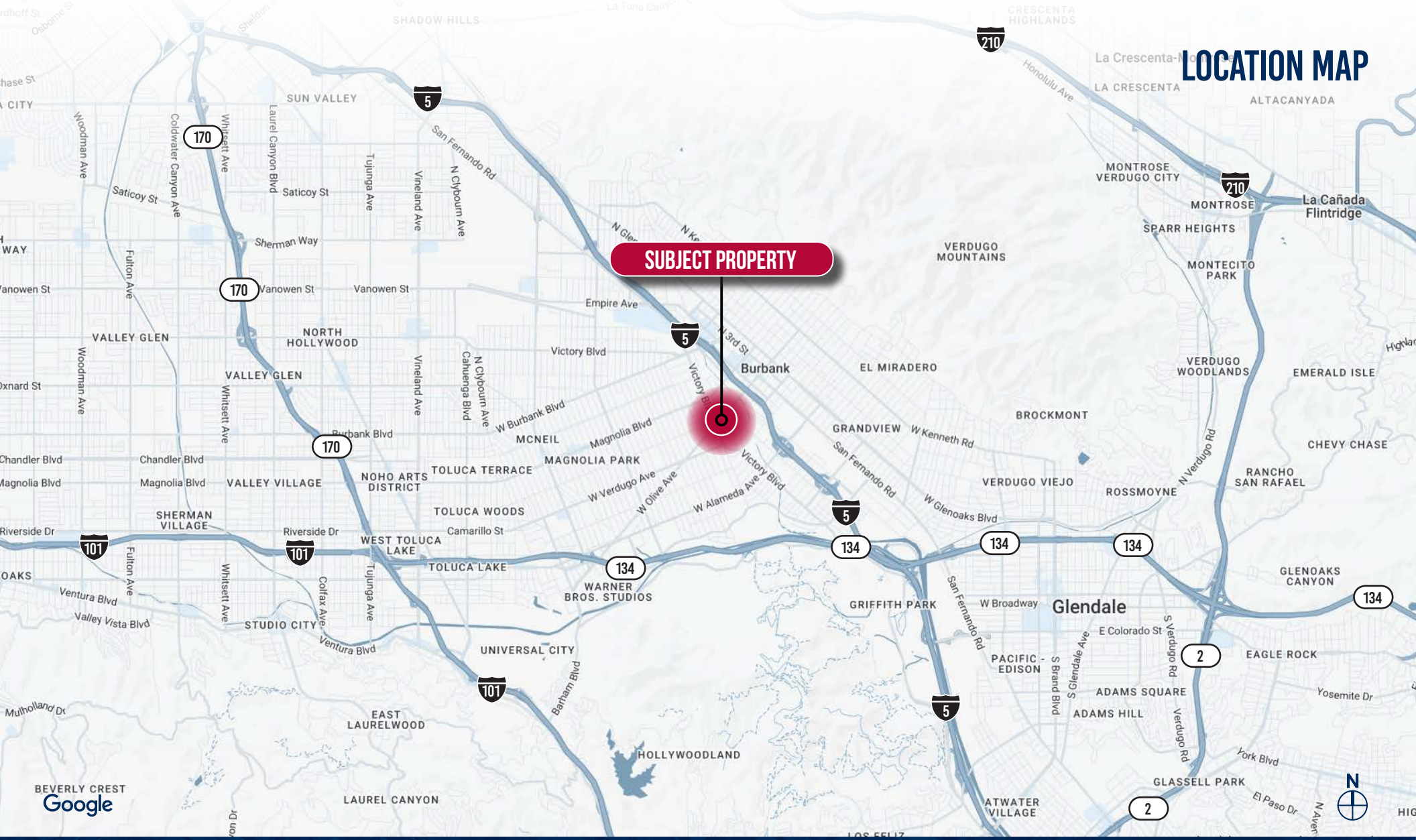
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# LOCATION MAP




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# OFFICE/FLEX
# INDUSTRIAL FOR LEASE

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