



Address

902 N Hollywood Way, Burbank, CA 91505

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Date Added Time Since Last Update
Feb 14, 2023 32 days

Space Details

Listing Type **Direct**
Lease Type **Modified Gross**
Days on Market **43 Days**
Rate **\$2.75 / Sq Ft / MO**
Parking **9 Spaces in Alley**
Lease term **Negotiable**
Rate (Per SF) **\$2.75**
Office Available **50%**
Space Subtype .. **Industrial, Office**
Rentable Sq Ft Min **4,000 SF**
Rentable Sq Ft Max **8,000 SF**



Floorplans

Building Details

Property Type **Industrial, Office** Subtype **Flex,
Warehouse,
Traditional**

Tenancy	Single	Total Building SQFT	8,000
Vacant SQFT	8,000	Land Acres	0.25
Lot Size (sq ft)	10,872	Class	C
Year Built	1954	Buildings	1
Stories	1	Ceiling Height	10-11
Loading Docks	1	Total Parking Spaces	9
Power	800 amp 3 phase	Zoning	MPC-2 Magnolia Park Limited Business
County	Los Angeles County		

- Off-Street Parking & Loading | 9 Parking Stalls & One Ground Level Loading Door at the Rear of the Building
- Versatile Floor Plan | Combination of Private Offices & Open Flex Space
- Up to 11' Clear Height | Power: 800 Amp 3Phase | Min Divisible: 4,000 SF | Max Contiguous: 8,000 SF
- Easy Access to the 134 Freeway
- Business Friendly City | No City Income Tax or No Gross Sales Receipt Tax
- Excellent Demographics | 541,913 Population and \$117,305 Average Household Income within a 5-mile Radius

Building Highlights

- Office/Flex Opportunity For Lease | Magnolia Park District of Burbank
- Conveniently Located Near Entertainment Studios | Walt Disney, Universal Studios, Warner Bros, Nickelodeon, and more
- Walking Distance to Magnolia Park and it's wide array of Dining, Shopping, and Banking Amenities | Porto's Bakery and Café, Black Elephant Coffee, Rite Aid, Target, Chase Bank, Bank of America, It's A Wrap Production, DIY Home Center, Goodwill + More
- Tremendous Visibility | 100' of Frontage on N Hollywood Way | Over 32,000 Vehicles Per Day @ N Hollywood Way x Magnolia Blvd
- Magnolia Park C-2 Underlying Zoning | Wide Range of Professional Offices, Services and Retail Uses Permitted