

# FOR LEASE



*7,547 SF of Creative Flex Space Available in the  
Burbank Media District & “Audio Alley”*

**640 S. Glenwood Place | Burbank, CA 91506**



**COREY I. SPOUND** Lic # 01142655  
Tamarack Real Estate Services  
[E] [corey@tamarackres.com](mailto:corey@tamarackres.com)  
[P] (818) 464-3215  
[A] 15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403

# Property Description

640 S. Glenwood Place  
Burbank, CA 91506

Build-out includes: **private offices & bull-pen areas, kitchen, restrooms, machine room, MPAA vault / Security**

<b>Building SF</b>	<b>7,547 RSF Available</b>
<b>Rental Rate</b>	<b>\$2.90 PSF, NNN (Nets = Approx. \$0.37)</b>
<b>Parking</b>	18 dedicated parking spaces in a gated, secure lot free of charge
<b>Zoning</b>	BUM1
<b>Year Built</b>	1955



## Property Features:

- Bow-Truss creative environment with mix of open and private areas
- Multiple high-speed Fiber Optic providers - connectivity throughout (N+1 connectivity)
- Private editing bays, private kitchen, private restrooms
- Excellent freeway access to the 5 & 134 freeways in the Burbank Media District & Audio Alley
- Neighbors Include: Critical Role, Juniper Post, Glenwood Studios



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# Photos

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