

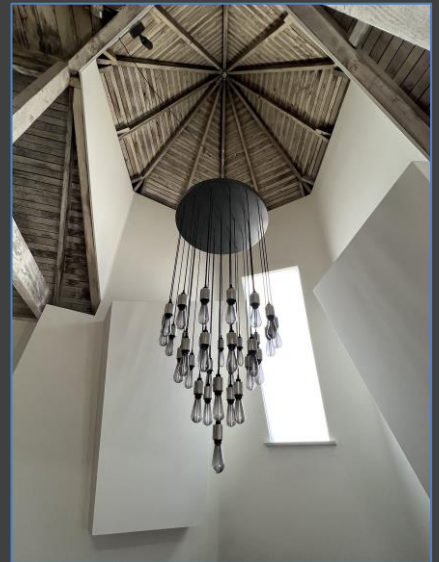
FOR SALE or LEASE



JAAD Partners
Corporate Real Estate Services

Fully Secure, Iconic Corner Compound
4,774 SF on a 12,879 SF Lot

10844 Burbank Blvd. | North Hollywood, CA 91601



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Property Description

10844 Burbank Blvd.
North Hollywood, CA 91601

Total Building Size	4,774 SF (not including bonus metal structure)
Land SF	12,879 SF
Sale Price	\$4,200,000 (\$879.76 PSF)
Rental Rate	\$3.15 PSF, NNN (NNN = approx. \$0.40 PSF/mo.)
Parking	Approx. 5:1,000 (up to approx. 25 cars)
Zoning	LAMR2
Year Built	1942 (fully renovated)
Use	Ideal for Production, Post-Production, Creative or Flex uses that place value on a secure and transformative home-like environment in which to create and collaborate.



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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- Private iconic corner compound in entertainment industry dominant neighborhood
- Three (3) building compound with bonus metal vehicle parking structure situated on a massive park-like enclosed and secure environment
- Custom finishes and architectural details throughout. Ideal for entertainment or creative uses seeking an oasis for indoor-outdoor synergy
- Exposed distressed wood bow-truss and beam high-vaulted ceilings with standing-seam exterior metal roof system
- Architectural CMU brick, red brick and poured-in-place concrete construction
- Immaculate attention to detail with wood and steel trim windows and doorways
- Highest quality level for lighting, electronic systems, wiring & fixtures
- Up to 25 parking spaces in enclosed lot with electronic gate access
- 1942 vintage construction renovated to modern standards
- Full kitchen, well-appointed restrooms (one w/ shower)
- Full security system including CCTV cameras
- 400 Amps power (3 phase & 1 phase) – verify
- Distressed polished concrete floors
- Full HVAC with five (5) new systems
- Operable skylights
- LAMR2 zoning



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Photos

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