

FOR SALE or LEASE

*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



JAAD Partners
Corporate Real Estate Services



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.



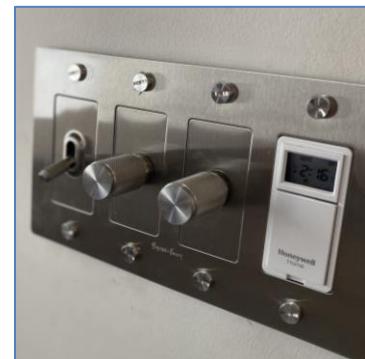
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- Private iconic corner compound in entertainment industry dominant neighborhood
- Three (3) building compound with bonus metal vehicle parking structure situated on a massive park-like enclosed and secure environment
- Custom finishes and architectural 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



Photos

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