

**2600 West Magnolia - Freestanding  
Building - Direct Lease**



**2600 West Magnolia Boulevard, Burbank, CA 91505**  
<http://looplink.loopnet.com/15669988//broker/naicapital>



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<b>Suite/Floor</b>	<b>Space Available</b>	<b>Rate</b>
<b>Space 1</b>	<b>16,700 SF</b>	<b>\$28.20 /SF/Year</b>

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<b>County:</b>	Los Angeles	<b>Total Building Size:</b>	16,700 SF
<b>Space Type:</b>	Office-Office Building	<b>Building Class:</b>	B
<b>Lease Type:</b>	Modified Gross	<b>Status:</b>	Available
<b>Date Available:</b>	Immediate	<b>LoopNet ID:</b>	15669988

**Property Description**

Freestanding building - over-standard improvements with perimeter offices and built out workspaces, kitchen, conference, flexible open areas - outstanding signage possibilities - Outside and rooftop patios - package HVAC units for easy use of after-hours air conditioning - includes FREE PARKING for over 3/1000 cars

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**Contact**

Cathy Scullin

NAI Capital Commercial

(818) 905-2400

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FOR LEASE

## Premium Freestanding Office Building

2600 West Magnolia Boulevard, Burbank, CA

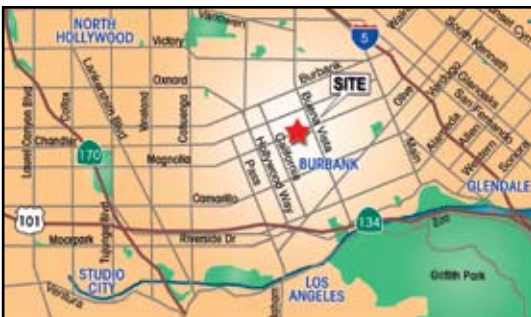
**Premium Magnolia Park District  
Location! Location! Location!**



**16,700 square foot**

**High Image Freestanding Facility for lease - \$2.35 MG with free parking**

### **Burbank Media District**



- ◆ Overstandard finishes - garden and rooftop patios
- ◆ 3/1000 parking spaces - **FREE** - plus excellent street parking
- ◆ Prominent building signage available
- ◆ Prime Media Center of the Valley
- ◆ Package HVAC units for control of after-hours use - Separate HVAC system for computer room
- ◆ Minutes from freeways - excellent access
- ◆ Located in the City of Burbank - **No City Gross Receipts Tax**

**NAI Capital**

Commercial Real Estate Services, Worldwide.

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Please Contact:

**Cathy Scullin**

Senior Vice President

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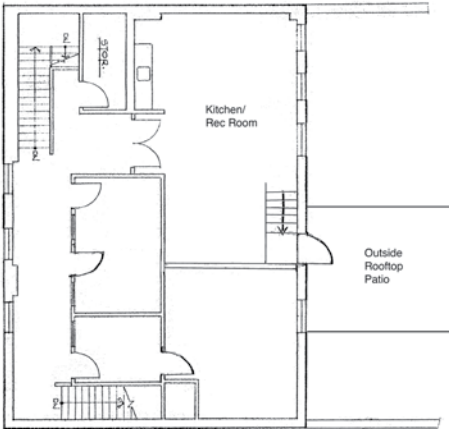
DRE#: 00604569

CScullin@NAICapital.com

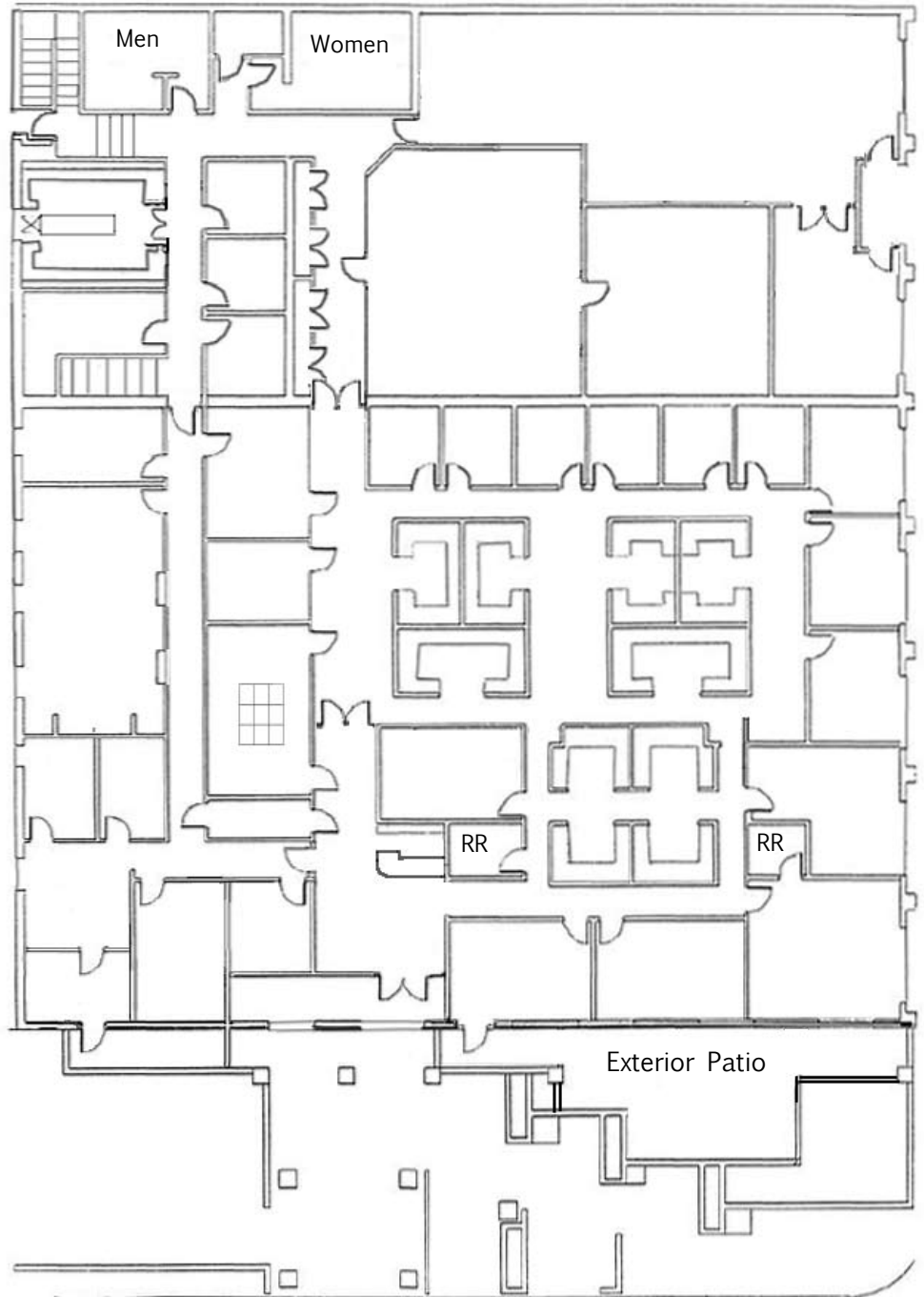
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# Floor Plans



**Free Parking**



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