



**Office/Flex/Retail**  
**1104 W Magnolia Blvd.**  
**Burbank, CA 91506**



**Address:** 1104 W Magnolia Blvd, Burbank, CA 91506

**Space Available:**  
Approximately 2,025 Sq Ft

**Rental Rate:**  
\$1.25 per sq ft Modified  
Gross

**Available Immediately**

**Term:** ♦ 3 – 5 years.

**Description:**

- ♦ Single Story building with great street visibility.
- ♦ Reception/Waiting area, 2 offices, 2 bathrooms, and an open area.
- ♦ Loading door in rear of the building.
- ♦ Fenced in parking in back off of alley with parking for 4 cars.
- ♦ 2,862 sq ft lot.

**Area:**

- ♦ Prime Burbank Location.
- ♦ Between Victory Blvd and N Buena Vista Street.
- ♦ Close to the 5, 170, and 101 FWY's.

**Agent:** Evan Pozarny (310) 458-4100 Ext. 221 [epozarny@muselli.net](mailto:epozarny@muselli.net)

1513 6<sup>th</sup> Street, Suite 201 Santa Monica, CA 90401 (310) 458-4100 FAX (866) 451-8032

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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