

FOR LEASE



AFFORDABLE OFFICE SPACE FOR LEASE – 3099 N. Lima Street, Burbank
Available + 5,500 Sf Office/Flex Space in Great Burbank Location
Lease Rate: \$6,500 per month Industrial / Growth



Emil Akopian, CCIM
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DRE# 01449462



889 AMERICANA WAY, #408, GLENDALE, CA 91210

KELLER WILLIAMS REAL ESTATE SERVICES. Each Office is Independently Owned and Operated. If your property is currently listed with another broker, this is not intended as a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David Issaians, CCIM
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Property Description

3099 N. Lima Street, Burbank, CA 91504

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 ±5,500 SF of Office/Flex Space Available

FEATURES

- Great Burbank Location
- Ample on-site parking
- Affordable office rate
- Dense office Build-out
- Landlord will consider TI's



Walk Score®
www.walkscore.com

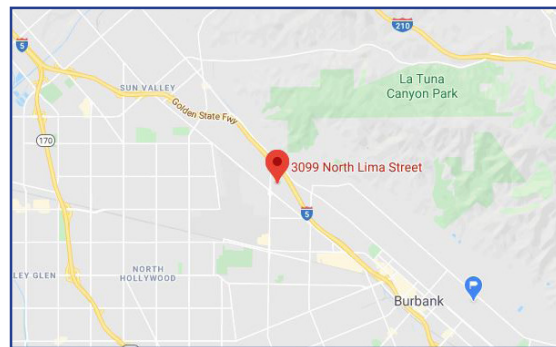
Bikeable **61** Some bike infrastructure.

Walk Score **48** **Car-Dependent** Most errands require a car.

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,780	70,762	161,765
Average age	37.2	35.3	35.4
Average age (Male)	36.1	34.5	34.7
Average age (Female)	37.2	35.5	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,300	22,917	54,316
# of persons per HH	3.0	3.1	3.0
Average HH income	\$77,848	\$71,511	\$68,703
Average house value	\$582,195	\$572,988	\$584,167

* Demographic data derived from 2010 US Census



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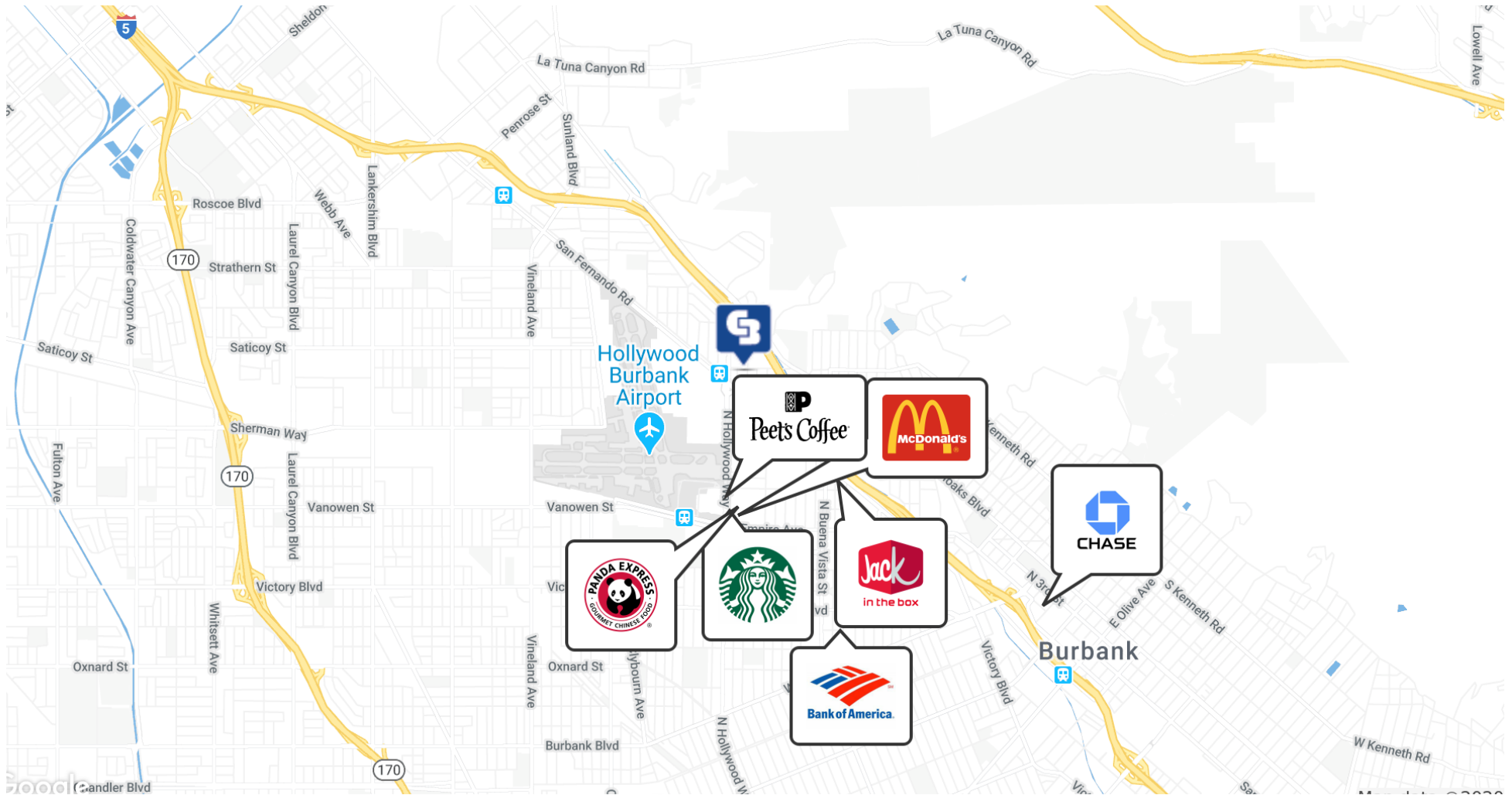
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Retailer Map

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