



120 N VICTORY BLVD

GENERAL OFFICE/POST-PRODUCTION BUILDING FOR LEASE

WWW.STRATTONCRE.COM



120 N VICTORY BLVD

**PROFESSIONAL OFFICE OR
POST-PRODUCTION SPACE**

LEASE RATE

\$2.50 PSF

MODIFIED GROSS



Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com



David Stratton

Senior Associate - DRE #02034297

Cell: 661-212-1308

David@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





PROPERTY SUMMARY

120 N VICTORY BLVD

OFFICE / POST-PRODUCTION SPACE

Stratton Commercial Real Estate is pleased to present 120 N Victory Blvd, the former Nickelodeon building, for lease. This newly-renovated office building is well-suited for all types of office and post-production use. The property is located adjacent to the corner of Victory Blvd and W Olive Ave, offering tremendous frontage in the media capital of the world.

Above the ground-level parking garage with included valet service are three-floors of professional office space with elevator access. Inside you'll discover a beautiful atrium common area filling the building with natural sky light. Flanking the common areas are 24 separately metered suites each with its own newly installed HVAC system with Catch All (MERV 13) filters. In addition there are conference rooms, gendered restrooms, accessory office space, and kitchen space.

PROPERTY TYPE	OFFICE / POST-PRODUCTION
BUILDING SQ.FT	26,225
LOT SIZE SQ.FT	10,890
OCCUPANCY	SINGLE OR MULTI
FLOORS	3 + LEVEL 1 PARKING
SUITES	24 SEPARATELY METERED SUITES
HVAC	24 UNITS
PARKING SPACES	33 COVERED, 20 EASEMENT SPACES
ZONING	C4
TERM	3 TO 5 YEARS











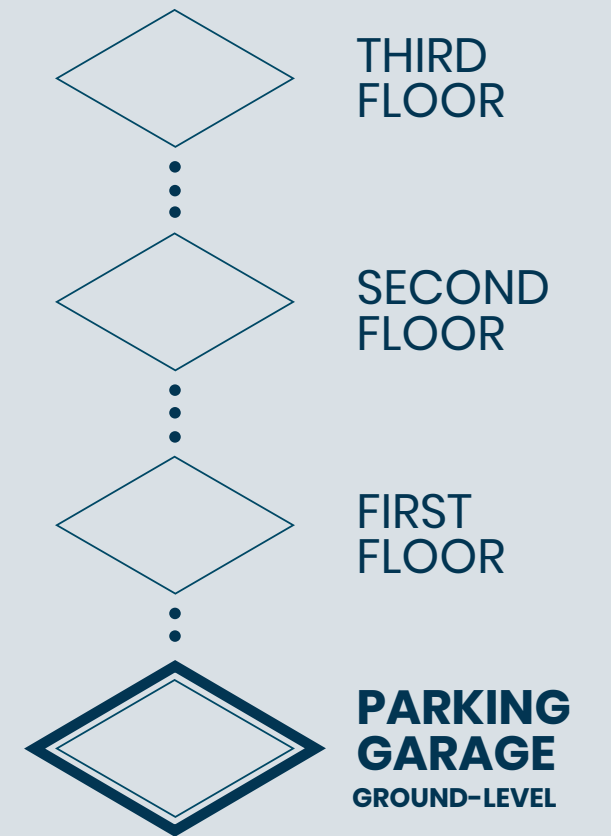








120
N VICTORY BLVD
BURBANK, CA

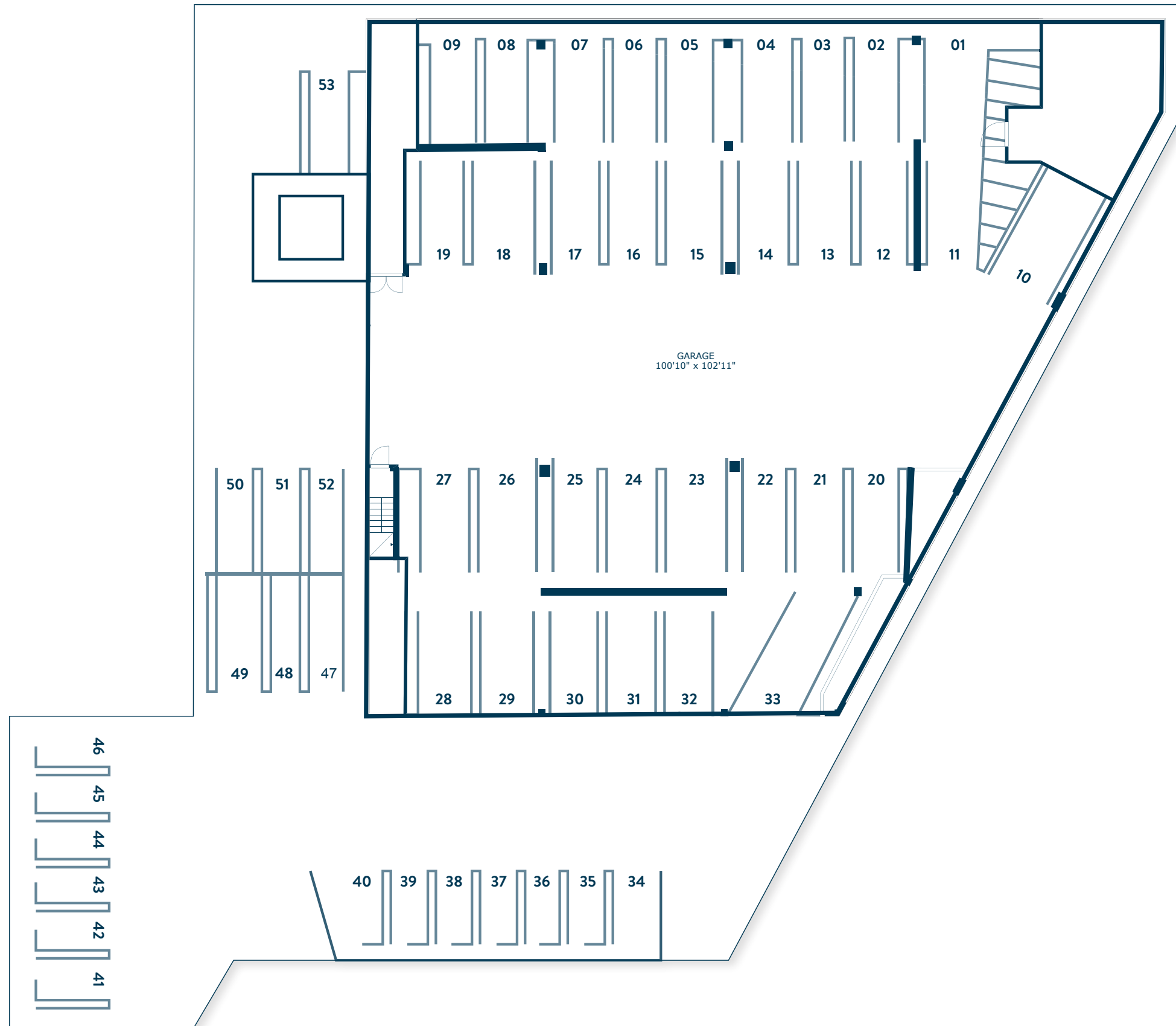


Robert Stratton

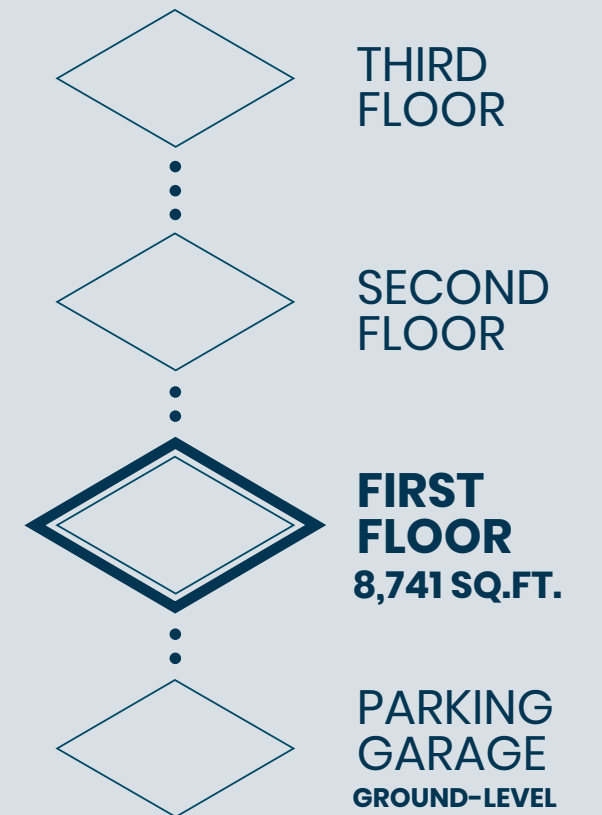
CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonCRE.com



120
N VICTORY BLVD
BURBANK, CA

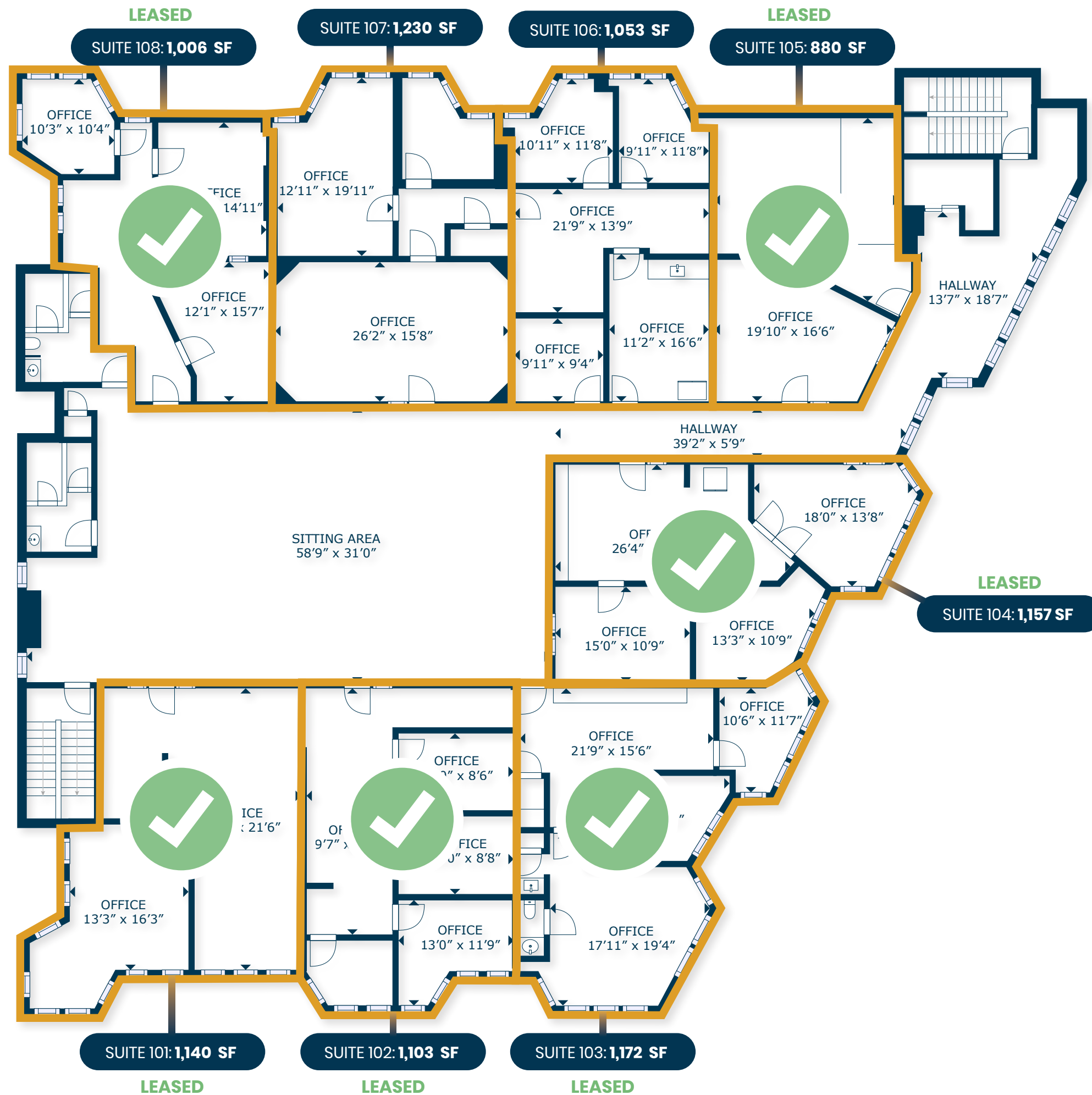


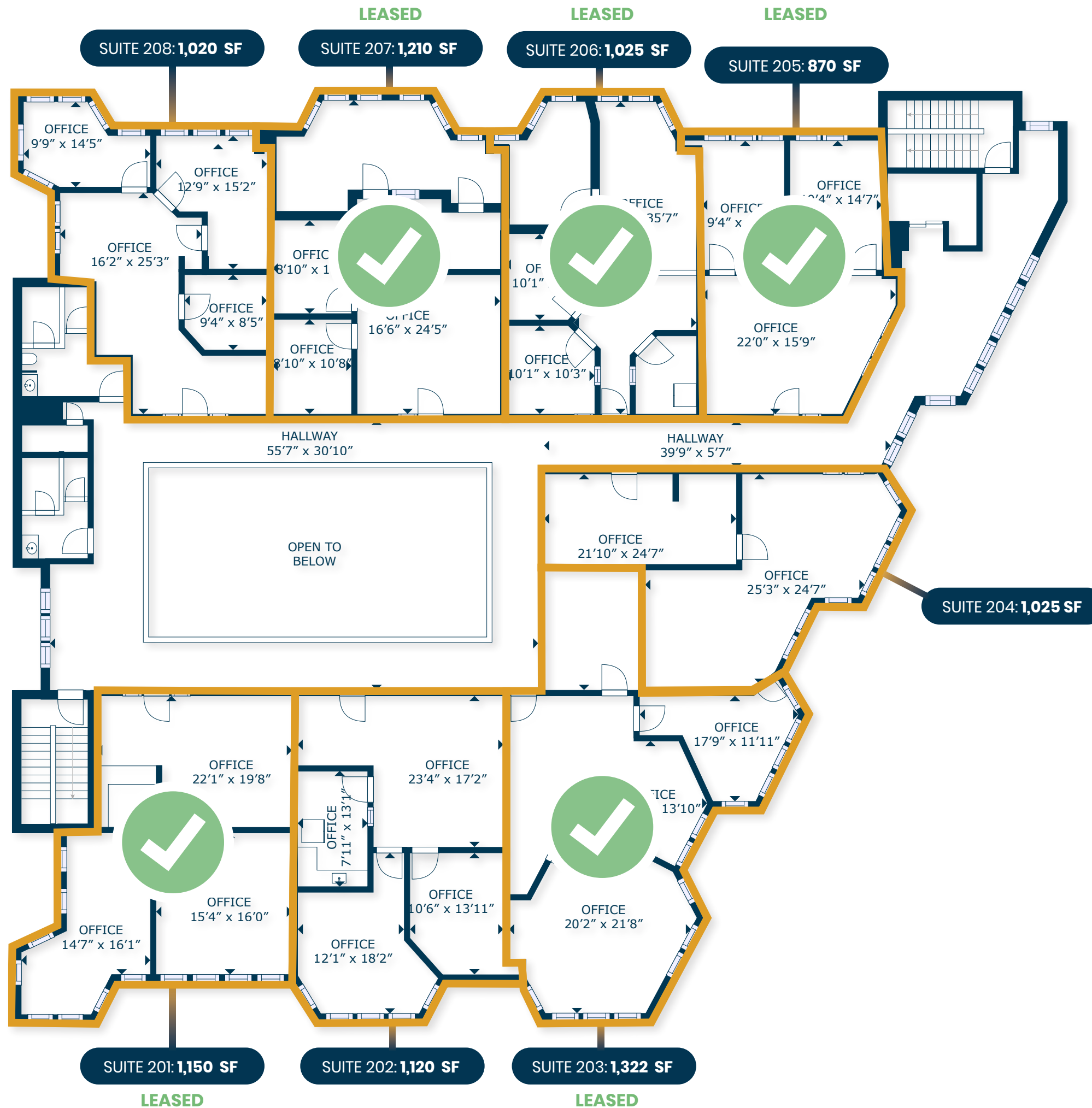
Robert Stratton

CEO/President - DRE #01182000

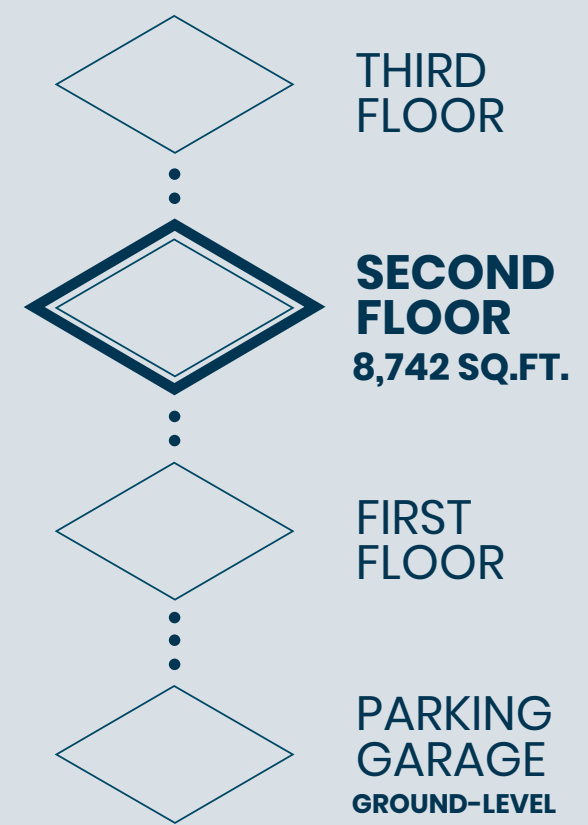
Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonCRE.com



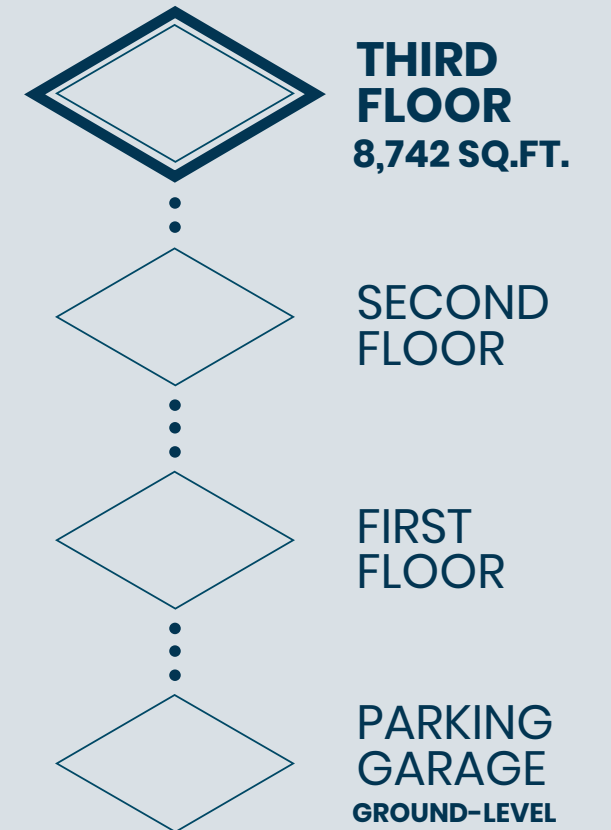


120 N VICTORY BLVD BURBANK, CA



Robert Stratton
CEO/President - DRE #01182000
Cell: 661-212-5699 | Office: 661-702-9700
Robert@StrattonCRE.com

120
N VICTORY BLVD
BURBANK, CA

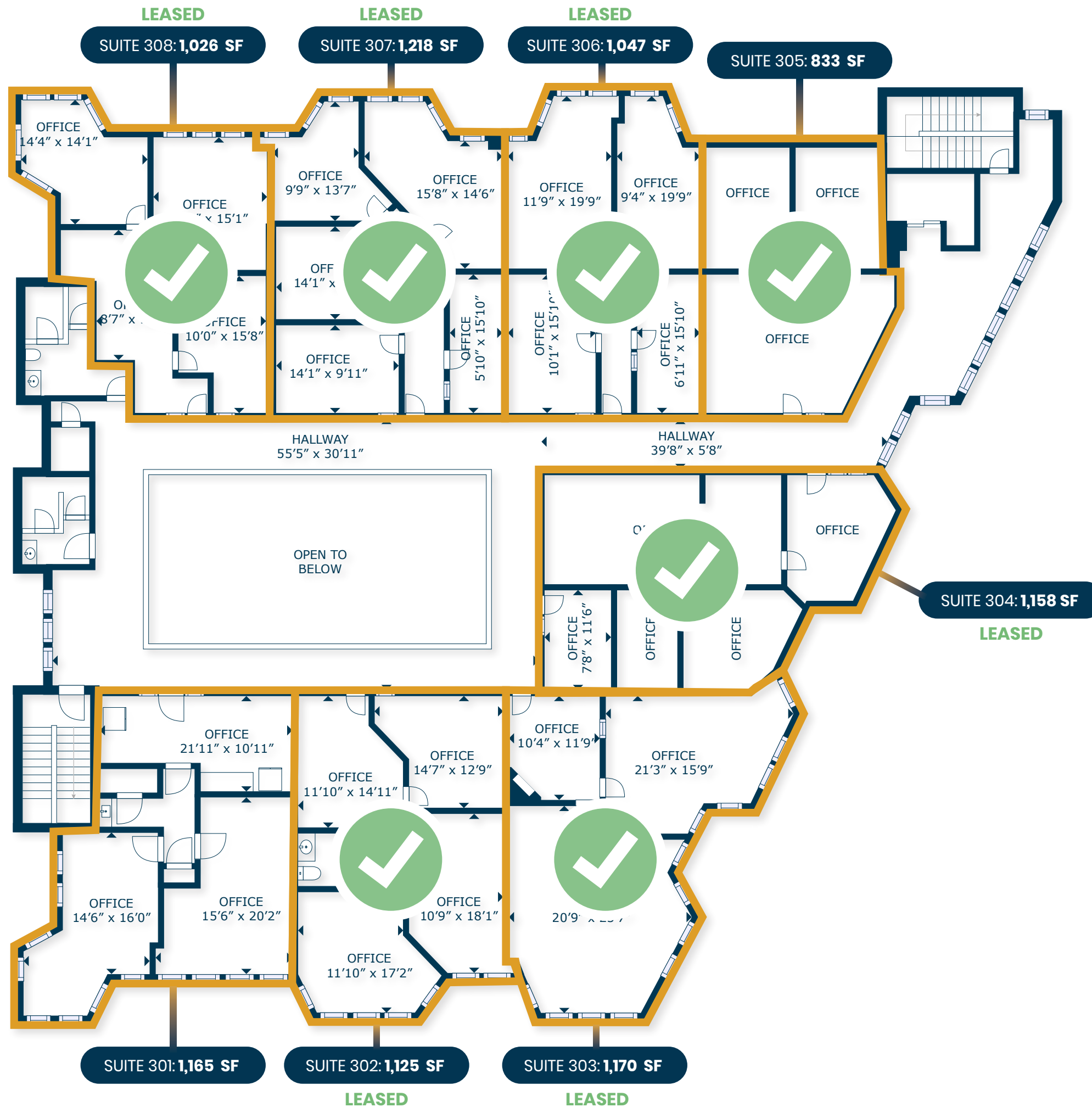


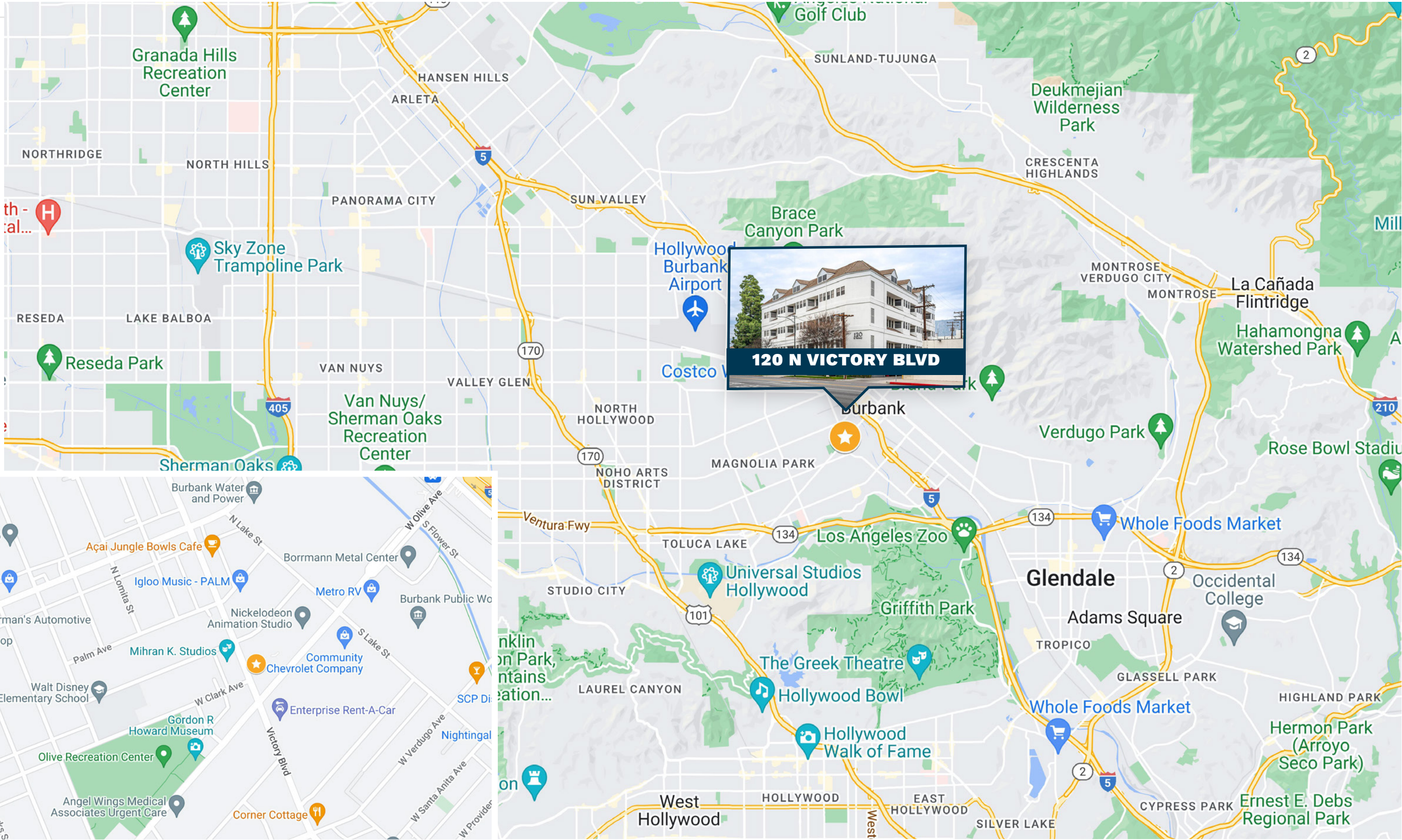
Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonCRE.com







120 N VICTORY BLVD

BURBANK, CA 91502

**GENERAL OFFICE / POST-PRODUCTION SPACE
FOR LEASE**

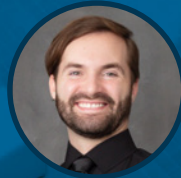


Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com



David Stratton

Senior Associate - DRE #02034297

Cell: 661-212-1308

David@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

All product names, logos, and brands are property of their respective owners. All company, product and service names used in this brochure are for identification purposes only. Use of these names, logos, and brands does not imply endorsement.