

OFFICE SPACE FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

413 NORTH MOSS STREET BURBANK, CA 91502

PATRICK LONG

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**OFFERING SUMMARY**

| | |
|------------------|---------------------------------|
| Available Space: | 3,415 SF |
| Lease Rate: | \$1.11/SF/MO, MG \$3,800/MO |
| Building Size: | 9,211 SF |
| Lot Size: | 6,141 SF |
| Term: | Negotiable |
| Parking: | Up to Four (4) Spaces Tandem |

PROPERTY OVERVIEW

Low cost office space with large open area and eight private offices, three restrooms and storage; part of a larger 9,211 square foot building; located on the second floor; excellent location near Downtown Burbank.

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property

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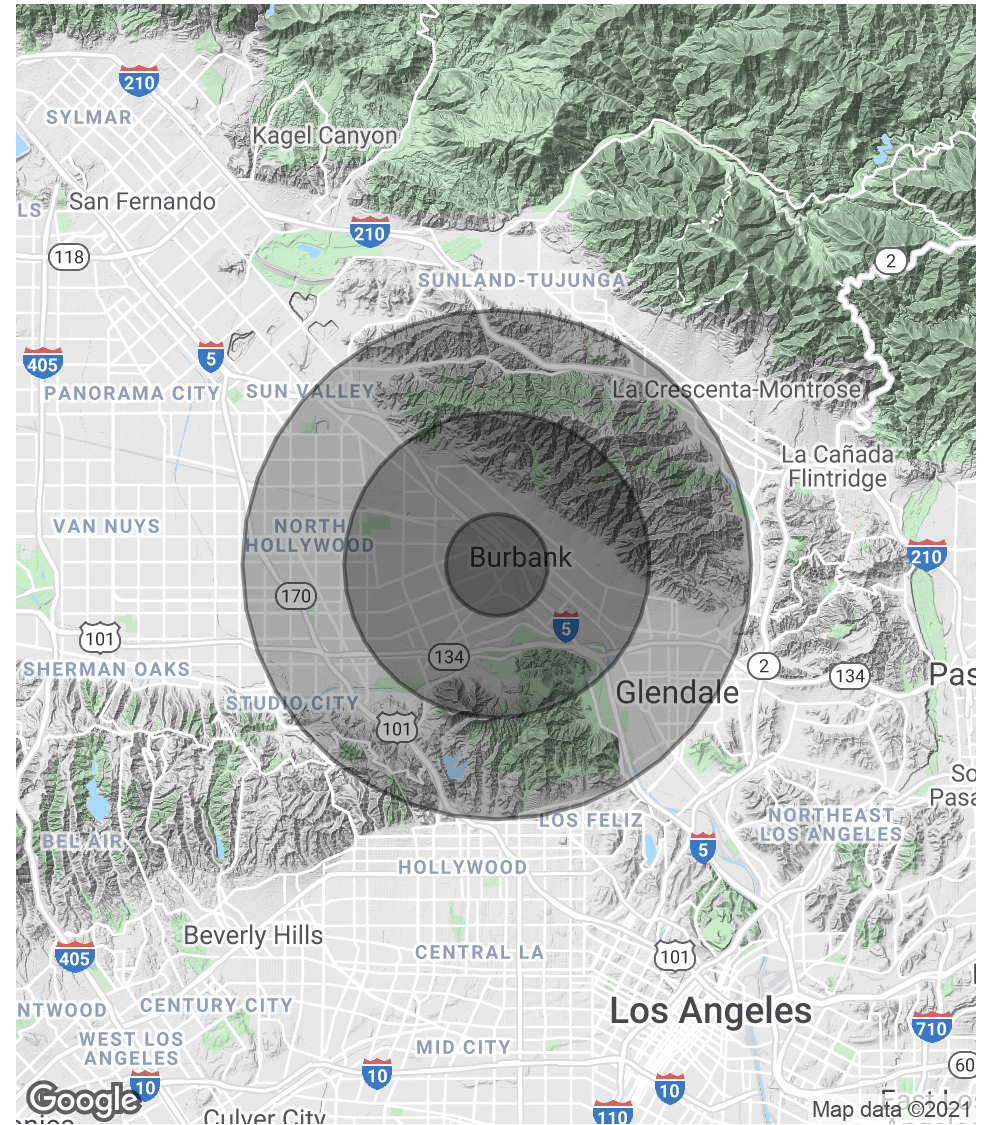
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 30,202 | 162,191 | 417,325 |
| Average age | 37.8 | 38.8 | 37.5 |
| Average age (Male) | 37.5 | 38.0 | 37.0 |
| Average age (Female) | 38.0 | 39.4 | 37.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 12,887 | 63,556 | 164,828 |
| # of persons per HH | 2.3 | 2.6 | 2.5 |
| Average HH income | \$68,477 | \$78,910 | \$80,330 |
| Average house value | \$541,260 | \$641,608 | \$661,004 |

* Demographic data derived from 2010 US Census



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