

447 Burchett Street, Glendale, CA 91203
Cross Street—Pacific Ave.

5,768 square foot, 2 story, office building
With on-site parking

Hard to find 2 tenant building—Separately metered

Occupy all or 1/2 of building, with income potential
Owner/User of 51% or more may qualify for
SBA loan with only 10% down

Refurbished, attractive, free standing building

Good mix of private offices & bullpen area
2 story walk-up with restrooms & lunchrooms on each floor

Adjacent to restaurants, public transportation, & freeways

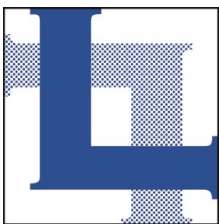
~~\$4,495,000~~
\$3,795,000

Exclusively represented by

PAUL P. LOCKER, CCIM, SIOR, PMC (DRE 01220314)

Reduced

**FOR
RENT
SALE**



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Individual
Member



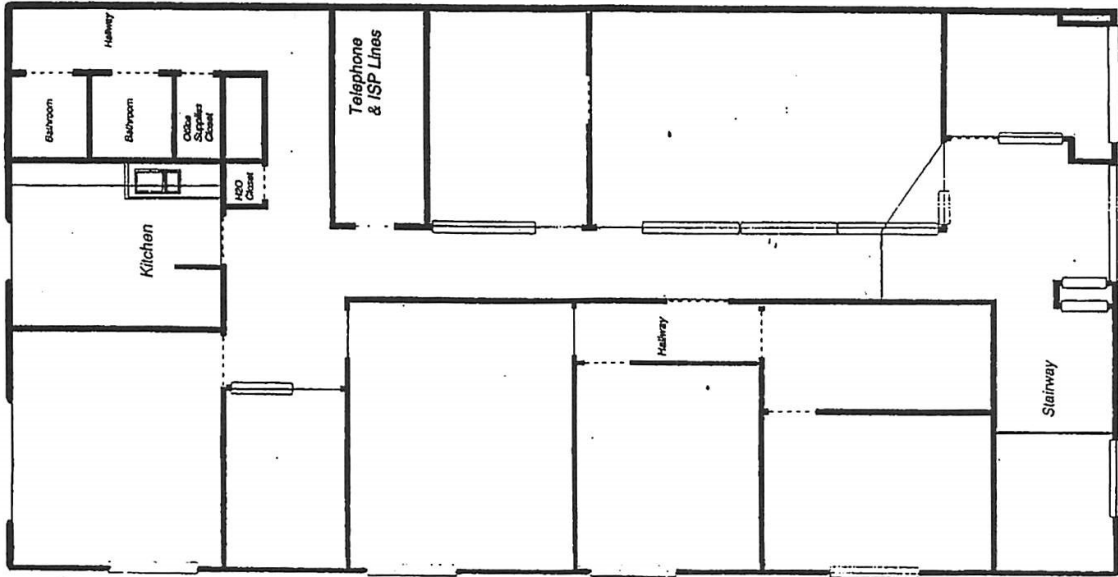
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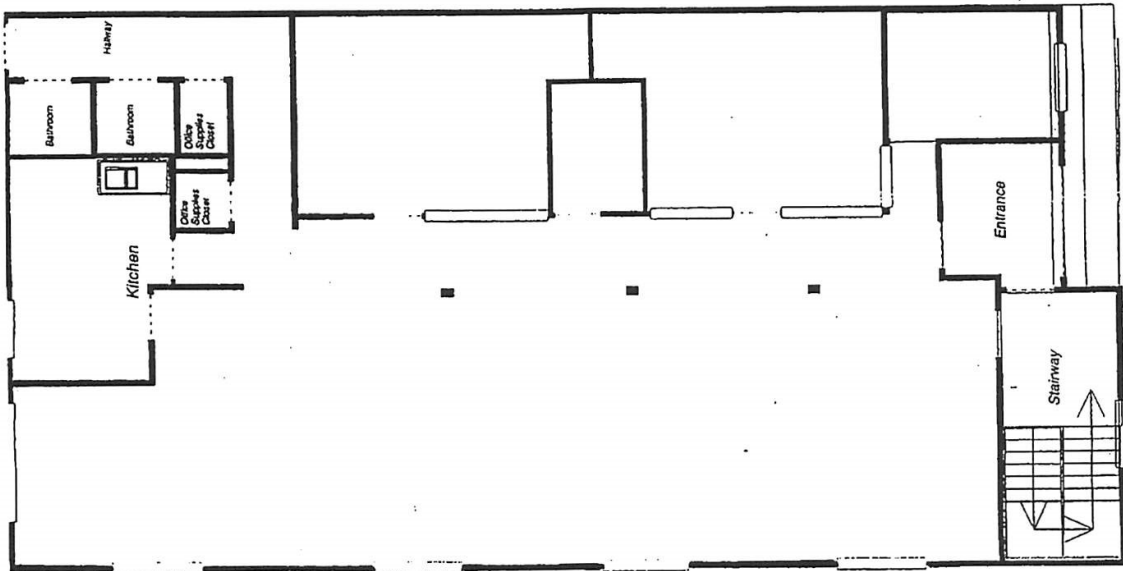
PROPERTY MANAGEMENT CERTIFICATION

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736



Second Floor.



First Floor

447 Burchett Street, Glendale, CA 91203

Physical Details

Cross Streets: between Pacific Ave. & Central Ave.
Assessor's Parcel Number: 5636-015-024
Building Square Footage: 5,768 (Assessor)
Land Square Footage: 7,804 (Assessor)
Year Built: 1977
Walk Score: 91 (Walker's Paradise)
Transit Score: 49 (Some Transit)
Bike Score: 62 (Bikeable)
Zone: C2-II
Parking: 15 (6 tandem & 3 single)

Notes:

Across from Acapulco Restaurant and Starbucks Café
Eleven (11) generous size private offices and large bullpen area
Four (4) restrooms, (2) upstairs and (2) downstairs
Two (2) lunchrooms, (1) upstairs and (1) downstairs
Newer windows (most operable)
IT server room with separate air conditioning unit

**ALL INFORMATION CONTAINED HEREIN IS DEEMED TO BE
RELIABLE; HOWEVER, BUYER TO PERFORM THEIR OWN
INDEPENDENT STUDIES/INVESTIGATIONS INTO ALL ASPECTS
EFFECTING THE PROPERTY, AS BUYER DEEMS NECESSARY.**

