

3400 RIVERSIDE DRIVE, BURBANK, CA
WWW.STUDIOPLAZABURBANK.COM

**Douglas
Emmett** +

Colliers

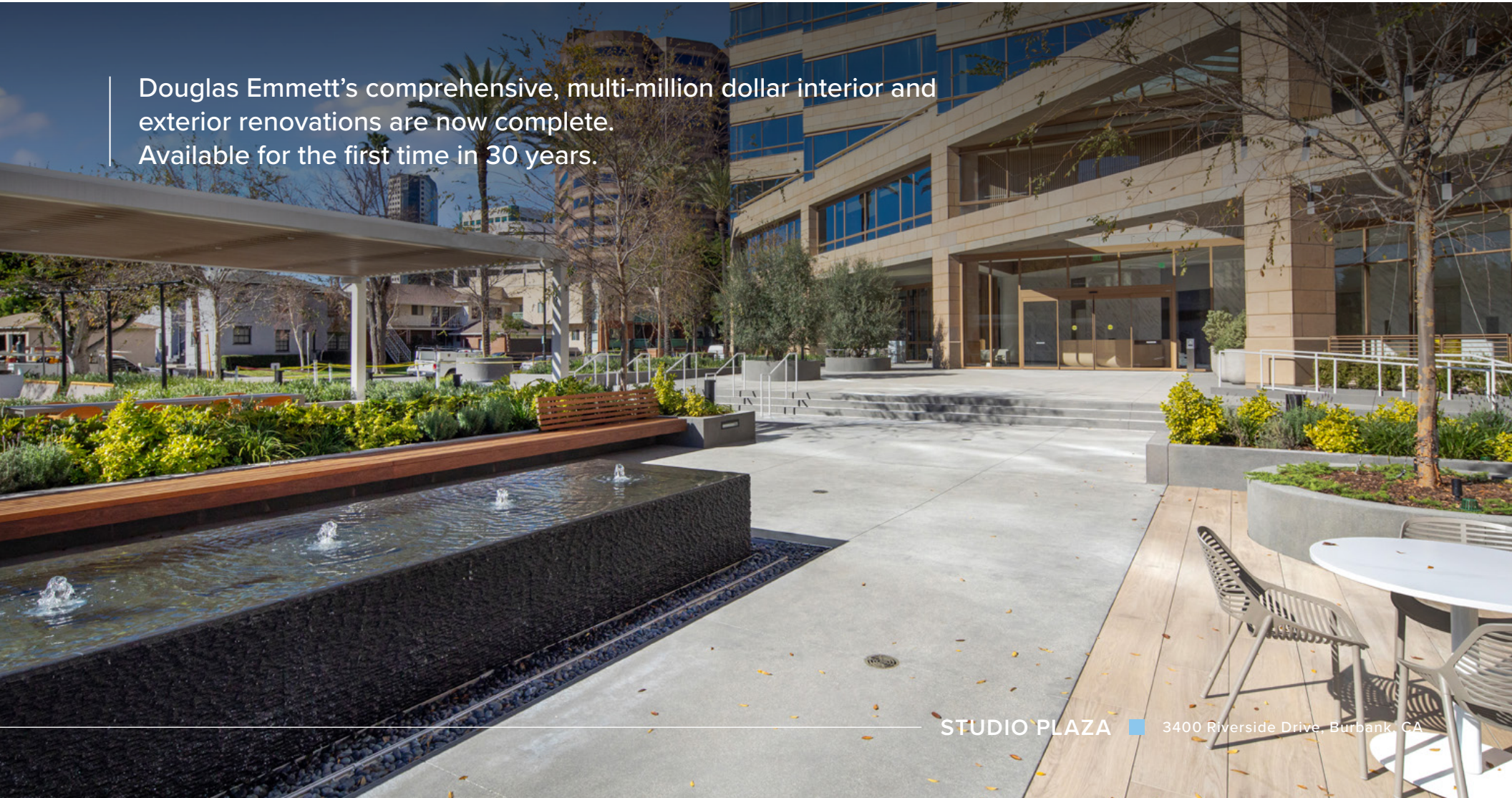
WELCOME TO

STUDIO PLAZA

THE OPPORTUNITY

Douglas Emmett is proud to present Studio Plaza. The iconic ±456,205 RSF, 12-story + penthouse office campus is grounded in the vibrant culture of Burbank's Media District. Located at the center of the entertainment world, adjacent to major production studios, Studio Plaza offers a rare vision of convenience and inspiration.


Douglas Emmett's comprehensive, multi-million dollar interior and exterior renovations are now complete. Available for the first time in 30 years.




AVAILABILITIES

 Suite 300 | ±38,806 RSF | \$4.10/RSF

 Suite 400 | ±38,540 RSF | \$4.10/RSF

 Suite 600* | ±7,623 RSF | \$3.75/RSF


 Suite 610* | ±5,385 RSF | \$3.75/RSF

 Suite 630* | ±7,638 RSF | \$3.75/RSF

 Suite 700* | ±38,098 RSF | \$4.35/RSF

 Suite 800** | ±37,606 RSF | \$4.35/RSF

 Suite 1100^^ | ±28,909 RSF | \$4.50/RSF

 Penthouse | ±11,859 RSF | \$4.65/RSF

\$3.75/RSF PROMO PRICING FOR 6TH FLOOR SPEC SUITES

*6th & 7th - Spec/Multi-tenant Floors

**8th & 9th Floors Contiguous to ±74,838 Total RSF with Interconnecting Stairwells



THE DETAILS

±456,205 RSF
Square Footage

12 Stories
+ Penthouse

13'4"
Ceiling Height

- Distinct campus design, including several outdoor pavilions
- 3/1,000 subterranean parking
- Common generator available for project tenants
- Exceptional freeway visibility and access
- Abundant EV charging stations
- On-site Equinox Fitness Club and Earthbar Café
- Within close proximity to an array of restaurants
- Located in the heart of the Burbank Media District

THE CAMPUS

Studio Plaza's campus provides tenants and visitors with exclusive access to nearly half a million square feet of work and amenity spaces—including Equinox Fitness Club and Earthbar Café—and the convenience of Douglas Emmett's unmatched service. The campus provides a rejuvenated environment for tenants —reimagined to inspire and invite.





THE MODERN WORKPLACE

Embracing the modern workspace, Studio Plaza is a distinctively designed campus that offers multiple collaborative spaces, including several outdoor pavilions and terraces.

THE PROGRESS

Newly completed spec suites with modern design finishes are available for immediate move-in.

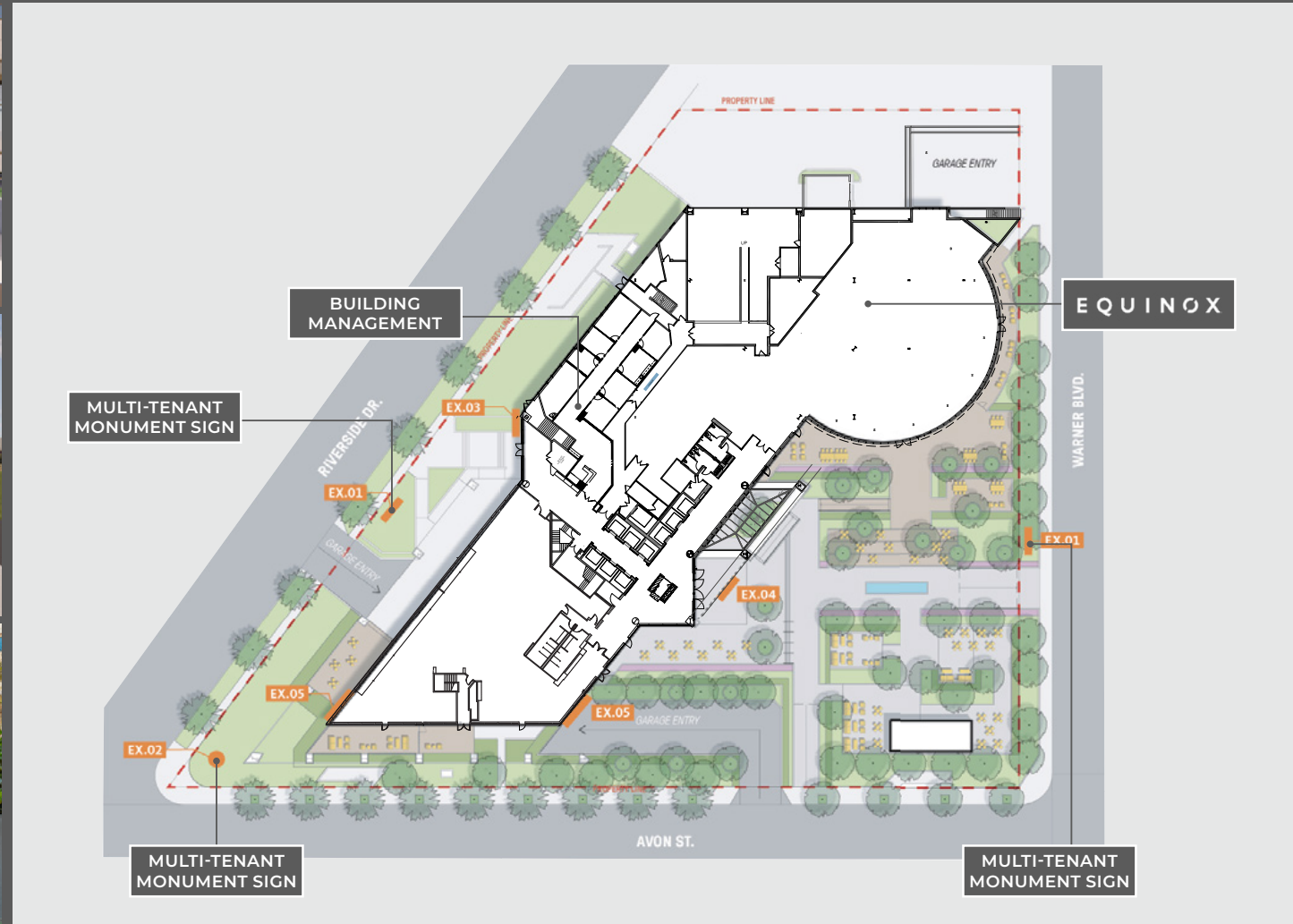


THE VENUE



THE BRAND VISION

This unique offering includes several opportunities for exterior building signage.





SURROUNDING AMENITIES

THE VICINITY

Since the 1940s, Burbank has been Los Angeles' thriving center of entertainment. The area is home to numerous major film and television studios, attracting filmmakers, artists, and professionals from all corners of the media world. The Burbank Media District offers a wide range of resources, such as state-of-the-art production facilities, post-production services, and soundstages.



DOUGLAS EMMETT DELIVERS

LEASING

Our in-house leasing team is dedicated to meeting your office needs within our vast portfolio of Class-A office properties. We proudly offer the most extensive selection of premier office spaces for lease in the most coveted submarkets of Los Angeles and Honolulu.

SPACE PLANNING

Our custom-tailored approach to space planning delivers design solutions that best meet your business' needs. Our in-house team of experts works closely with you throughout the interior design process to create innovative spaces that inspire creativity and productivity.

CONSTRUCTION

Our in-house construction team is dedicated to creating exceptional workspaces in record time. Our skilled team manages the entire process, from acquiring permits to overseeing construction, to ensure that every project is of unmatched quality.

MANAGEMENT

We place the highest value on providing exceptional customer service. Our management team is committed to ensuring that our tenants have a positive experience, from our friendly on-site security to the helpful and proactive property management staff. We strive to offer unparalleled service and support to all of our tenants.

STABILITY

As a financially stable owner and operator for over 40 years, our strength is your advantage. We tailor solutions to your business' needs. From enabling hybrid solutions to supporting alternative work styles, we're continually evolving the workplace for the future, keeping your business on the cutting-edge of possibility.

SUSTAINABILITY

Sustainability and corporate responsibility are at the forefront of our priorities. As a company, we are committed to minimizing our resource use by reducing energy consumption, increasing operational efficiency and diminishing our carbon footprint through our Green Recognized Office program (GRO).

THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

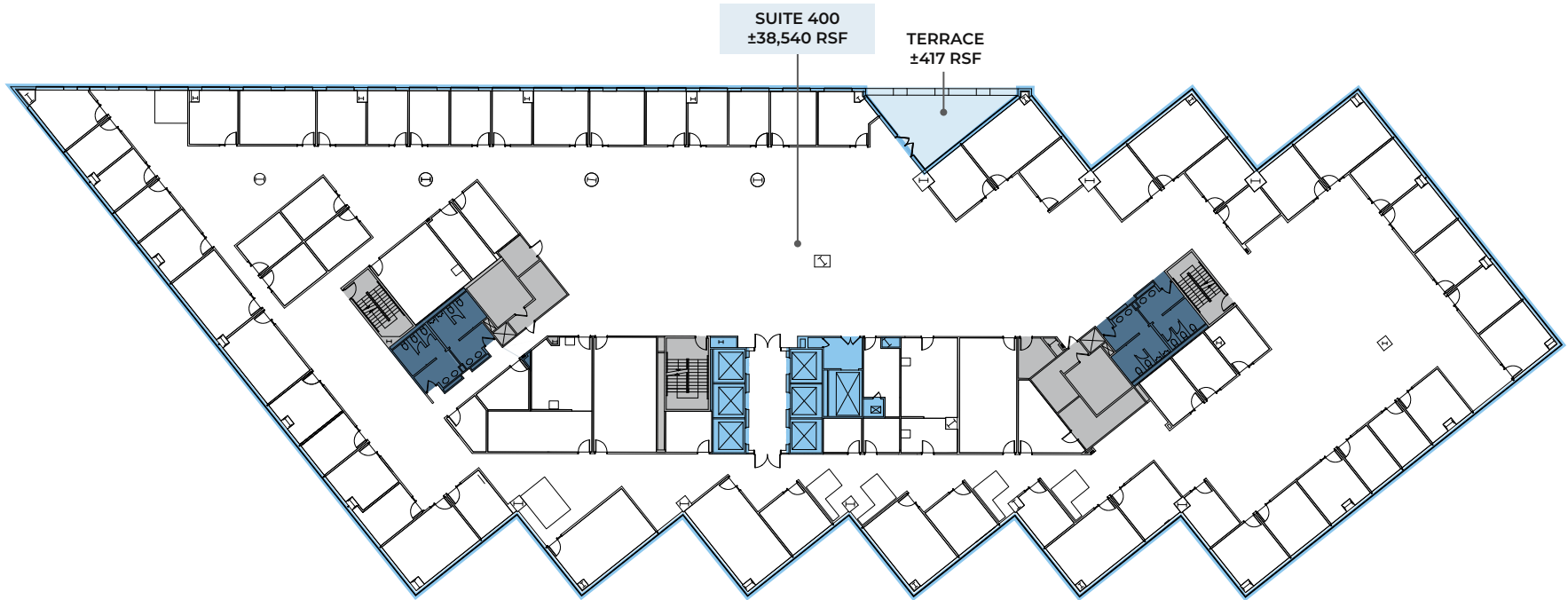


FLOOR 3



THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

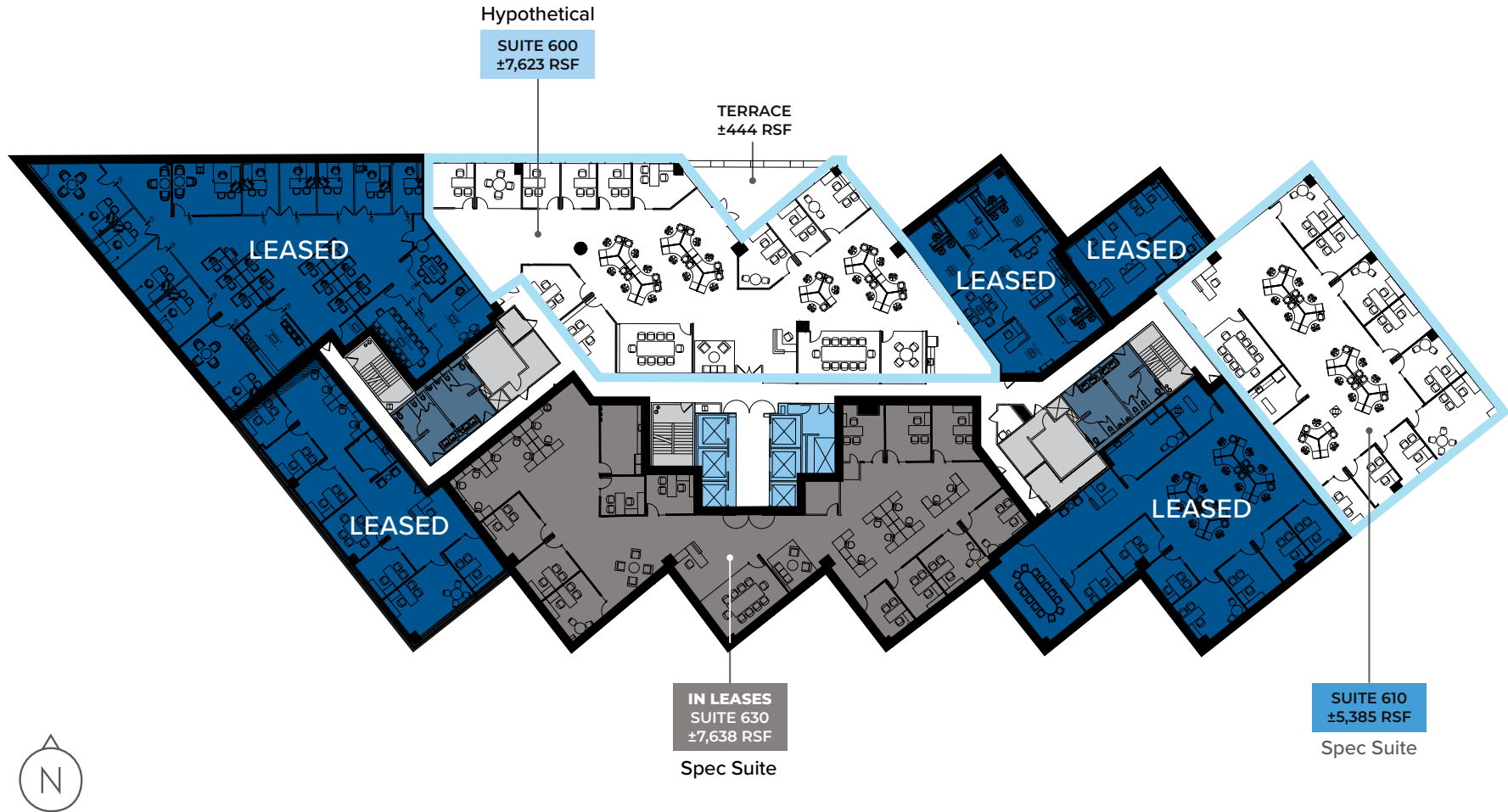


FLOOR 4



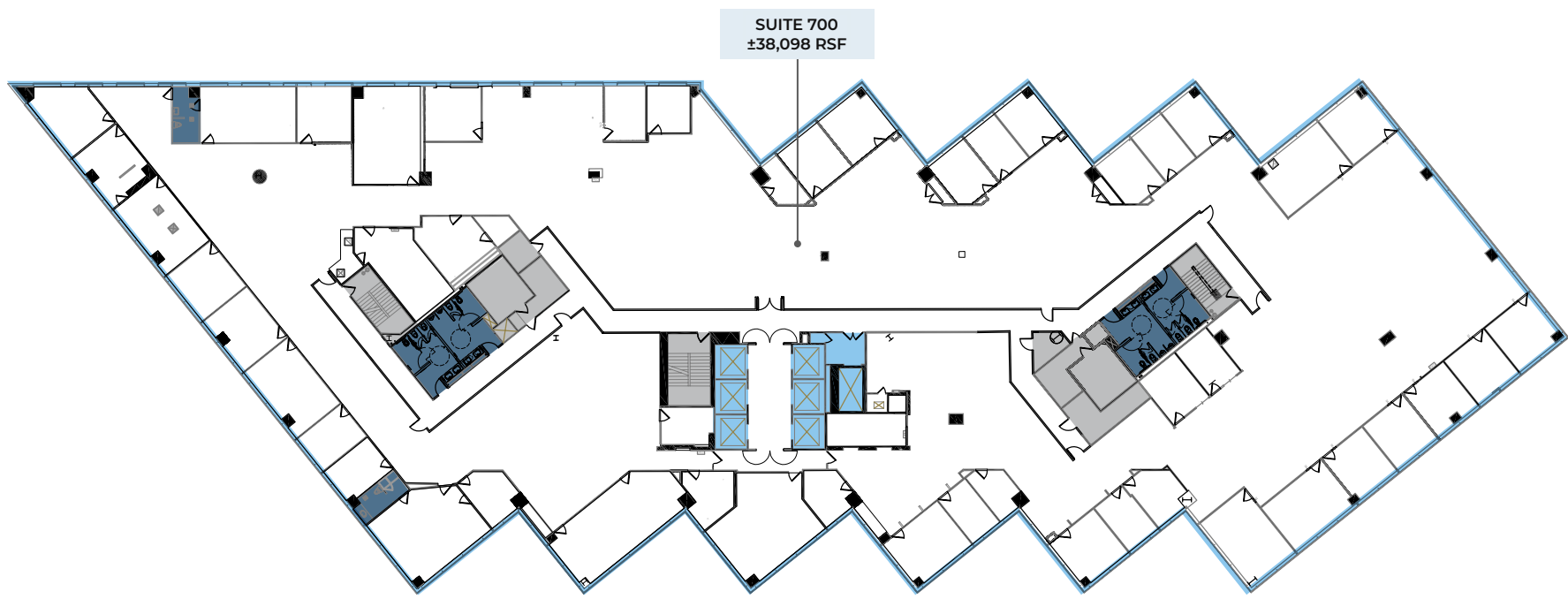
THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



THE BLUEPRINT

- Terrace
- Elevator
- Restrooms
- Stairs & Utility

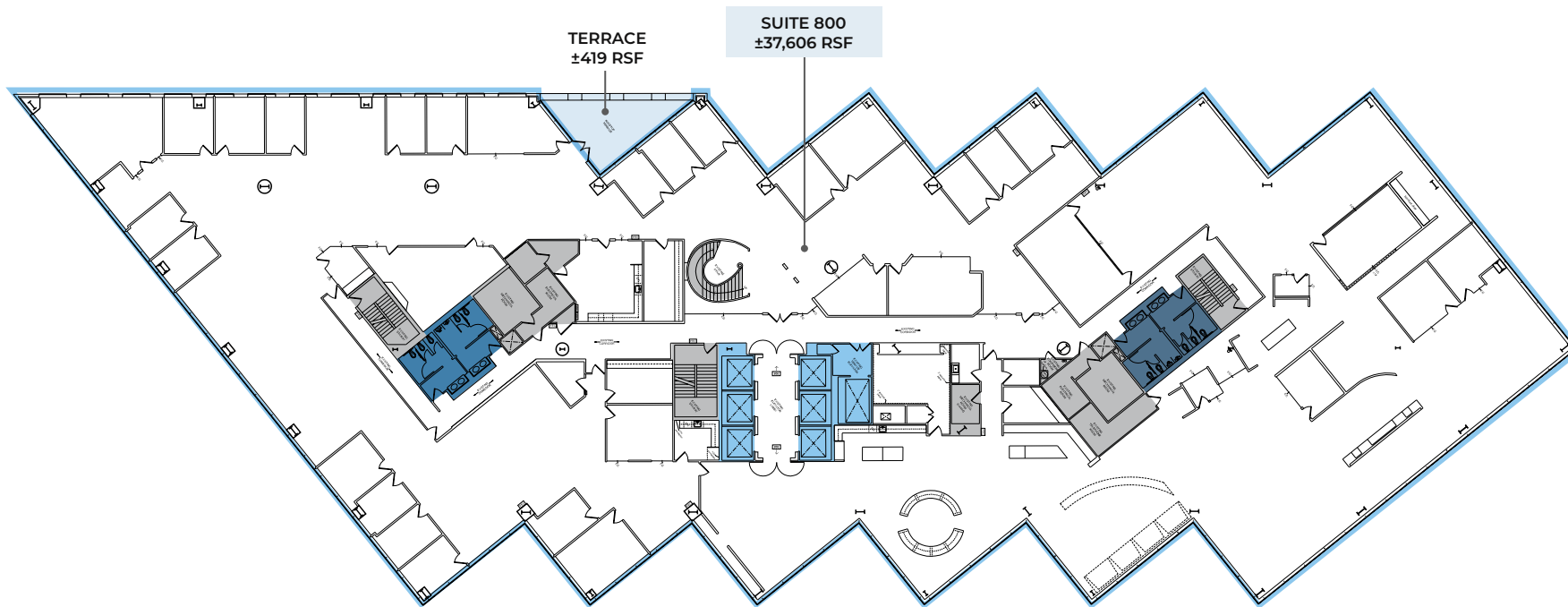


FLOOR 7



THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



FLOOR 8



THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

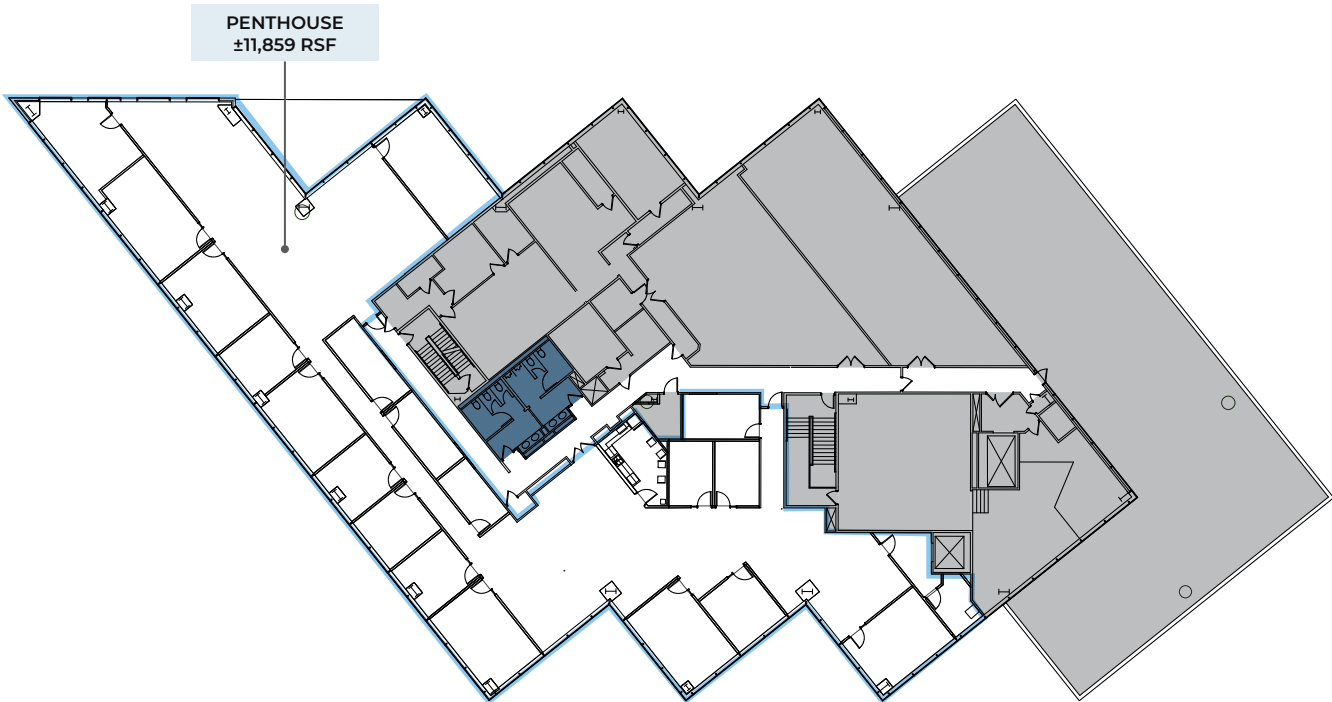


FLOOR 11



THE BLUEPRINT

■ Restrooms ■ Stairs & Utility



PENTHOUSE
±11,859 RSF





STUDIO PLAZA

3400 Riverside Drive, Burbank, CA
www.StudioPlazaBurbank.com

Leasing Team

Integrated Advisory Services Team

Matthew Heyn

License No. 01306148
+1 818 334 1860
matt.heyne@colliers.com

Caitlin Hoffman

License No. 01935762
+1 818 334 1850
caitlin.hoffman@colliers.com

Anneke Greco

License No. 01390030
+1 818 334 1865
anneke.greco@colliers.com

Gil Canton

License No. 01279519
+1 818 233 1856
gil.canton@colliers.com



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