

BURBANK, CA 91502



Building Size:	27,858 SF
Available SF:	+/- 3,600 SF - 3rd. Floor
Rate:	\$2.55 SF/mo (MG) \$9,180.00 per month
Zoning:	BUC2
Location:	Downtown Burbank
Date Available:	November 1, 2026

OFFICE SUITE FOR LEASE

3,600 SF

Prime Downtown Burbank Location — Ideally situated on E. Olive Avenue in the heart of Downtown Burbank, just steps from San Fernando Boulevard and the area's numerous restaurants, cafés, shops, and services. The property offers excellent access to the I-5 Freeway and convenient connectivity to Glendale, Hollywood, and the greater Los Angeles area. Located within Burbank's vibrant business district and close to major entertainment and media employers, the location provides an attractive and highly walkable setting for professional office users.

DO NOT DISTURB TENANT. For all showings and additional information please contact brokers below.

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



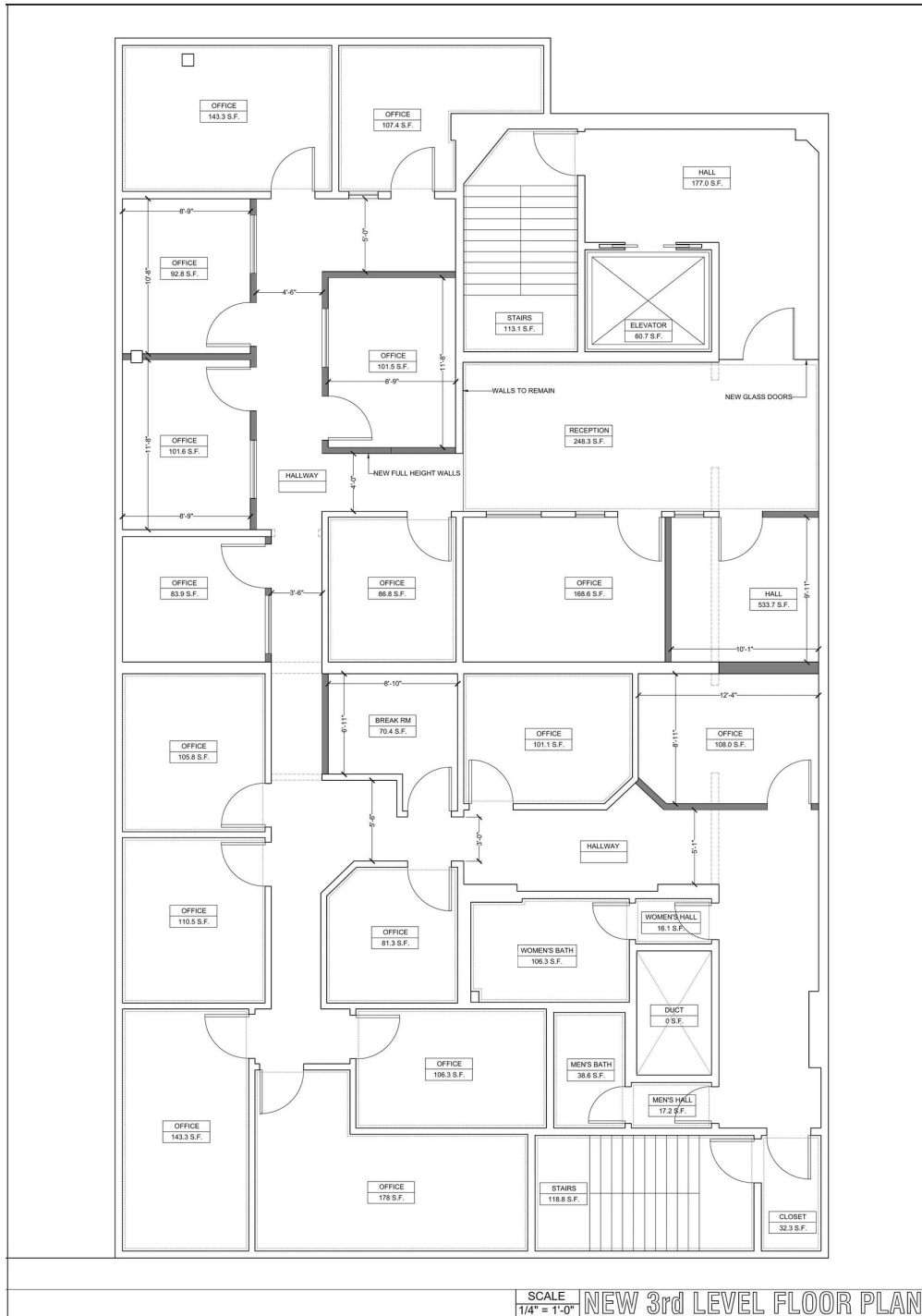
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All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.



245 E OLIVE AVE FLOOR PLAN

BURBANK, CA 91502



MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



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