

BUSINESS ARTS PLAZA

3601 WEST OLIVE AVENUE
BURBANK



BUSINESS ARTS PLAZA

3601 West Olive Avenue | Burbank

Up to 100,000 SF of Full Floors Available
- With Top Signage Opportunities



Parking Ratio: 3.0/1,000 RSF
\$100.00 - unreserved
\$185.00 - reserved

Available Suites
Suite 200 - 21,666 RSF
Suite 400 - 22,062 RSF
Suite 500 - 22,062 RSF
Suite 600 - 5,559 RSF

Suite 625 - 3,880 RSF
Suite 650 - 12,622 RSF
Suite 800 - 22,062 RSF
Rate: \$4.60/SF FSG

PROJECT HIGHLIGHTS



SIGNAGE OPPORTUNITIES/ PHENOMENAL VIEWS



BURBANK MEDIA DISTRICT

Great proximity to major studios including Warner Bros., Disney & NBC Universal



EV CHARGING STATIONS

Electric Vehicle charging stations on-site



AMENITIES

Steps from wide amenity base along Olive Avenue and Riverside Drive



ON-SITE MANAGEMENT

24/7 security and access



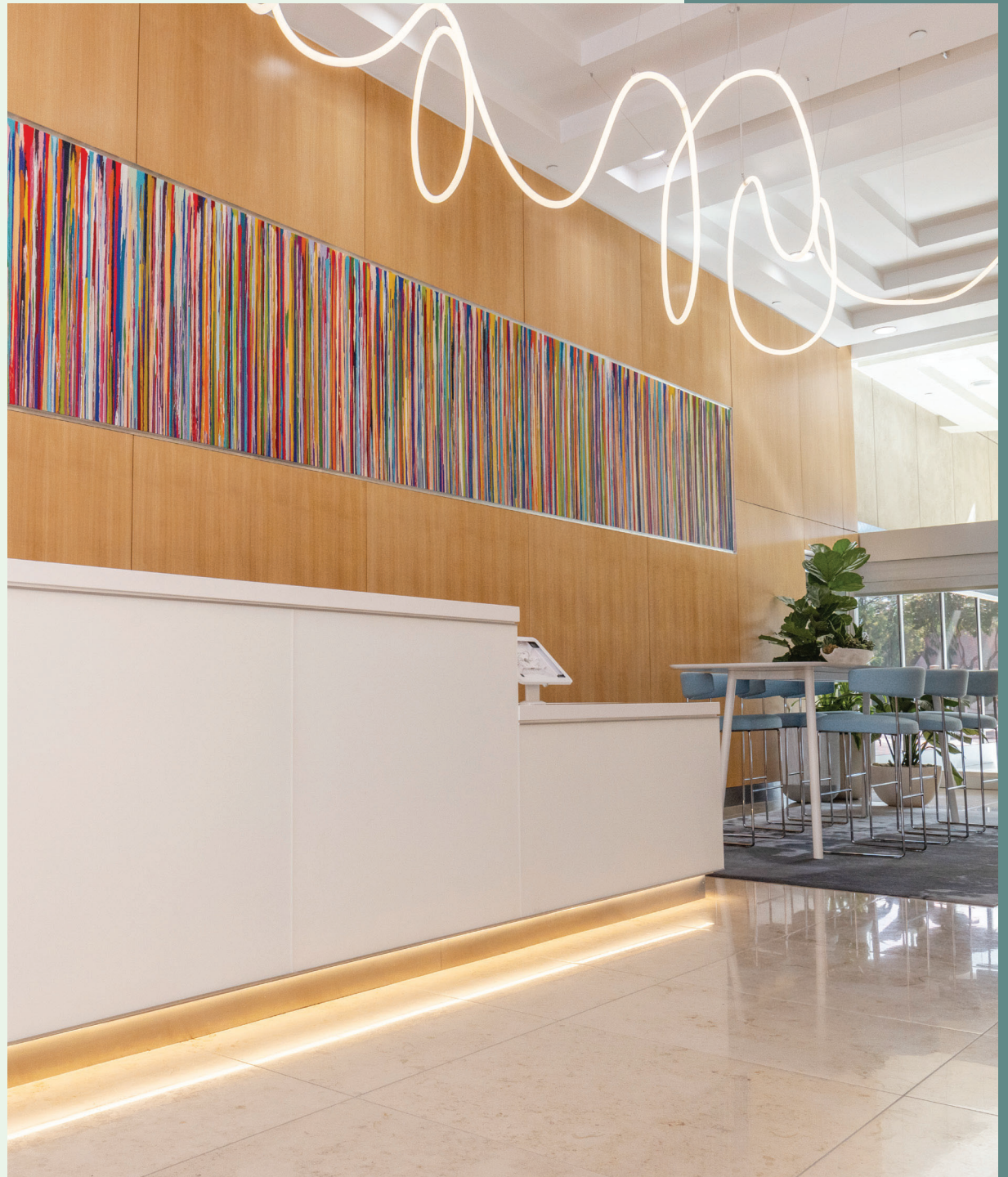
UNPARALLELED ACCESS

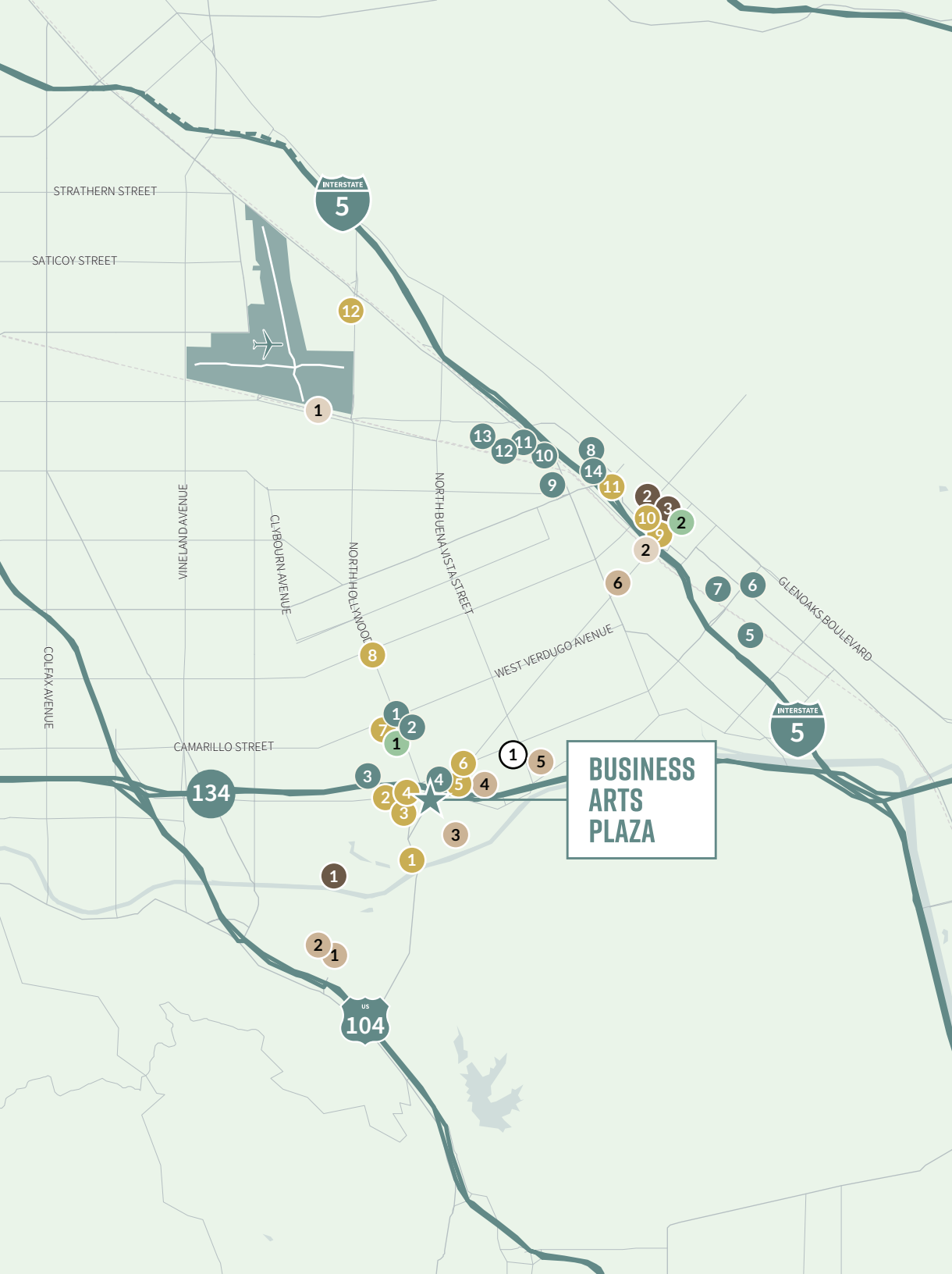
Adjacent to 134 freeway



DIRECT ELEVATOR ACCESS

Direct elevator access to suite from parking





AREA AMENITIES

Transportation ●

1. Bob Hope Airport - Burbank
2. Amtrak - Burbank

Shopping ○

1. Burbank Towne Center
2. CVS
3. Vons
4. Whole Foods Market
5. The Home Depot
6. IKEA
7. Trader Joe's
8. Ralphs
9. Costco Wholesale
10. Walmart Supercenter
11. Best Buy
12. Target
13. Lowe's
14. Sprouts Farmers Market

Fitness ●

1. Pilates Plus LA - Burbank
Rumble Boxing
StretchLab
2. Orangetheory Fitness

Entertainment ●

1. Lakeside Golf Club
2. AMC Burbank 16
3. Round1 Bowling & Arcade
Burbank Town Center

Medical Center ○

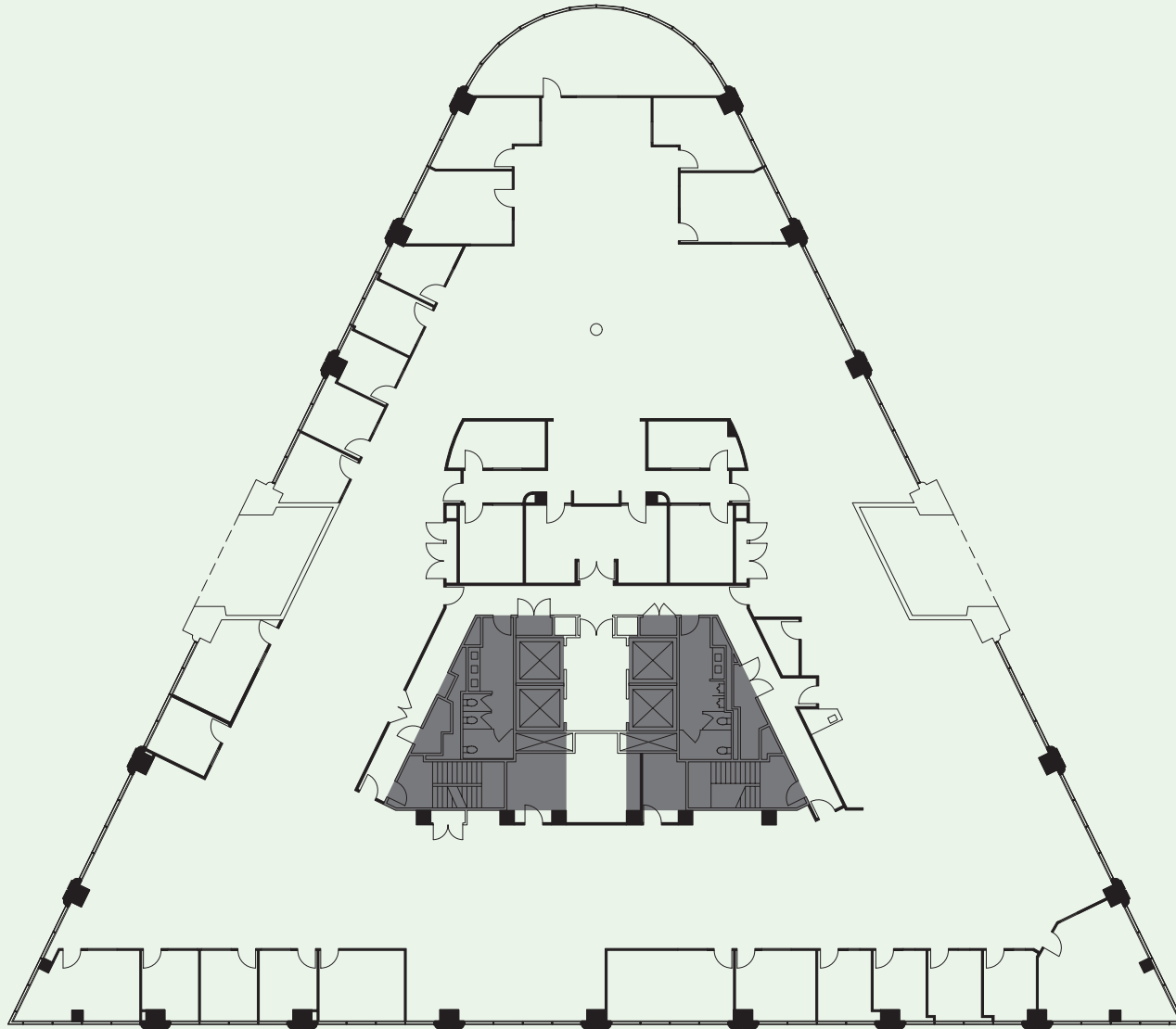
1. Providence Saint Joseph
Medical Center

Dining ●

1. Smoke House Restaurant
2. Gindi Thai Restaurant / Sushi / Bar
3. Novo Cafe
4. Olive & Thyme
5. Morton's The Steakhouse
6. Chick-fil-A
7. Jersey Mike's Subs
Popeyes Louisiana Kitchen
Menchie's Frozen Yogurt
Urbane Cafe
Starbucks
California Fish Grill
8. Porti's Bakery and Cafe
9. Wood Ranch
10. Yard House
11. In-N-Out Burger
12. Jersey Mike's Subs

Major Studio ●

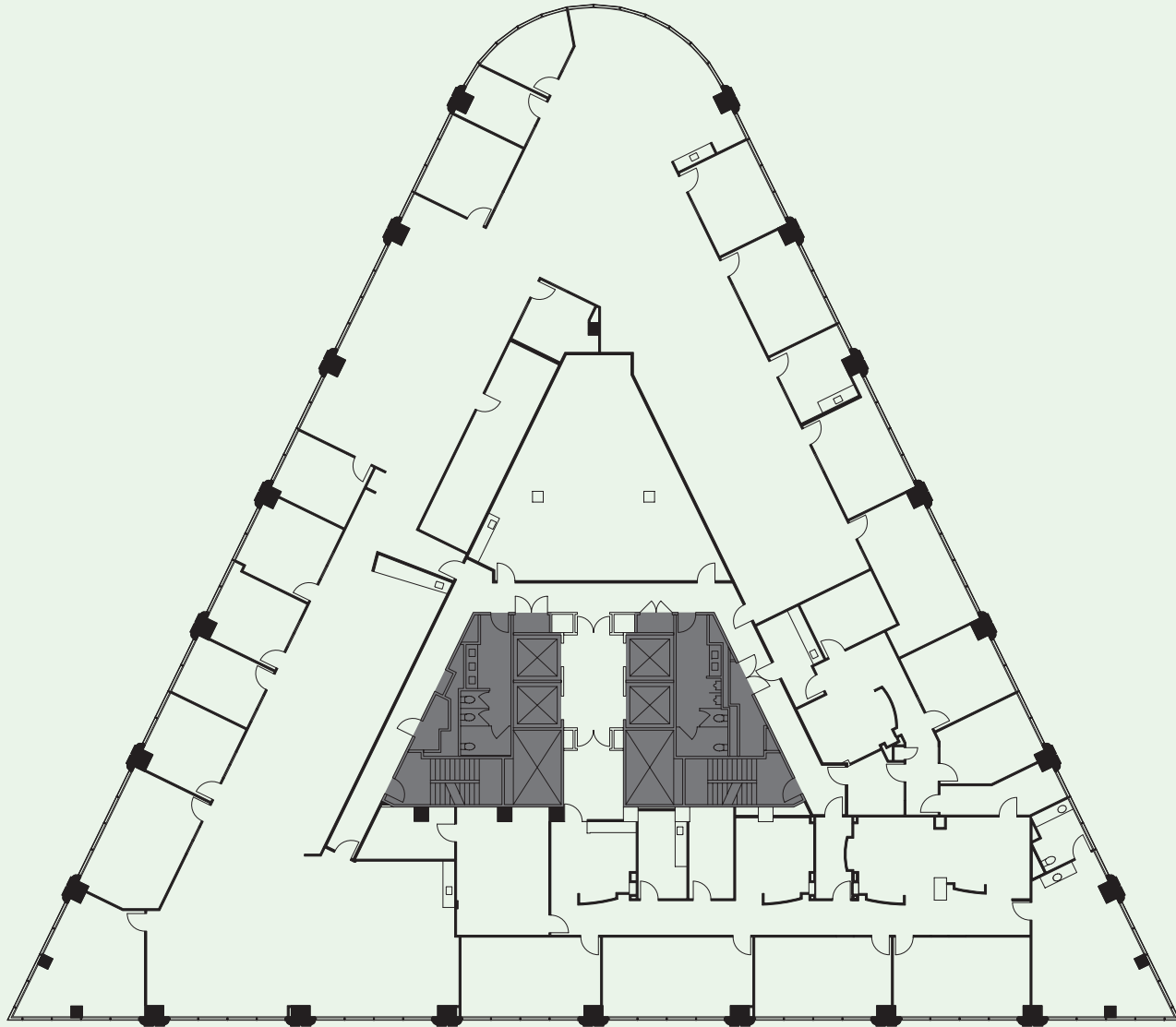
1. NBC Universal
2. Universal Studios Hollywood
3. Warner Bros. Studios
4. Cartoon Network Studios
5. The Walt Disney Studios
6. Nickelodeon Animation Studio



SUITE 200

21,666 RSF

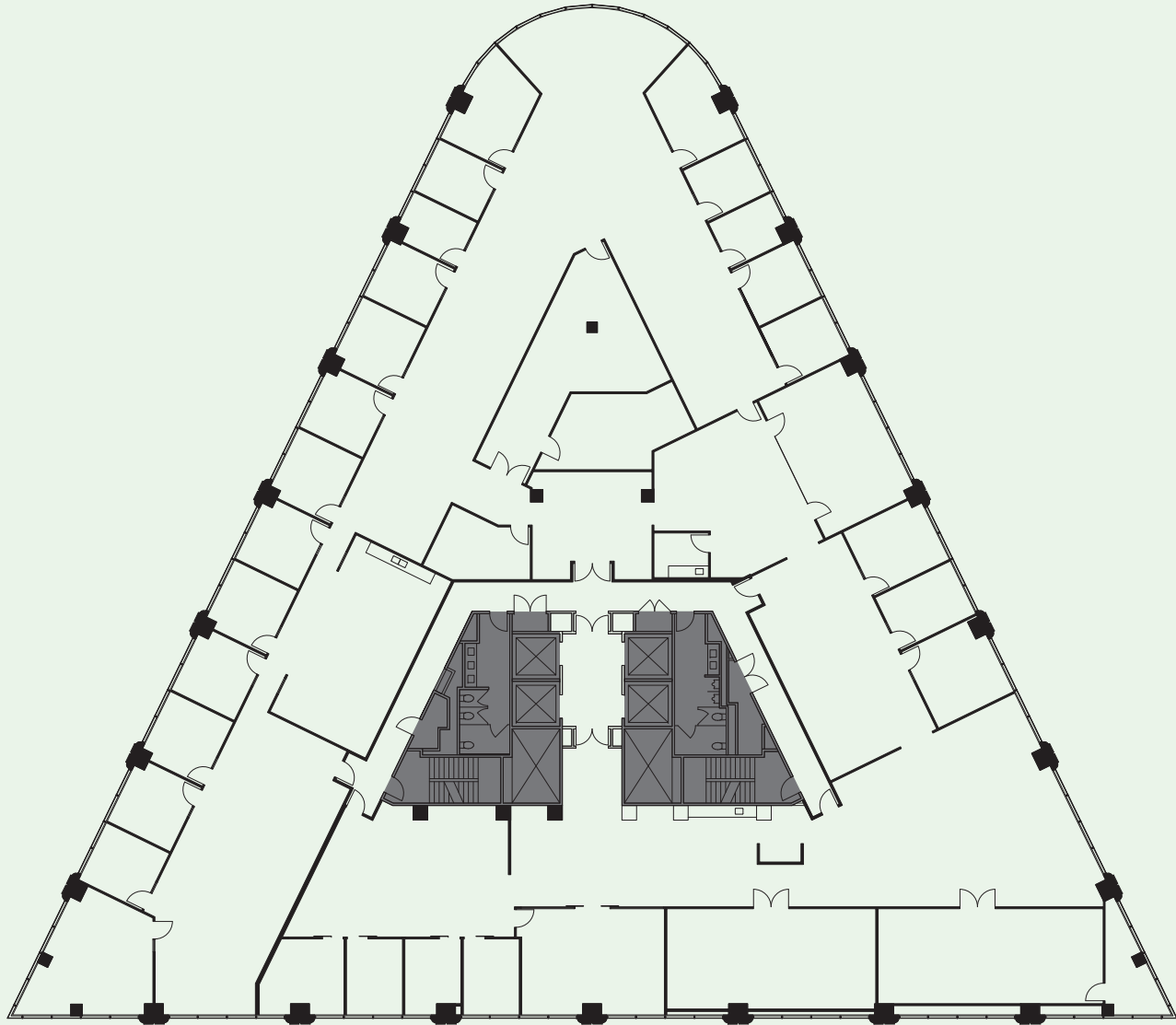




SUITE 400

22,062 RSF

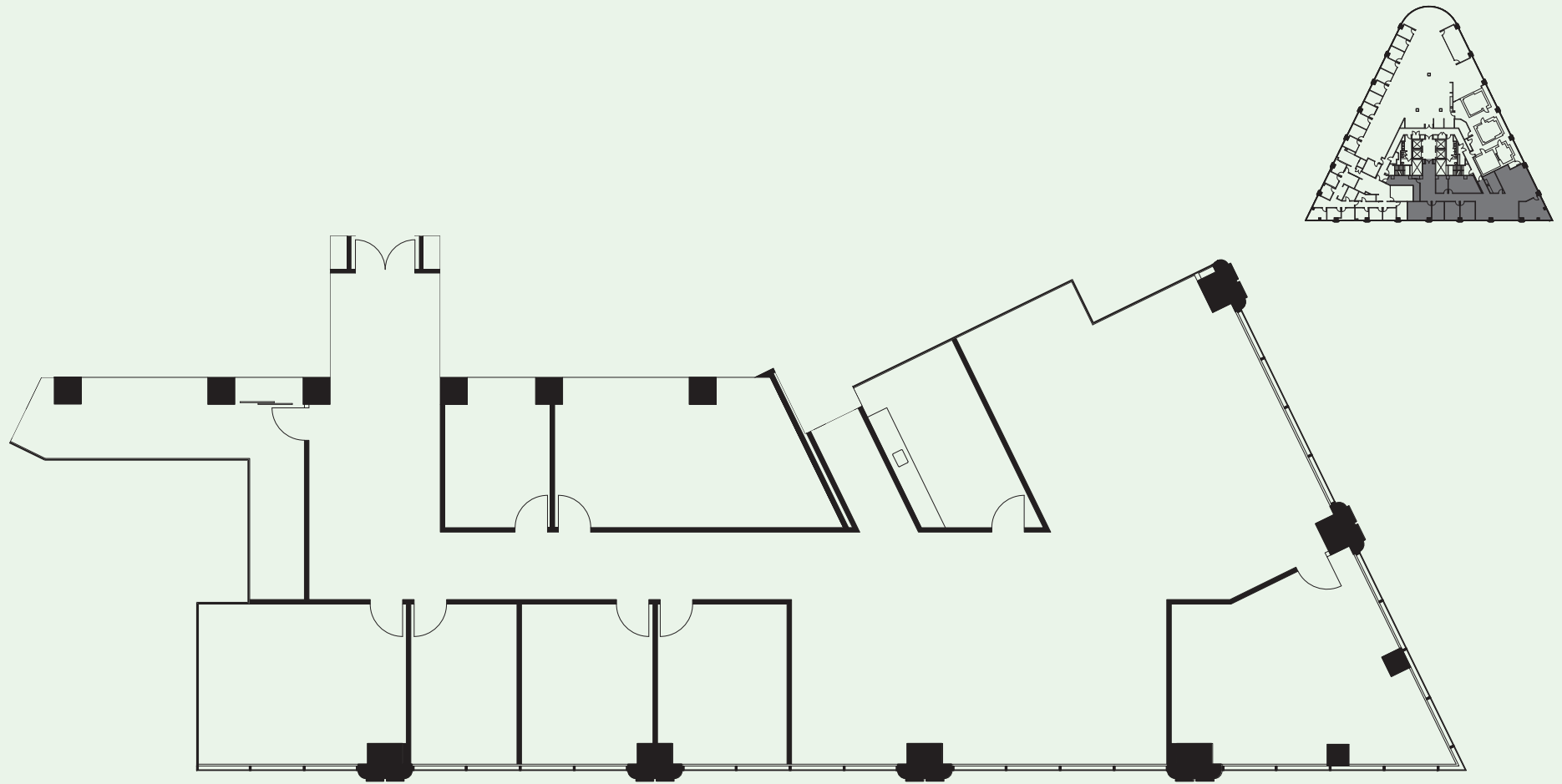




SUITE 500

22,062 RSF

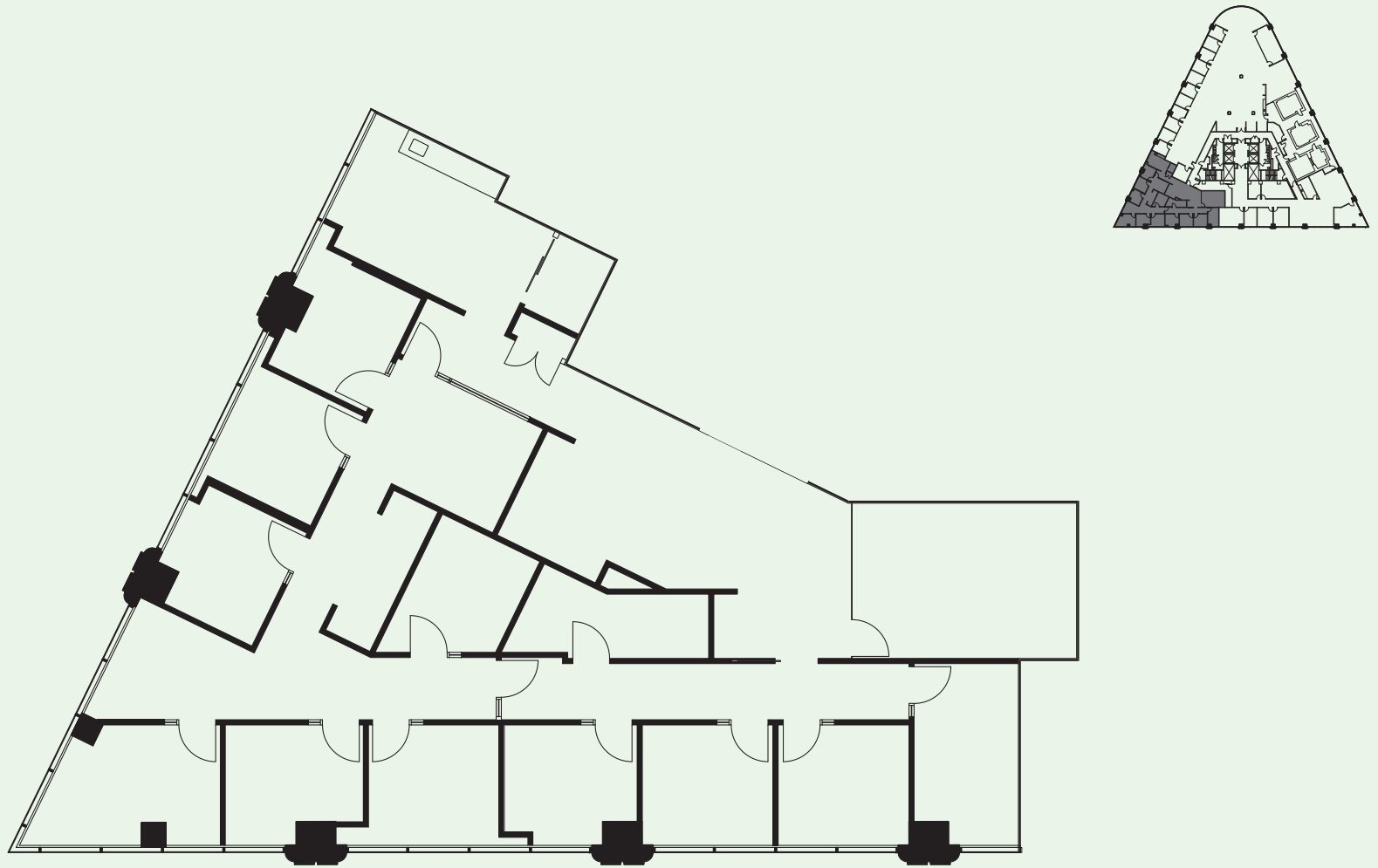




SUITE 600

5,559 RSF

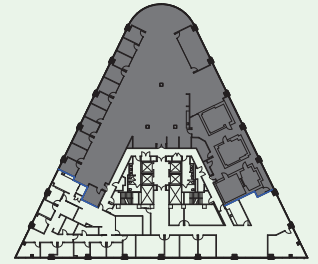
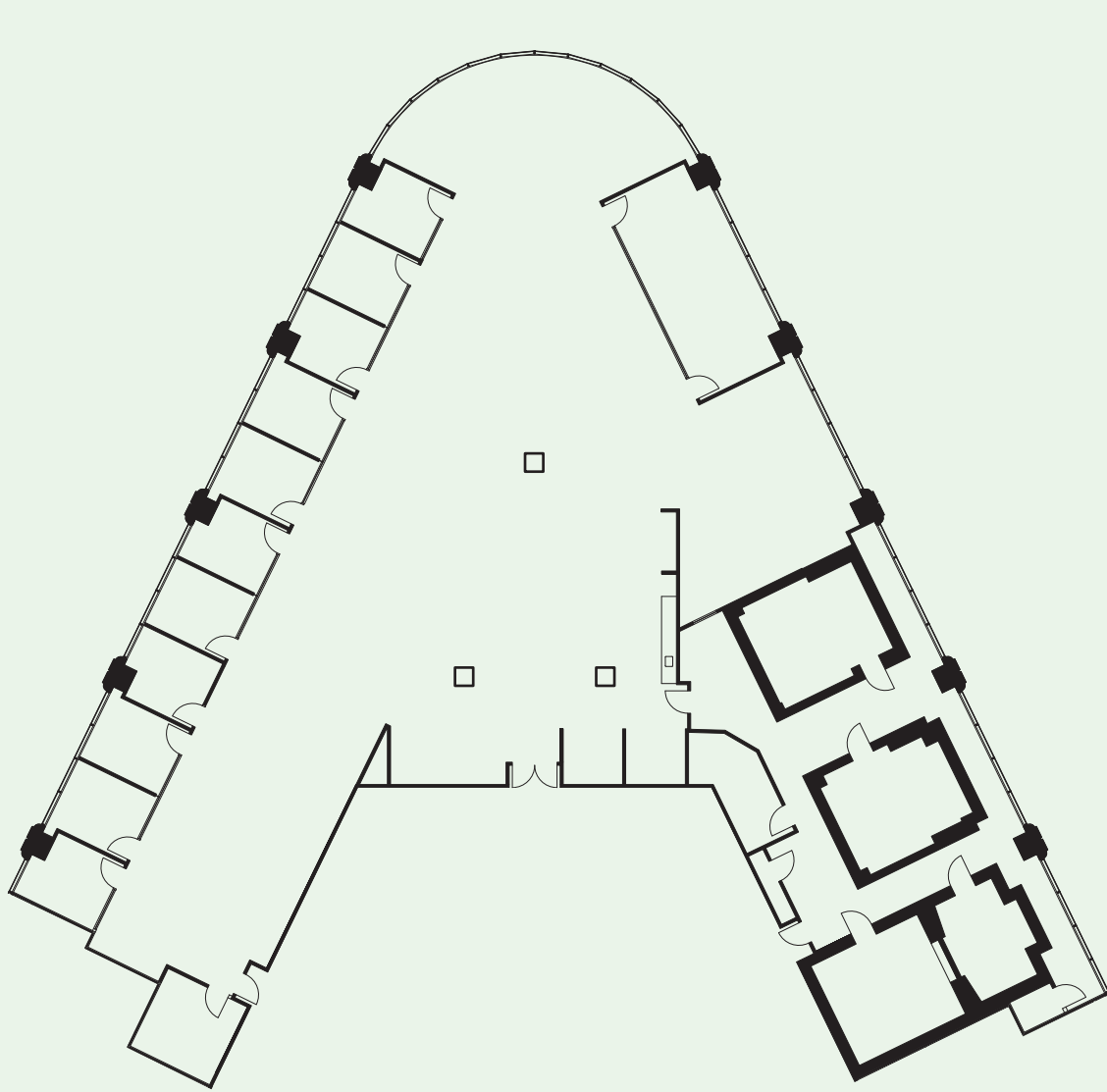




SUITE 625

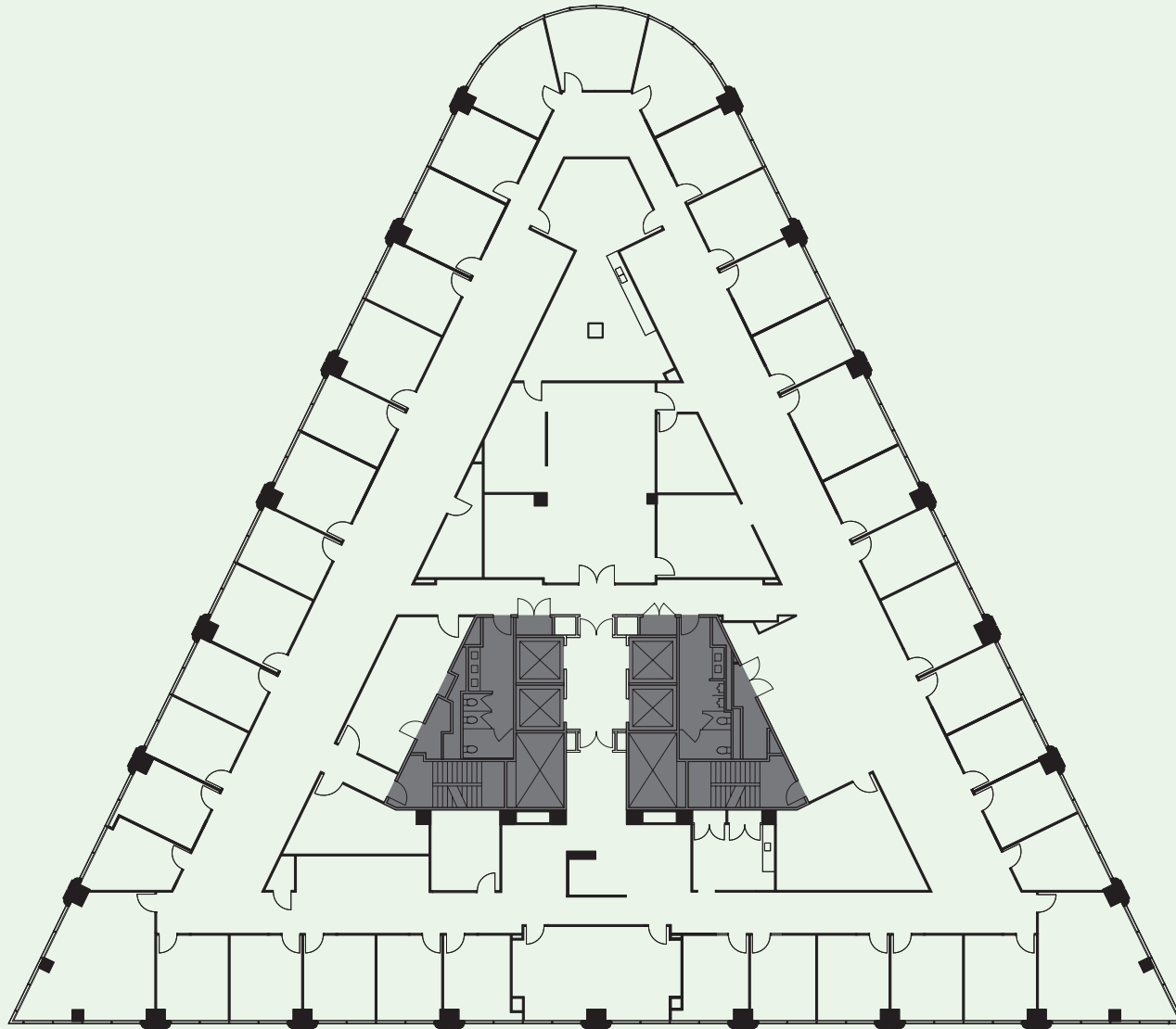
3,880 RSF





SUITE 650
12,622 RSF





SUITE 800

22,062 RSF





J.P.Morgan

3601

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