

BUSINESS ARTS PLAZA

3601 WEST OLIVE AVENUE
BURBANK



BUSINESS ARTS PLAZA

3601 West Olive Avenue | Burbank



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

Available Suites
Suite 400 - 22,146 RSF
Suite 600 - 5,579 RSF
Suite 650 - 12,641 RSF

Rate: \$4.60/SF FSG

PROJECT HIGHLIGHTS



UNPARALLED ACCESS

Adjacent to 134 freeway



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

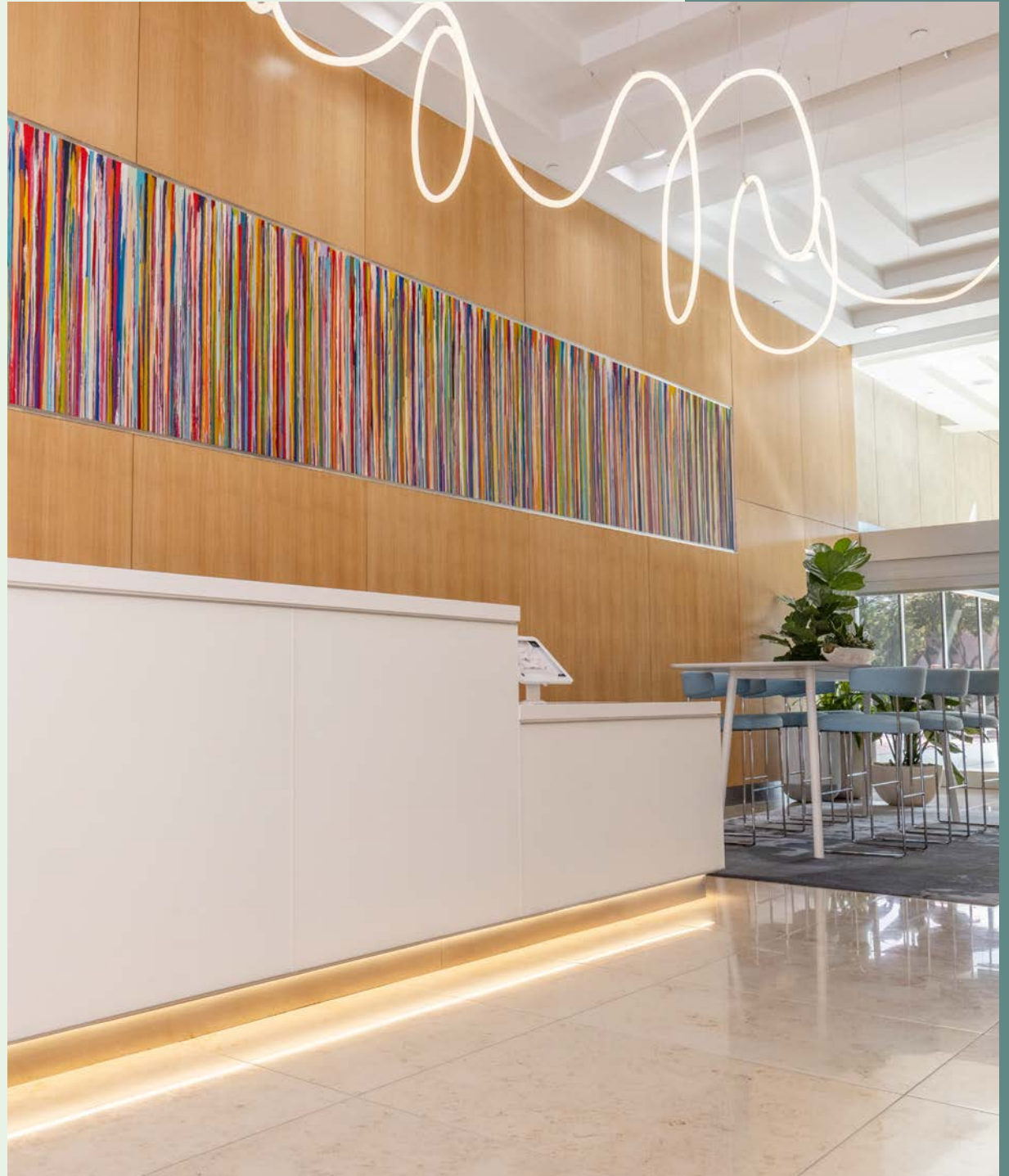


PHENOMENAL VIEWS



DIRECT ELEVATOR ACCESS

Direct elevator access to suite from parking





**BUSINESS
ARTS
PLAZA**

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 ●

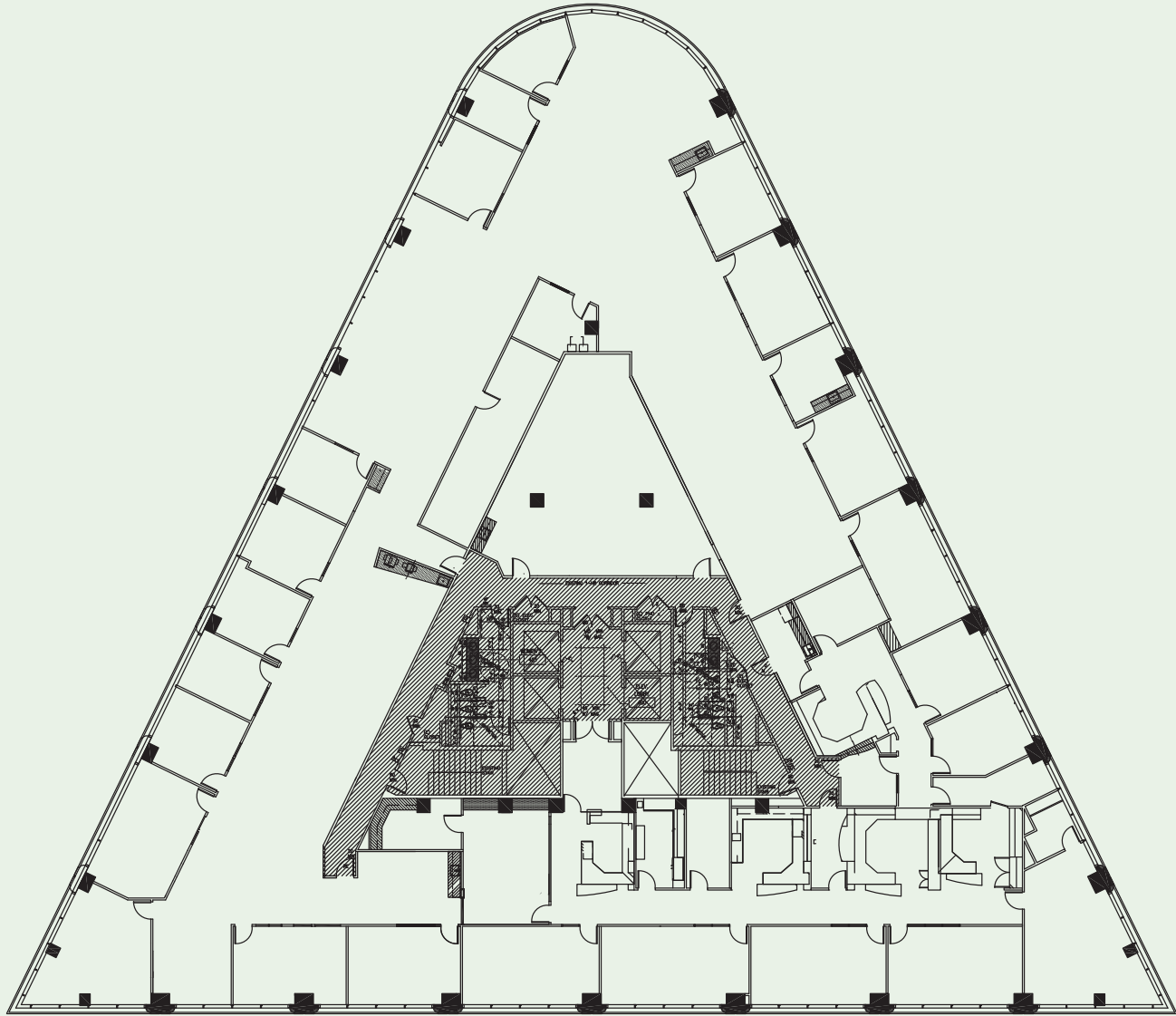
1. Providence Saint Joseph Medical Center

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. Porto's Bakery and Cafe
9. Wood Ranch
10. Yard House
11. In-N-Out Burger
12. Jersey Mike's Subs

Major Studio ●

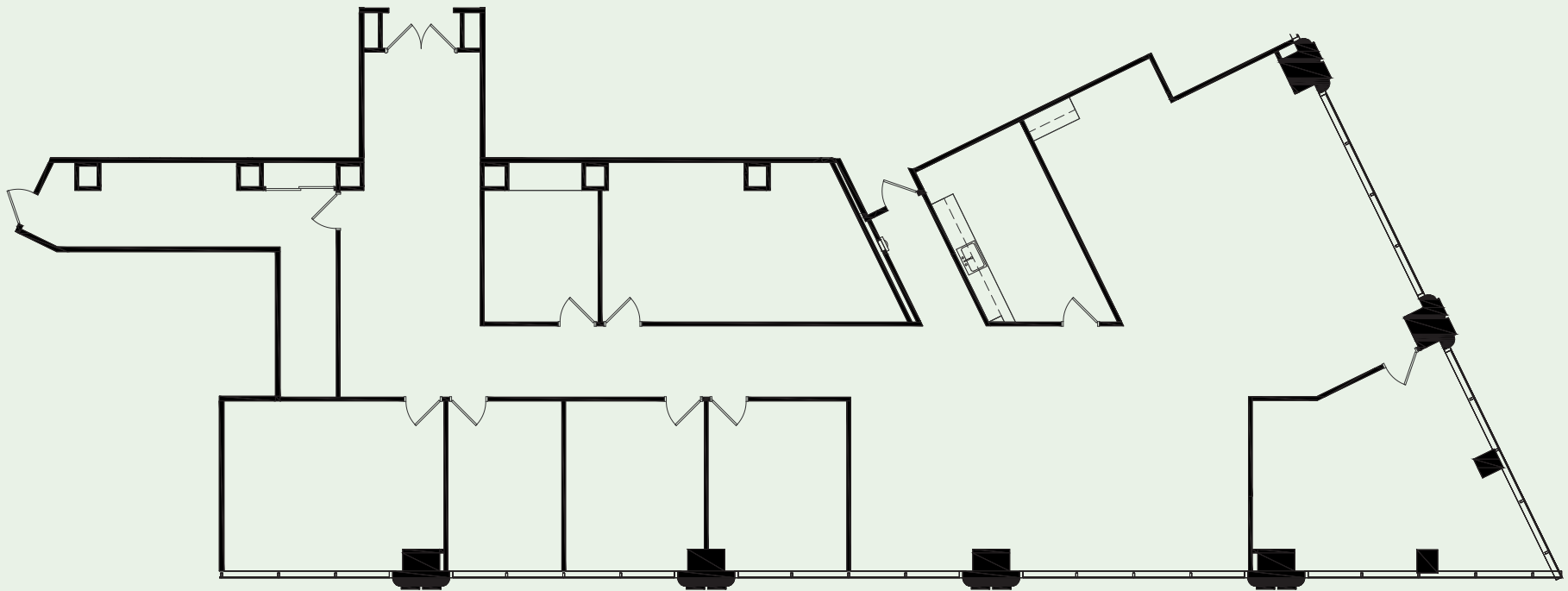
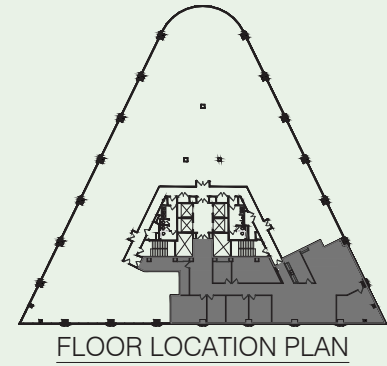
1. NBC Universal
2. Universal Studios Hollywood
3. Warner Bros. Studios
4. Cartoon Network Studios
5. The Walt Disney Studios
6. Nickelodeon Animation Studio



SUITE 400

22,146 RSF

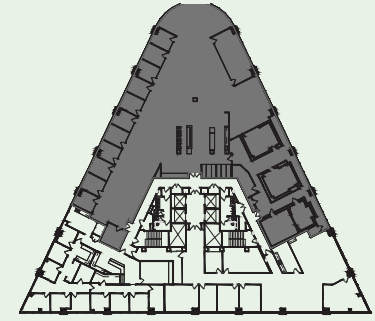
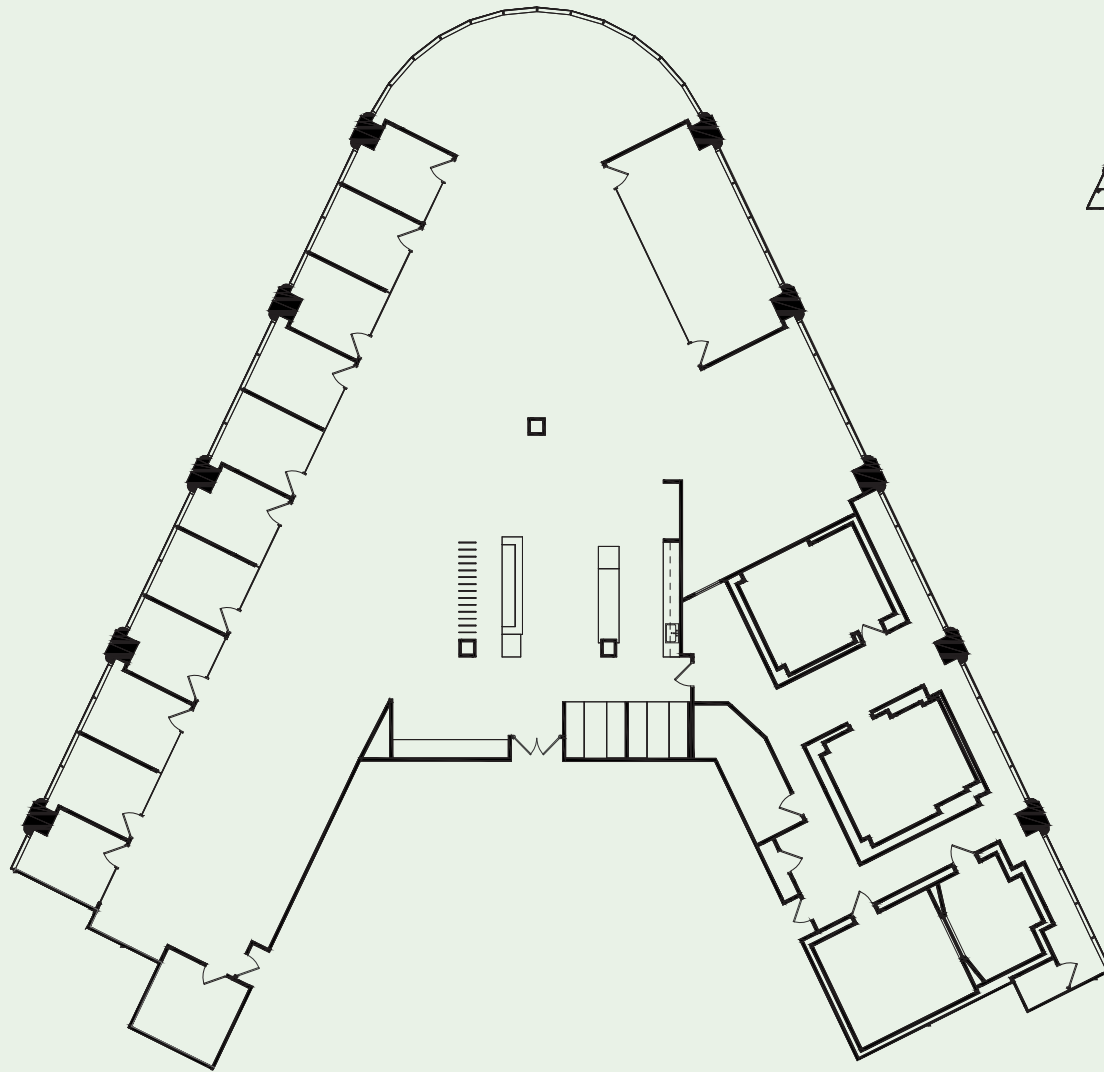




SUITE 600

5,579 RSF





FLOOR LOCATION PLAN

SUITE 650

12,641 RSF





J.P.Morgan

3601

WEST OLIVE AVENUE | BURBANK

Broker contact

JIM LINDVALL

+1 818 531 9678
jim.lindvall@jll.com
Lic. #01012372

CHLOE SANCHEZ

+1 747 234 3553
chloe.sanchez@jll.com
Lic. #02109571

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc.
All rights reserved.

