

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 has planned comprehensive, multi-million dollar interior and exterior renovations, which is now under construction. Available for the first time in 30 years.



AVAILABILITIES



Penthouse | ±11,859 RSF | \$4.65/RSF with Patio

12th Floor | ±28,913 RSF | \$4.50/RSF

11th Floor | ±34,018 RSF | \$4.50/RSF

10th Floor | ±25,153 RSF | \$4.35/RSF

9th Floor | ±37,232 RSF | \$4.35/RSF

8th Floor | ±38,026 RSF | \$4.35/RSF

7th Floor | ±38,098 RSF | \$4.35/RSF

6th Floor | ±38,491 RSF | \$4.35/RSF

5th Floor | ±38,555 RSF | \$4.35/RSF

4th Floor | ±38,957 RSF | \$4.10/RSF

3rd Floor | ±43,494 RSF | \$4.10/RSF

2nd Floor | ±18,309 RSF | \$4.10/RSF

1st Floor | ±9,682 RSF | \$4.10/RSF

11th & 12th Floors

±62,931 Total RSF
Interconnecting stairwell

10th Floor

Multi-tenant floor

8th & 9th Floors

±75,258 Total RSF
Interconnecting stairwell

6th & 7th Floors

Spec/Multi-tenant floors



THE DETAILS

±456,205 RSF
Square Footage

12 Stories
+ Penthouse

13'4"
Ceiling Height

- Distinct campus design, including several outdoor pavilions
- Subterranean parking for 1,500 cars
- Two cores of elevators and restroom facilities
- Exceptional freeway visibility and access
- Abundant EV charging stations
- 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 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

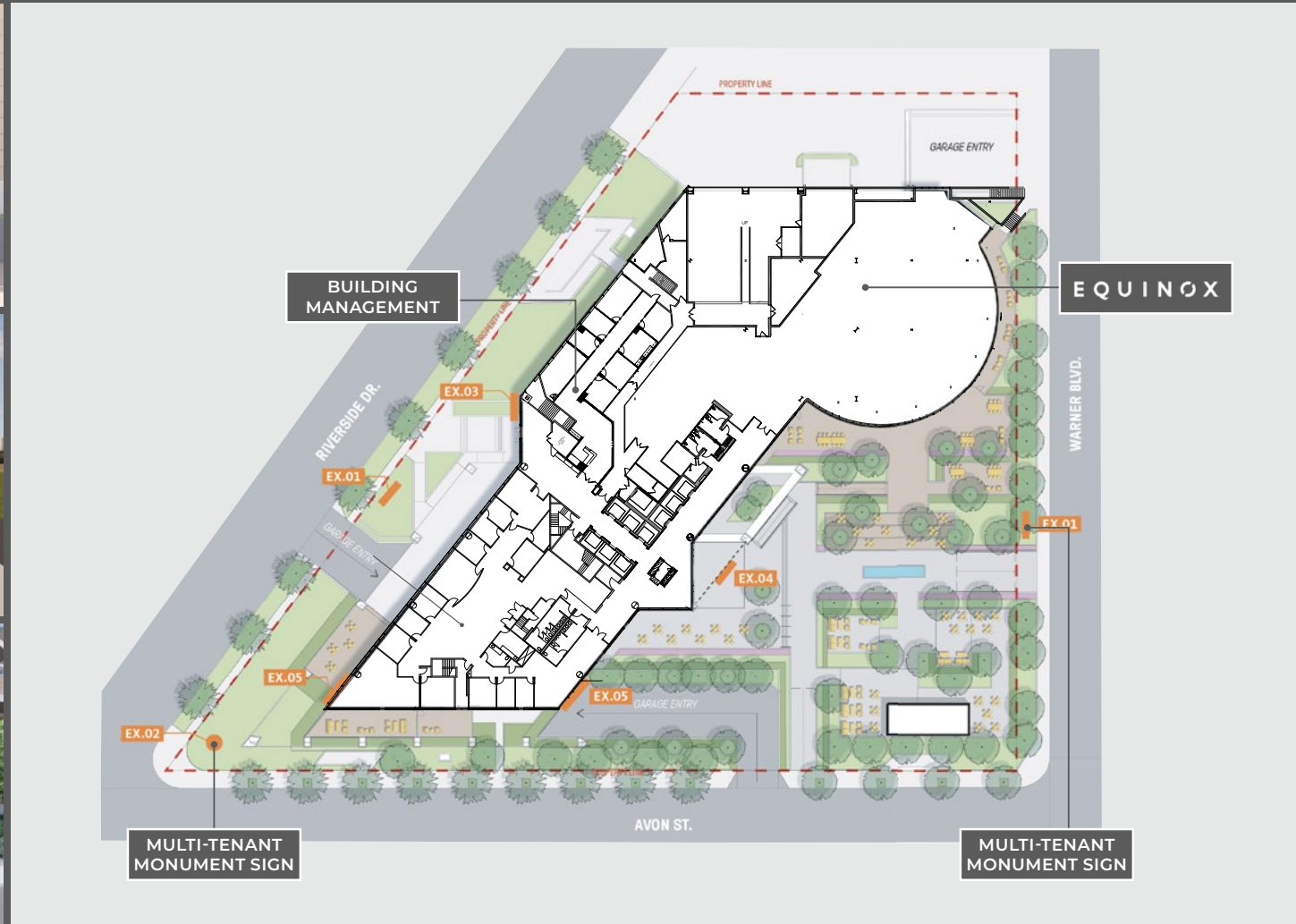
Embracing the modern workspace, Studio Plaza is a distinctively designed campus that offers multiple collaborative spaces, including several outdoor pavilions and terraces.

THE VENUE



THE BRAND VISION

This unique offering includes several opportunities for exterior building signage.





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

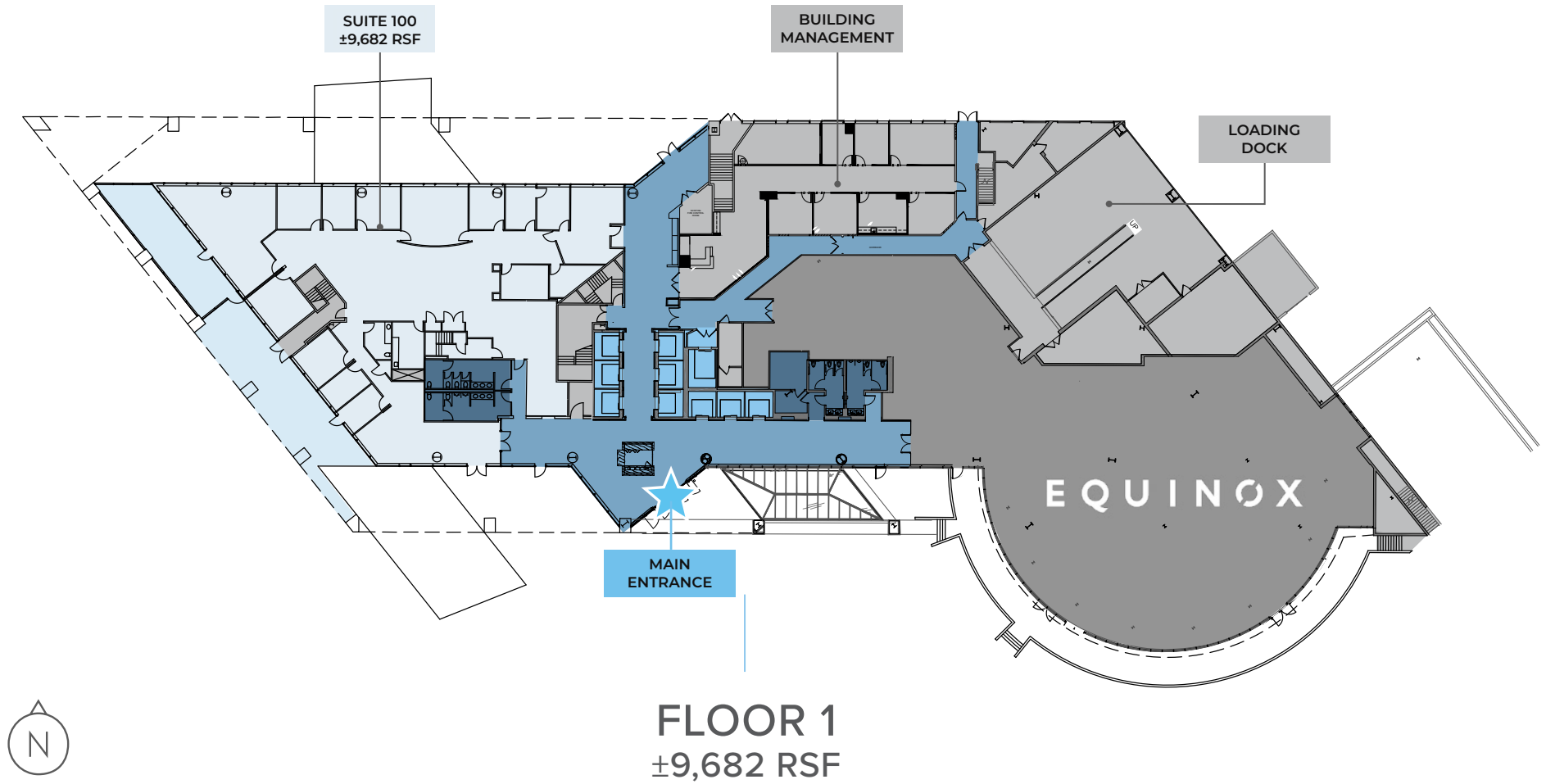
As a financially stable owner and operator for over 40 years, our strength is your advantage. We tailor solutions to your business' needs. From enabling hybrid solutions to supporting alternative work styles, we're continually evolving the workplace for the future, keeping your business on the cutting-edge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

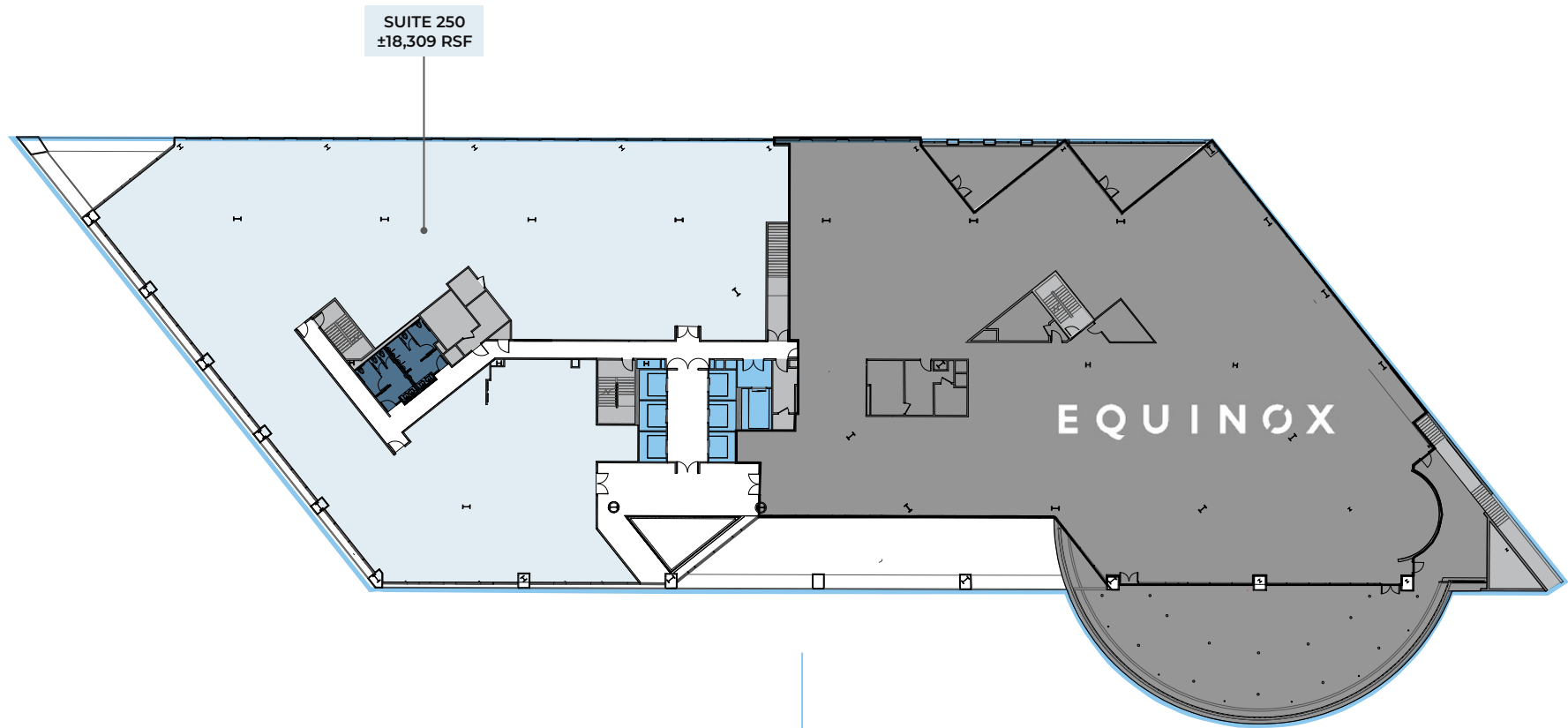
THE BLUEPRINT

Patio Restrooms Stairs & Utility Common Area Elevator



THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 2
±18,309 RSF

THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 3
±43,494 RSF

THE BLUEPRINT

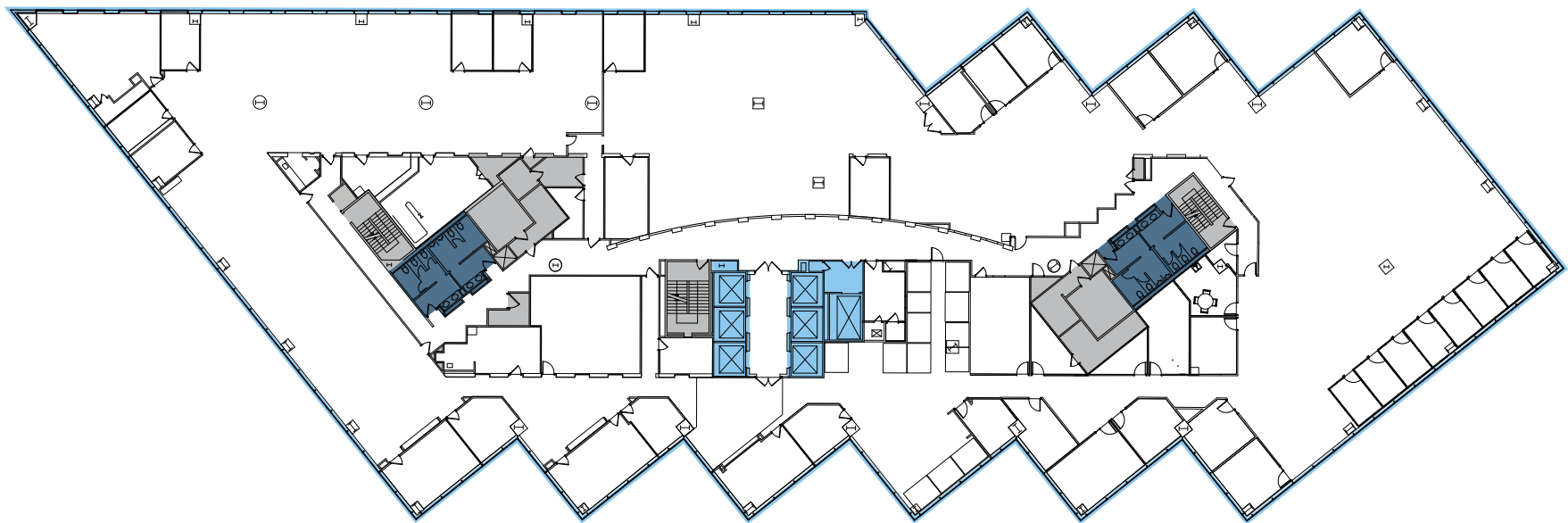
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 4
±38,957 RSF

THE BLUEPRINT

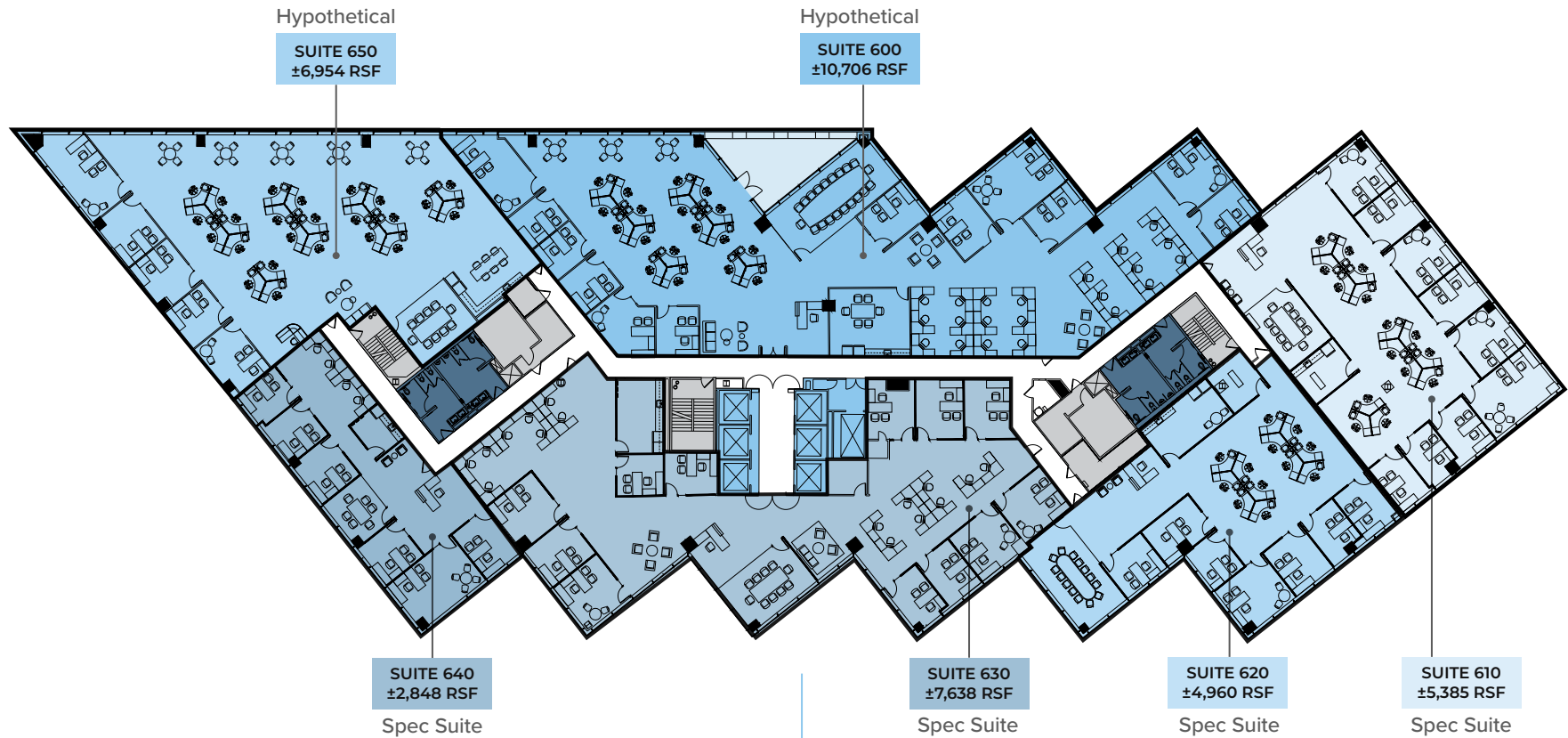
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 5
±38,555 RSF

THE BLUEPRINT

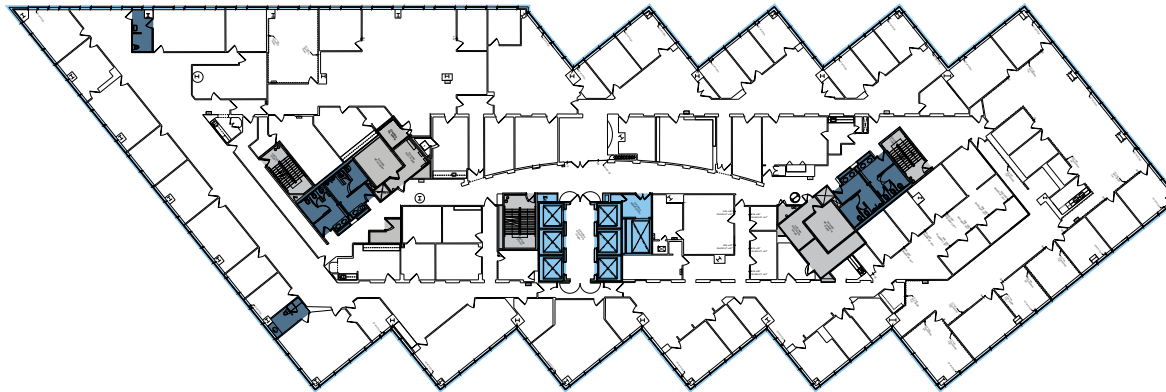
Terrace Elevator Restrooms Stairs & Utility



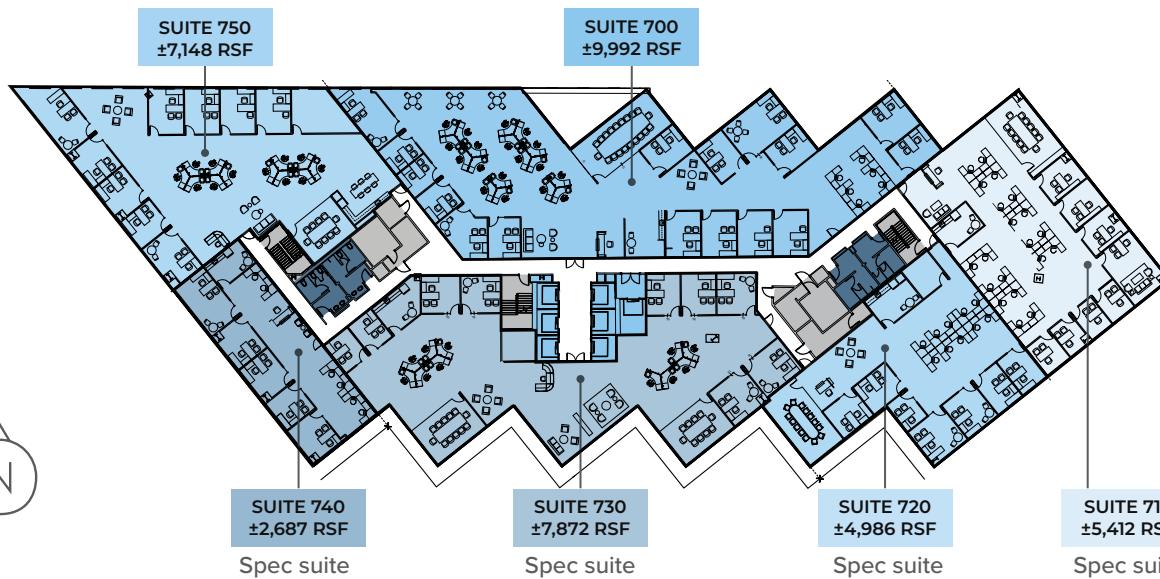
FLOOR 6
±38,491 RSF

THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



FLOOR 7
±38,098 RSF
As-Built



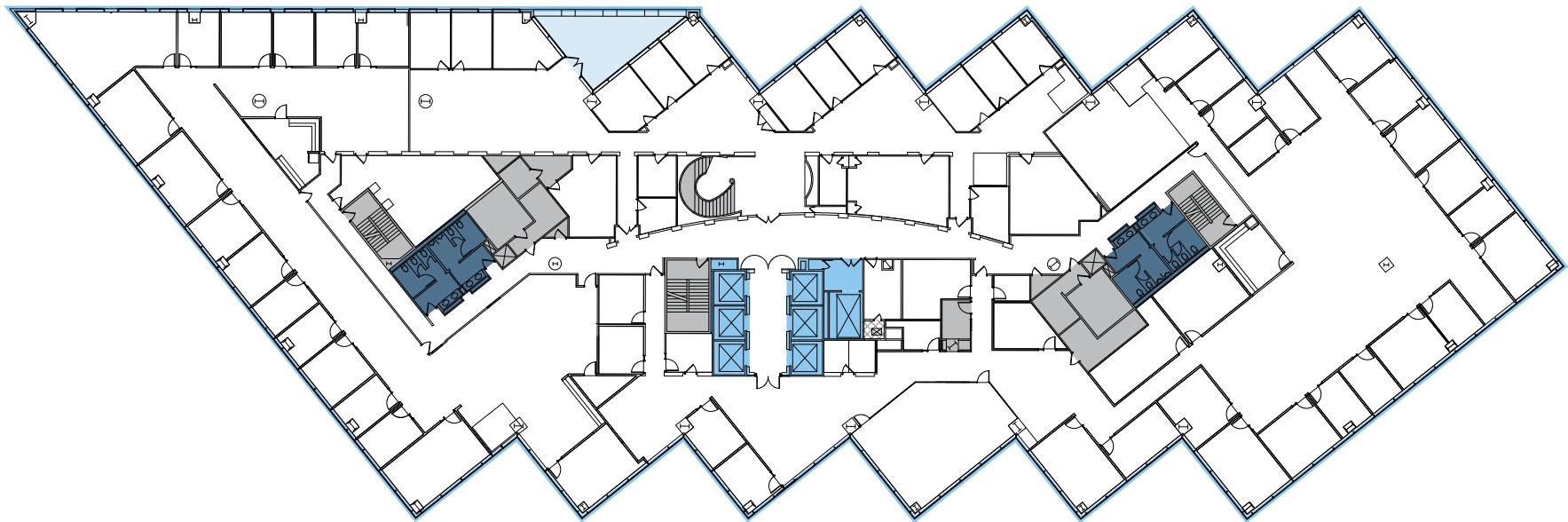
FLOOR 7
±38,098 RSF

Hypothetical Demising Plan
Elevators, restrooms, and corridor under construction



THE BLUEPRINT

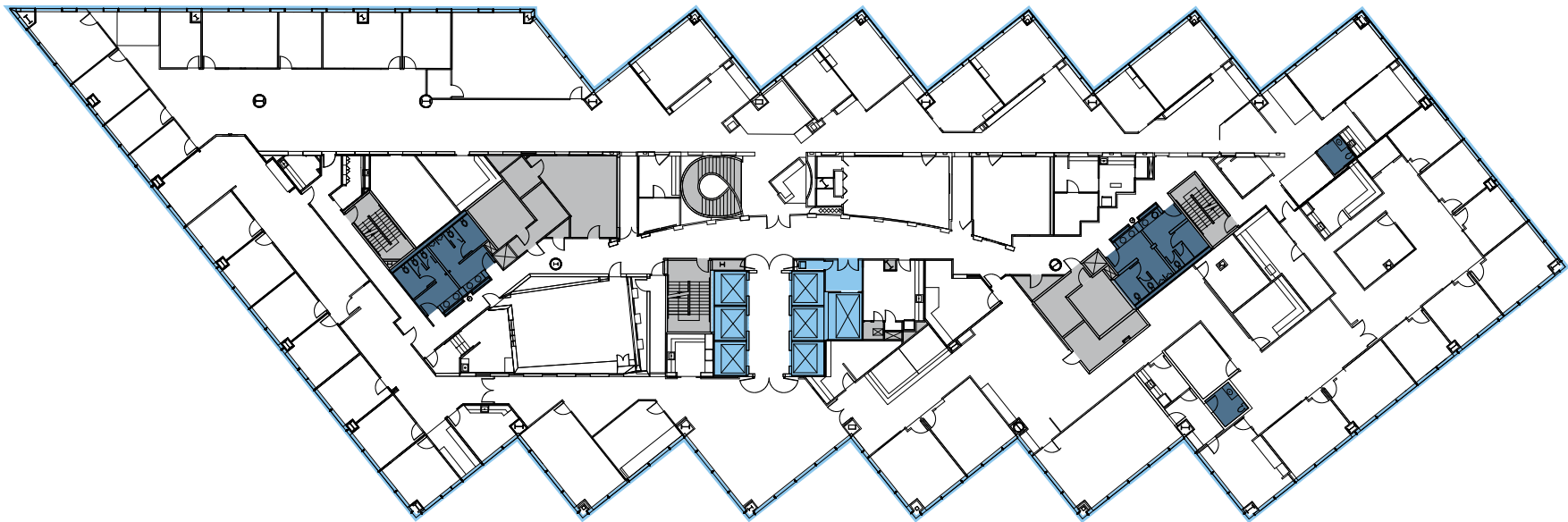
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 8
±38,026 RSF

THE BLUEPRINT

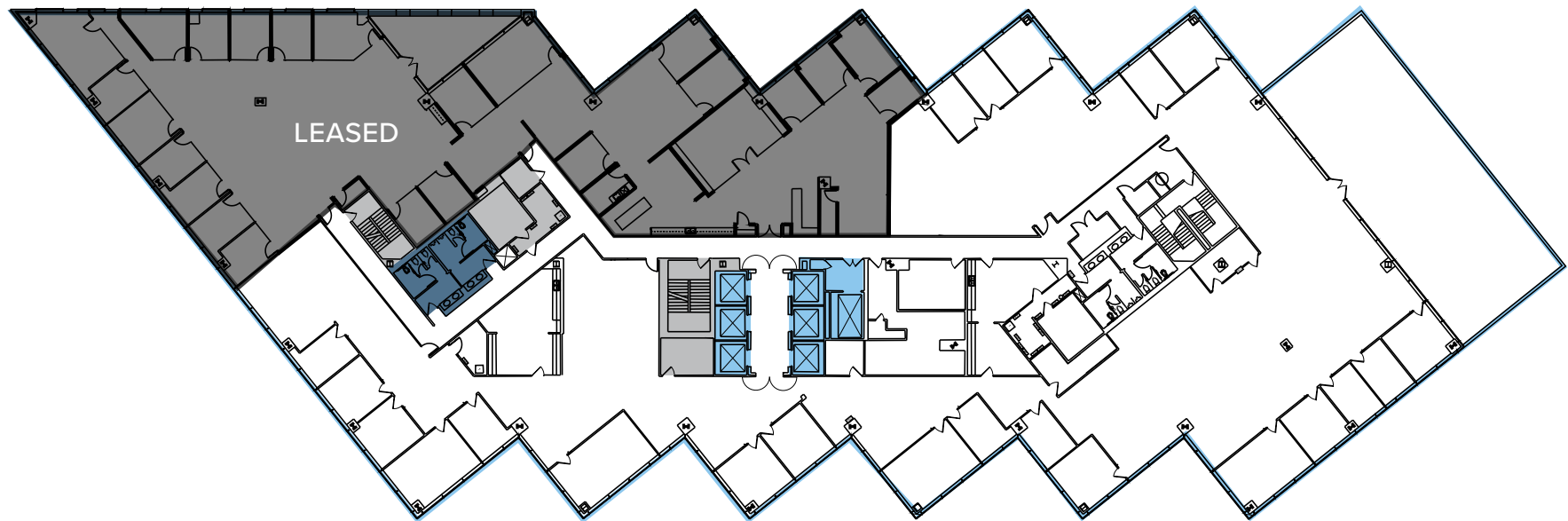
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 9
±37,232 RSF

THE BLUEPRINT

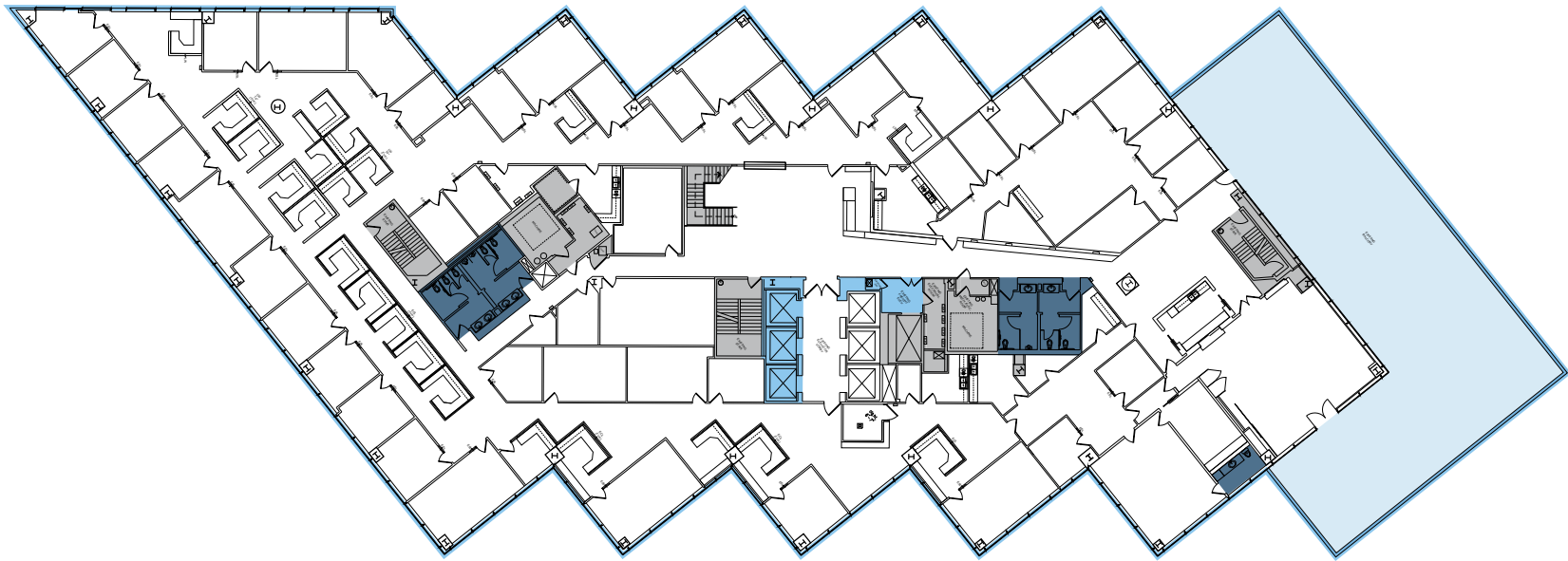
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 10
±25,153 RSF

THE BLUEPRINT

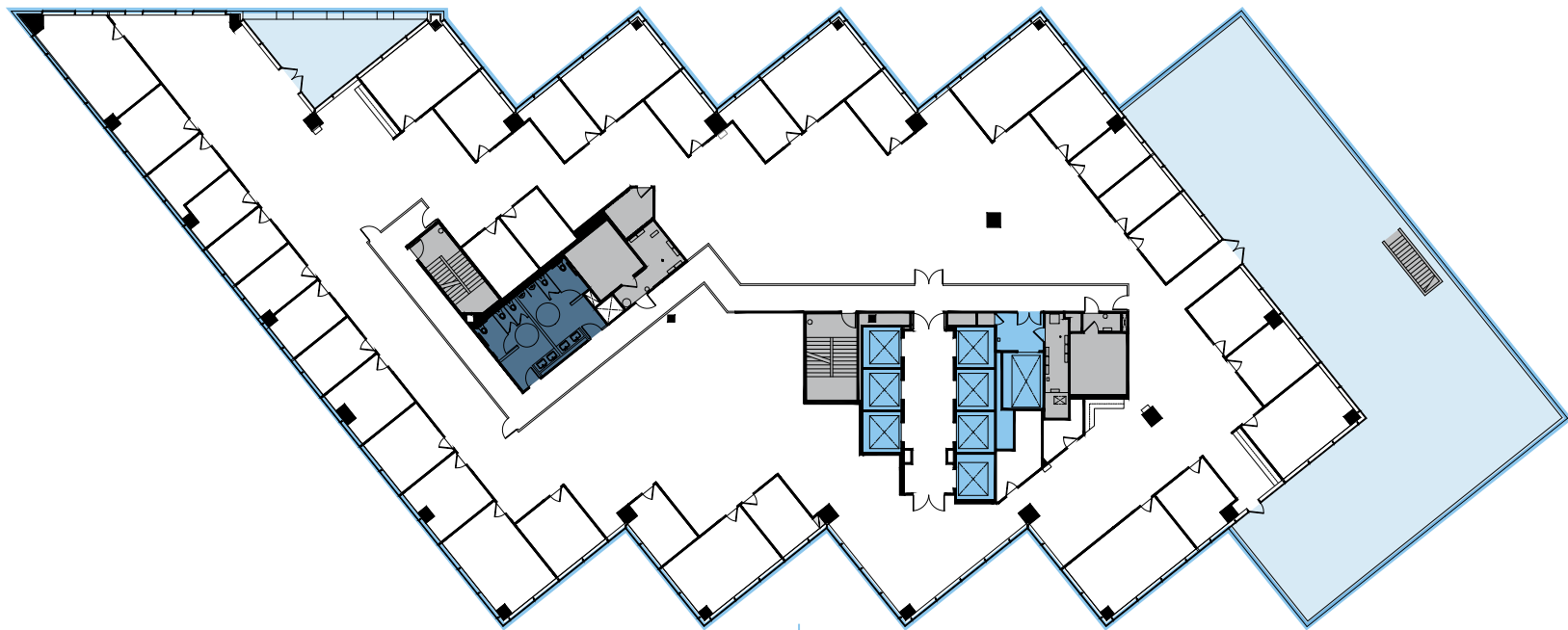
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 11
±34,018 RSF

THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 12
±28,913 RSF

THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



PENTHOUSE
±11,859 RSF



STUDIO PLAZA

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