

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

	<b>Suite 100</b>   ±9,682 RSF   \$4.10/RSF		<b>Suite 800**</b>   ±38,026 RSF   \$4.35/RSF
	<b>Suite 300</b>   ±43,494 RSF   \$4.10/RSF		<b>Suite 900**</b>   ±37,232 RSF   \$4.35/RSF
	<b>Suite 400</b>   ±38,957 RSF   \$4.10/RSF		<b>Suite 1050^</b>   ±23,561 RSF   \$4.35/RSF
	<b>Suite 500</b>   ±38,555 RSF   \$4.35/RSF		<b>Suite 1100^^</b>   ±34,018 RSF   \$4.50/RSF
	<b>Suite 600*</b>   ±2,312 RSF   \$4.35/RSF		<b>Suite 1200^^</b>   ±28,913 RSF   \$4.50/RSF
	<b>Suite 610*</b>   ±5,385 RSF   \$4.40/RSF		<b>Penthouse</b>   ±11,859 RSF   \$4.65/RSF <small>with Patio</small>
	<b>Suite 630*</b>   ±7,638 RSF   \$4.30/RSF		
	<b>Suite 640*</b>   ±2,848 RSF   \$4.35/RSF		
	<b>Suite 650*</b>   ±4,768 RSF   \$4.35/RSF		
	<b>Suite 660*</b>   ±9,412 RSF   \$4.35/RSF		
	<b>Suite 700*</b>   ±38,098 RSF   \$4.35/RSF		

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

\*\*8th & 9th Floors Contiguous to ±75,258 Total RSF with Interconnecting Stairwell

^10th Floor - Multi-tenant Floor

^^11th & 12th Floors Contiguous to ±63,931 Total RSF with Interconnecting Stairwell





# 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
- Exceptional freeway visibility and access
- Abundant EV charging stations
- On-site Equinox and 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 and the convenience of Douglas Emmett's unmatched service. The campus provides a rejuvenated environment for tenants — reimagined to inspire and invite.





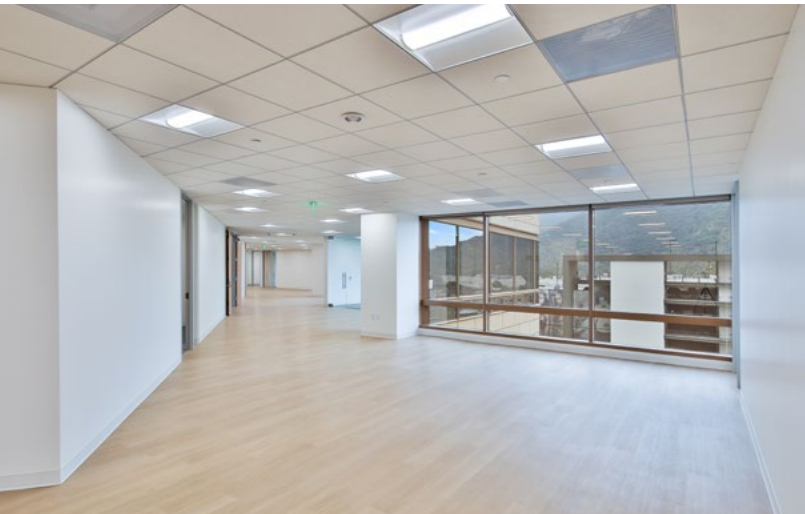


# THE MODERN WORKPLACE

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.





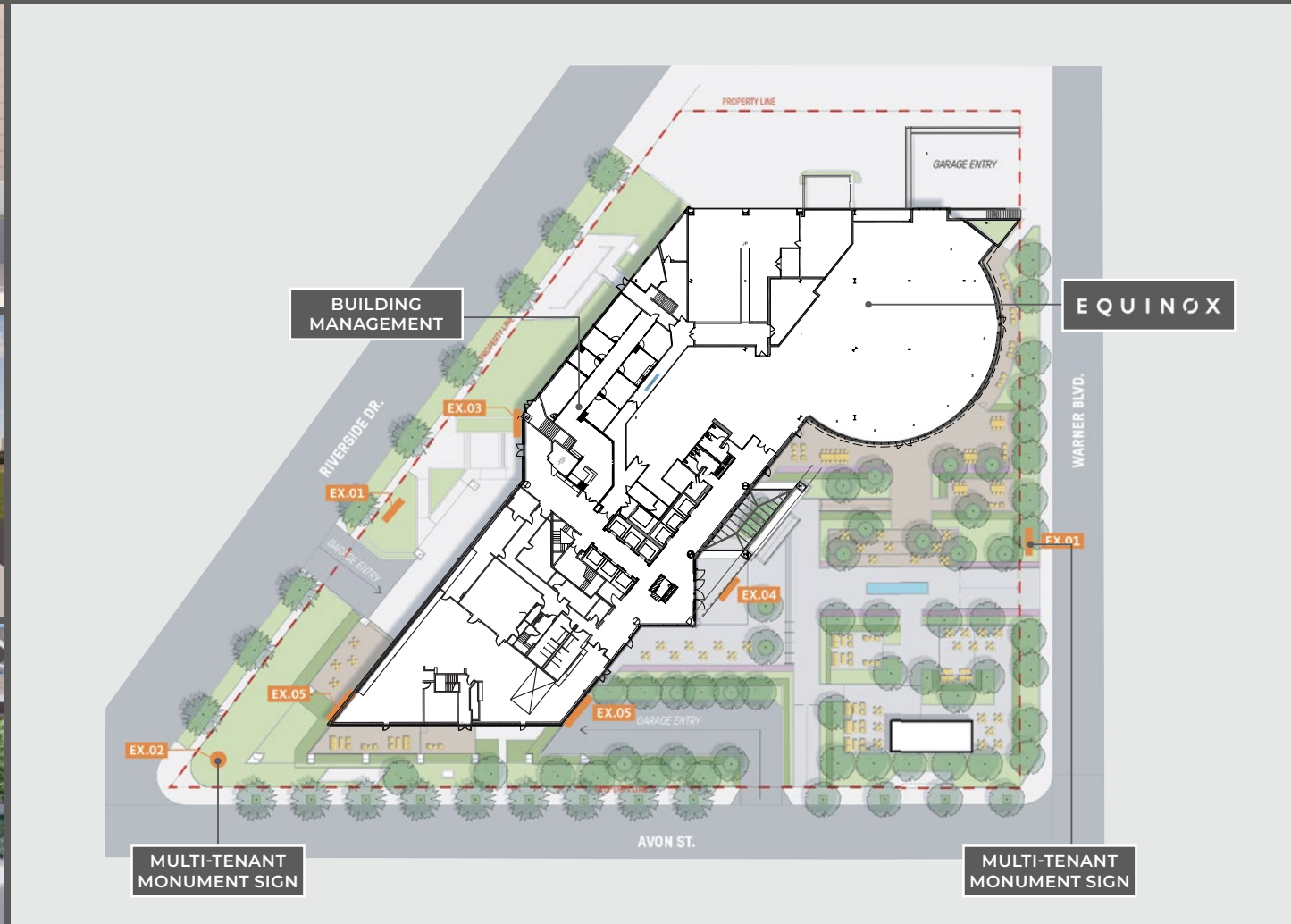
# THE VENUE





# THE BRAND VISION

This unique offering includes several opportunities for exterior building signage.



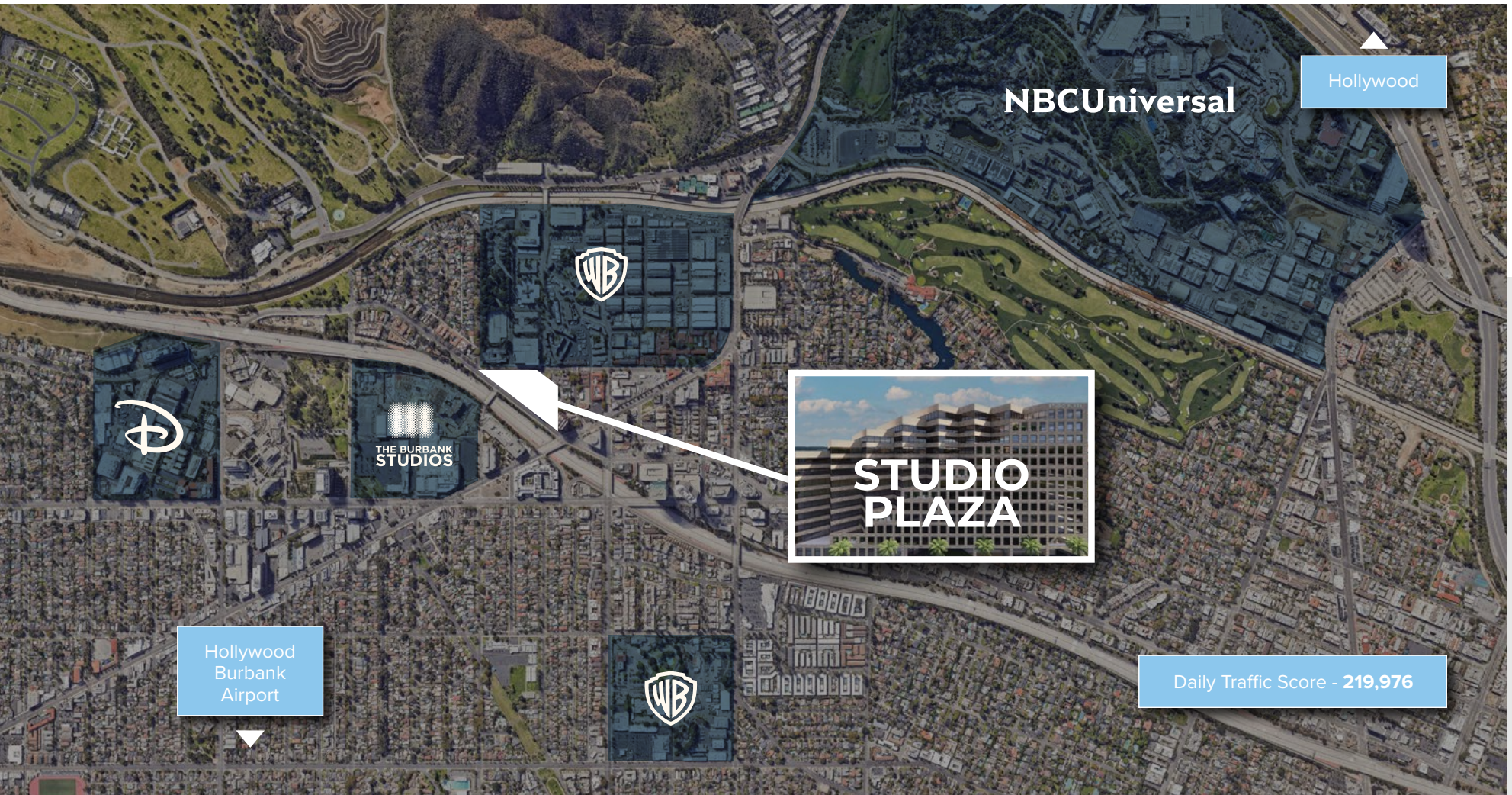






# THE VICINITY

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.

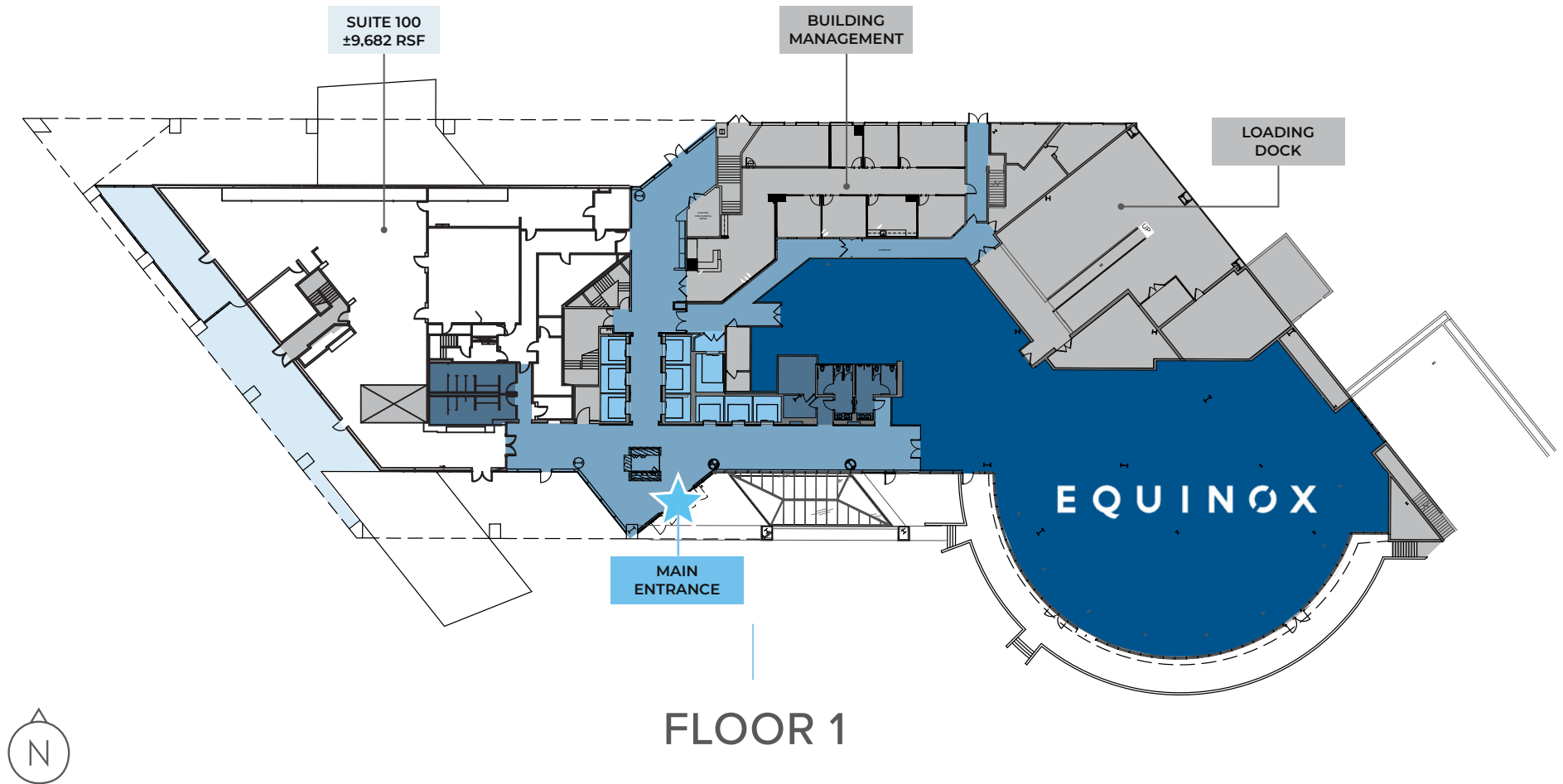
## SUSTAINABILITY

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

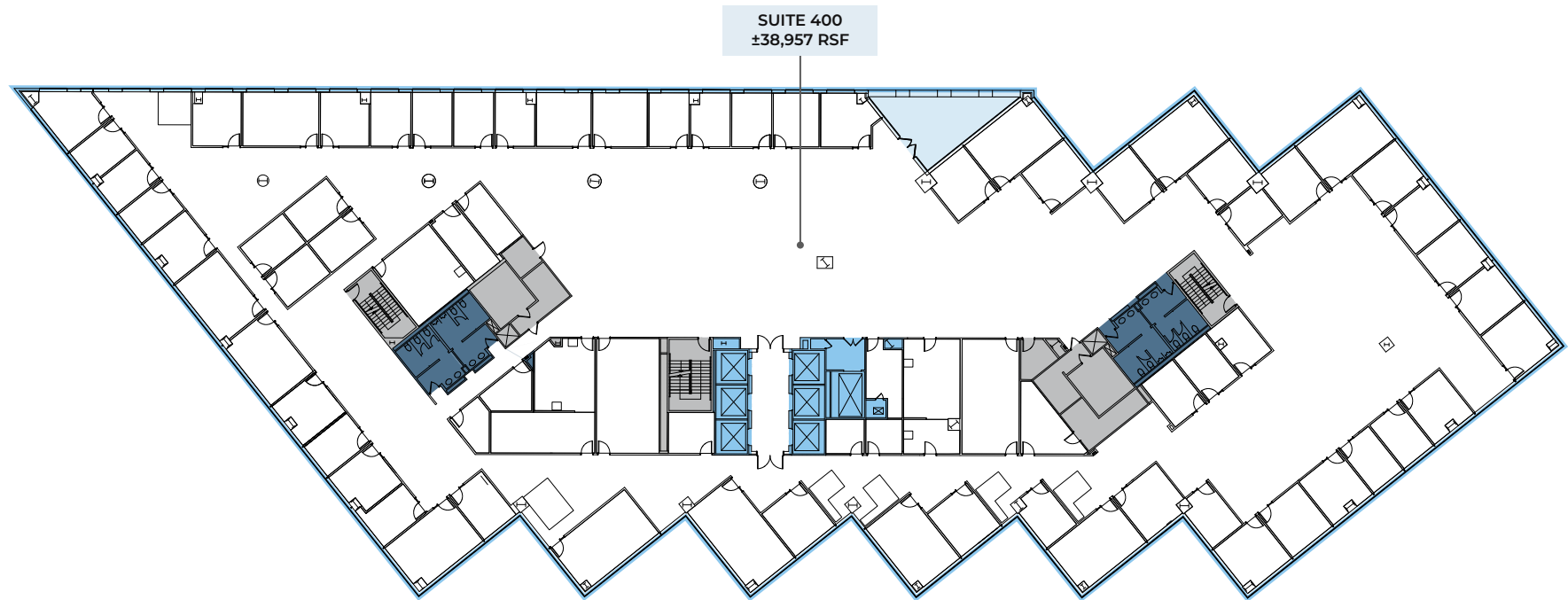


FLOOR 3



# THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility

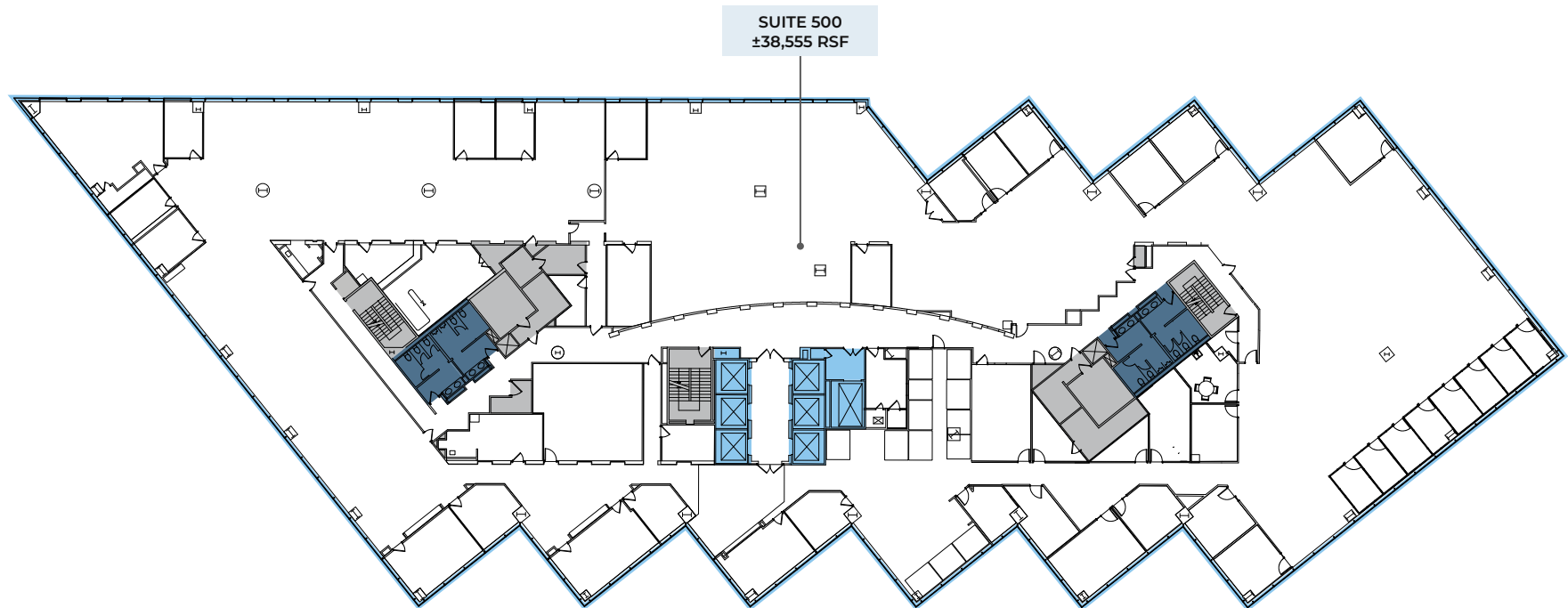


FLOOR 4



# THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 5





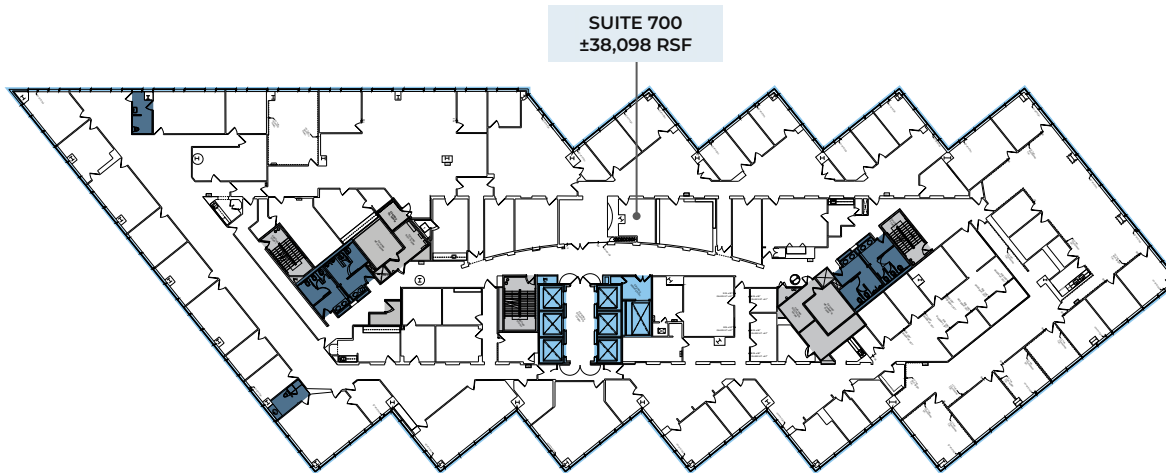
# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

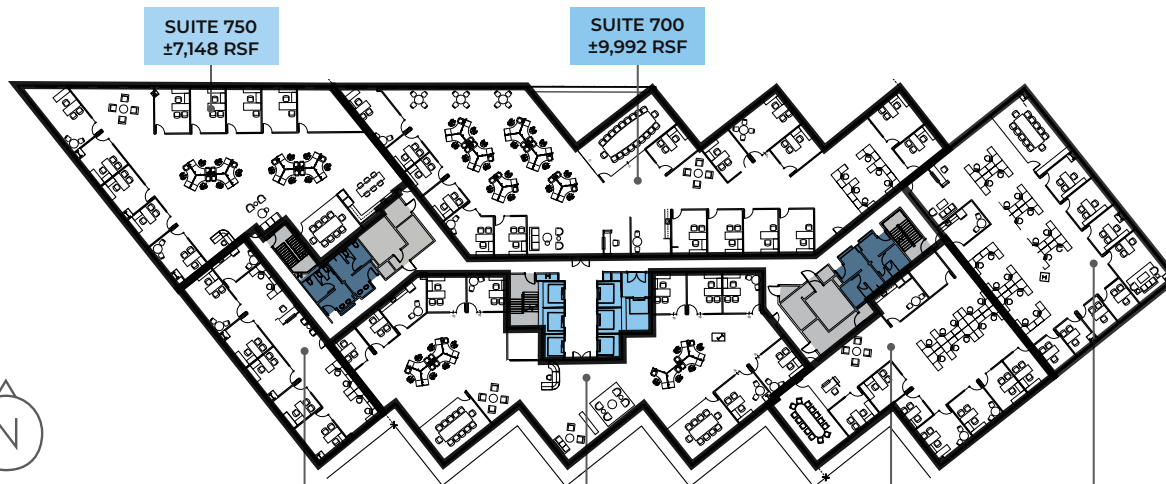


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



**FLOOR 7**  
As-Built



**FLOOR 7**  
±38,098 RSF

Hypothetical Demising Plan  
Elevators, restrooms, and corridor under construction



SUITE 740  
±2,687 RSF  
Spec suite

SUITE 730  
±7,872 RSF  
Spec suite

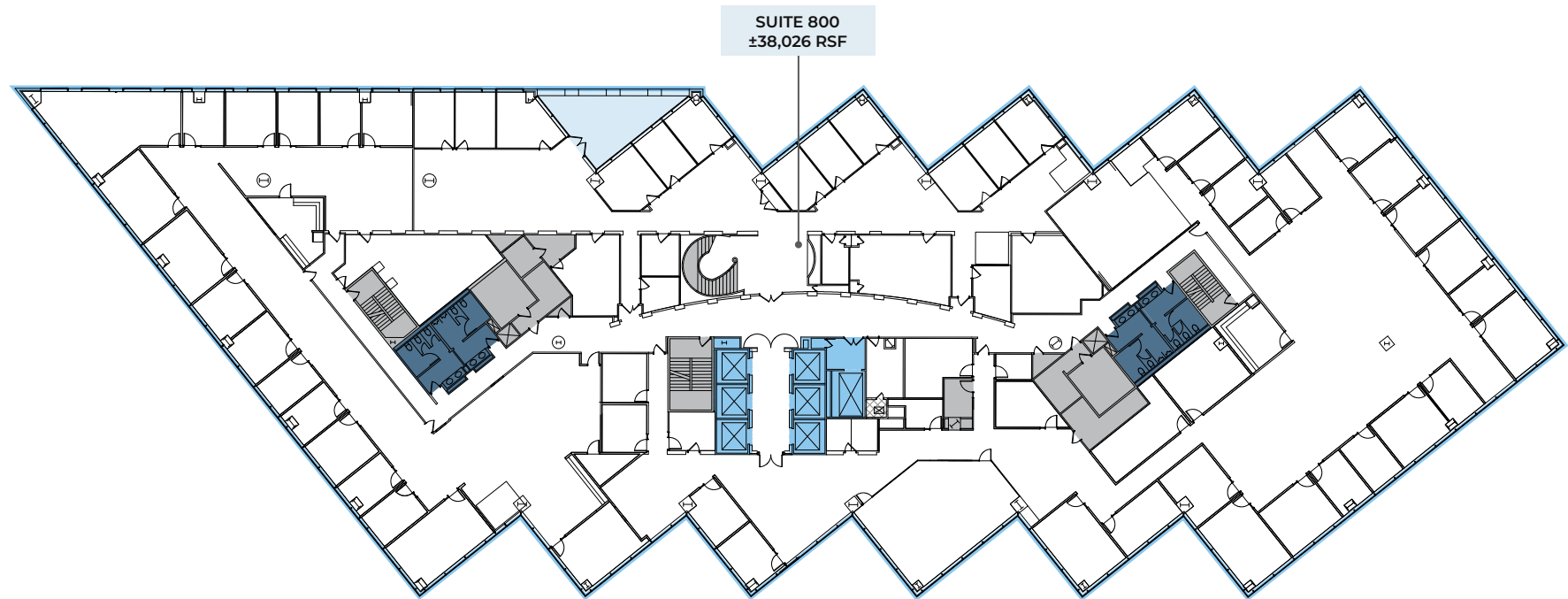
SUITE 720  
±4,986 RSF  
Spec suite

SUITE 710  
±5,412 RSF  
Spec suite



# THE BLUEPRINT

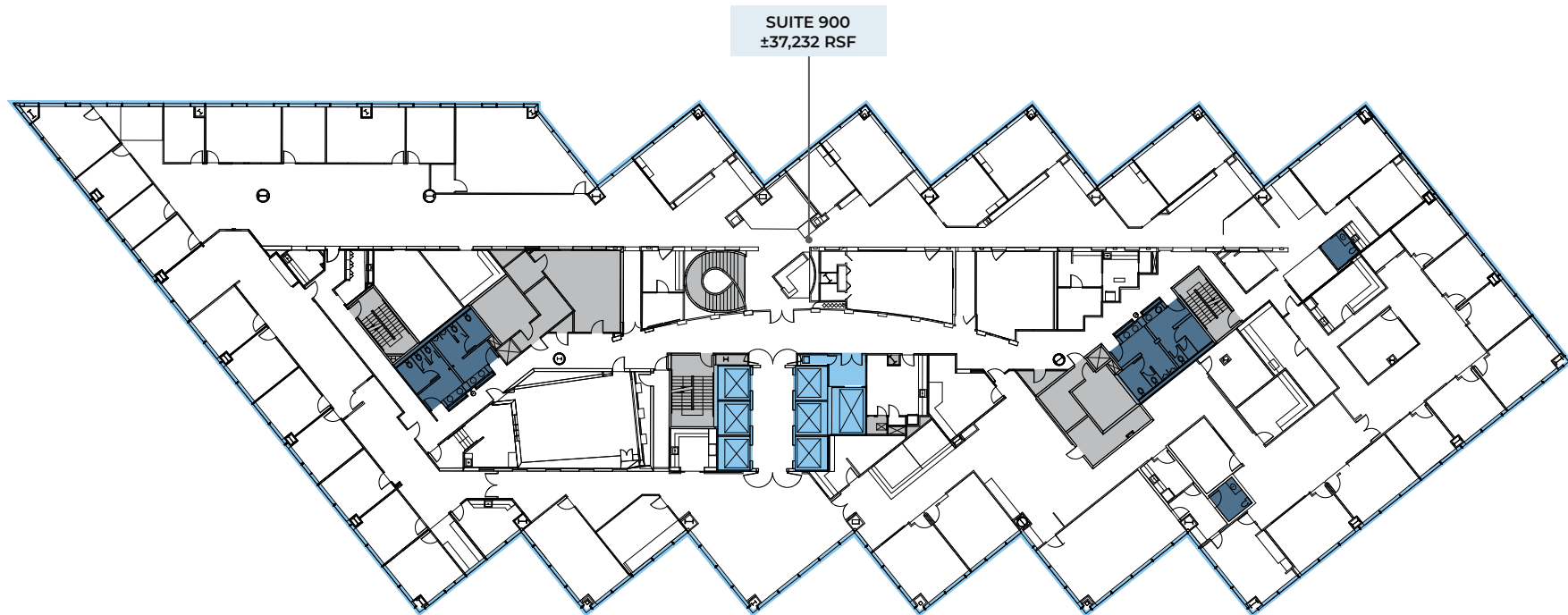
 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 8

# THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



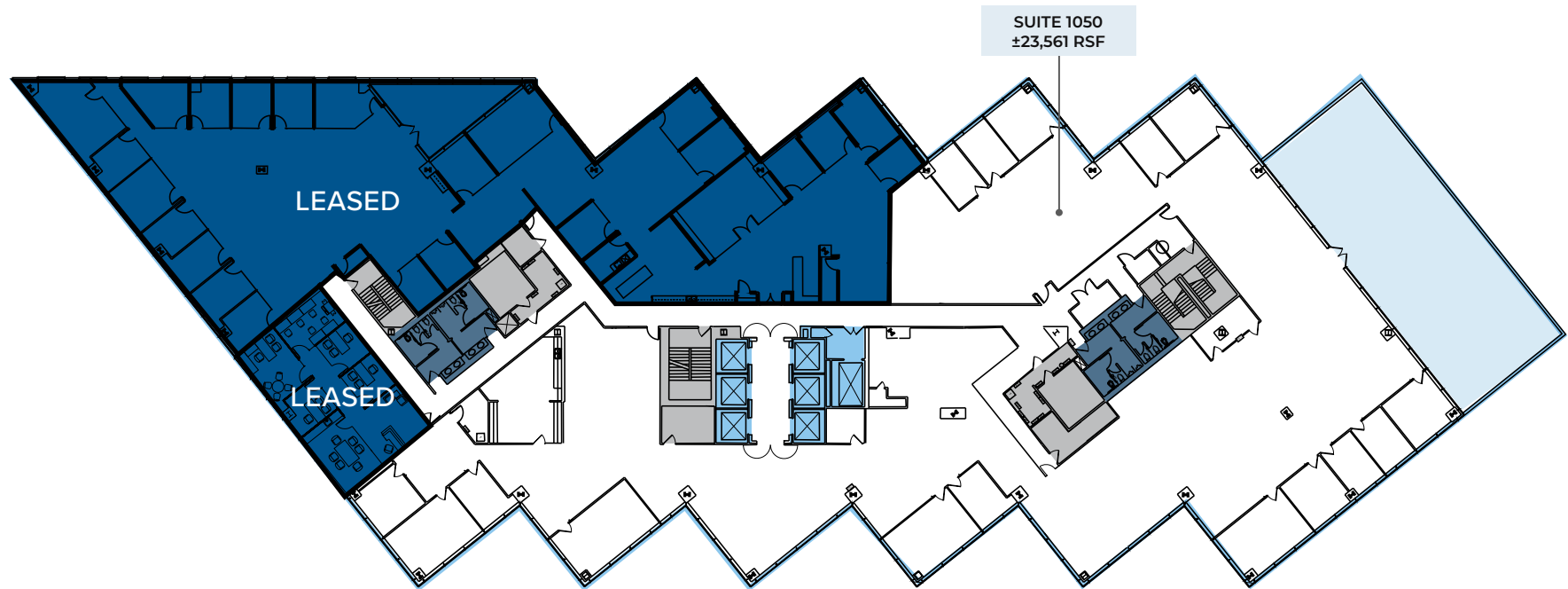
FLOOR 9





# THE BLUEPRINT

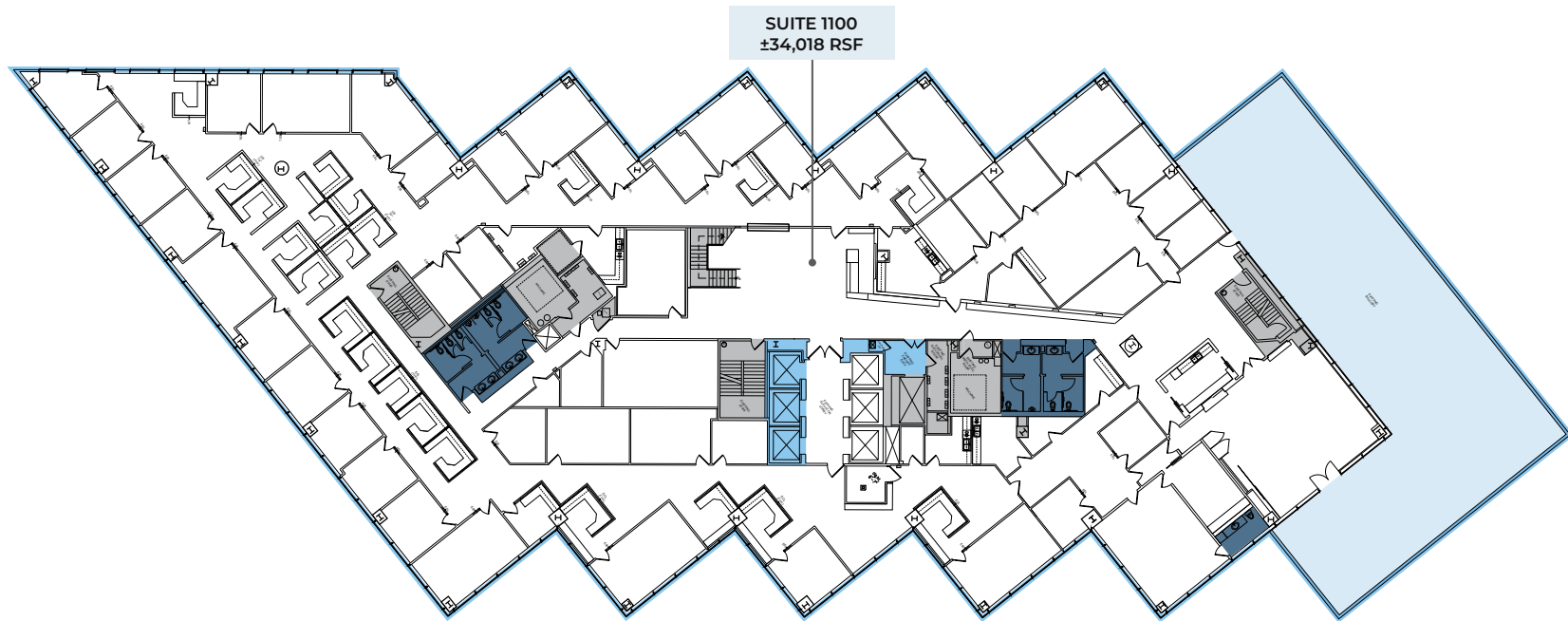
■ Terrace ■ Elevator ■ Restrooms ■ Stairs & Utility



FLOOR 10

# THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 11



# THE BLUEPRINT

 Terrace  Elevator  Restrooms  Stairs & Utility



FLOOR 12

# THE BLUEPRINT

■ Restrooms ■ Stairs & Utility



PENTHOUSE  
±11,859 RSF





# STUDIO PLAZA

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Leasing Team

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