

3400 RIVERSIDE DRIVE, BURBANK, CA  
WWW.STUDIOPLAZABURBANK.COM

**Douglas  
Emmett** +

Colliers

# STUDIO PLAZA

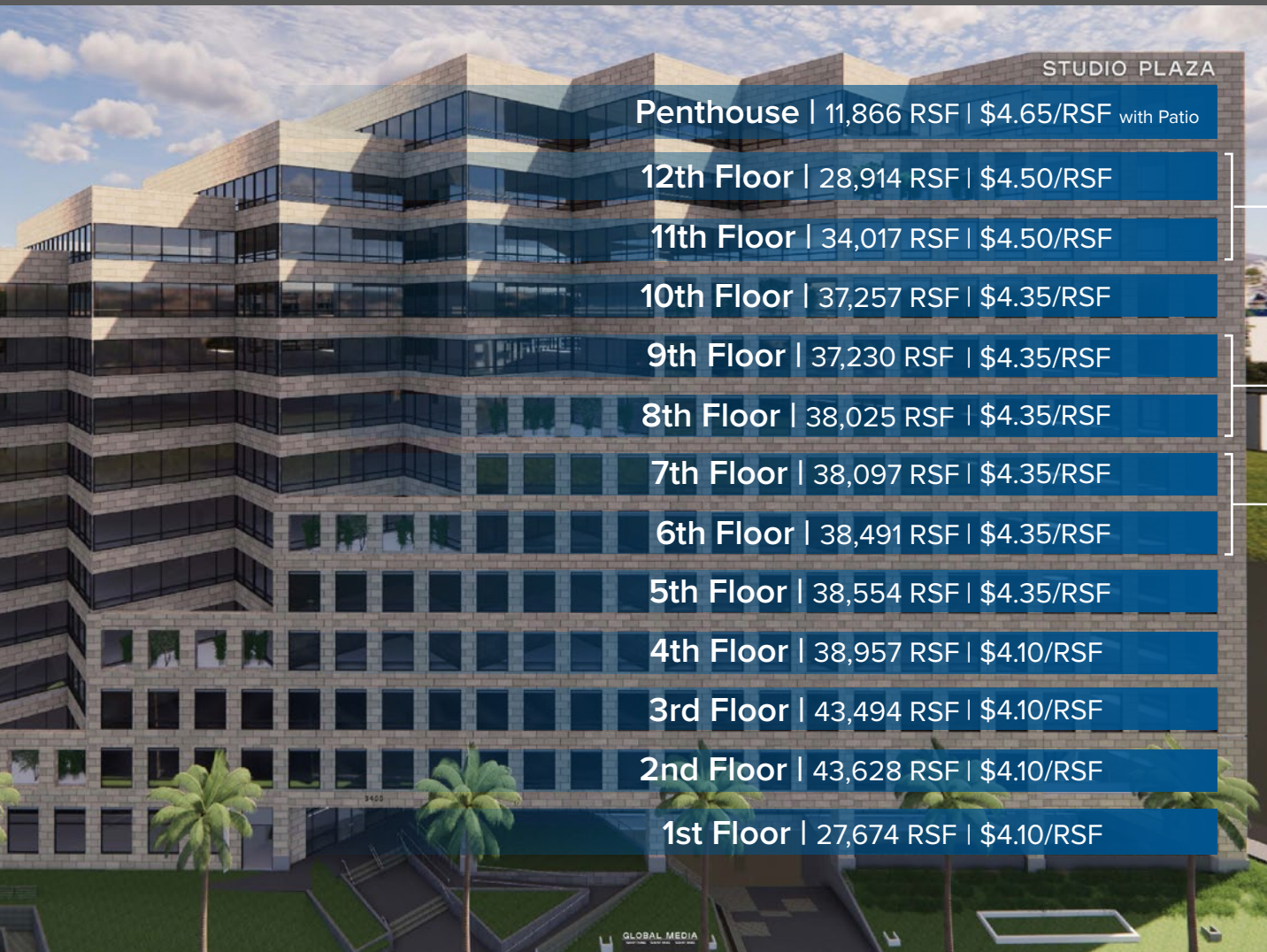
# THE OPPORTUNITY

Douglas Emmett is proud to present Studio Plaza. The iconic 456,204 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, commencing June 2024. Available for the first time in 30 years.



# AVAILABILITIES



## 11th & 12th Floors

- 62,931 Total RSF
- Interconnecting stairwell

## 8th & 9th Floors

- 75,255 Total RSF
- Interconnecting stairwell

## 6th & 7th Floors

- Spec floors



# THE DETAILS

**456,204 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 — reimaged to inspire and invite.





# THE MODERN WORKPLACE

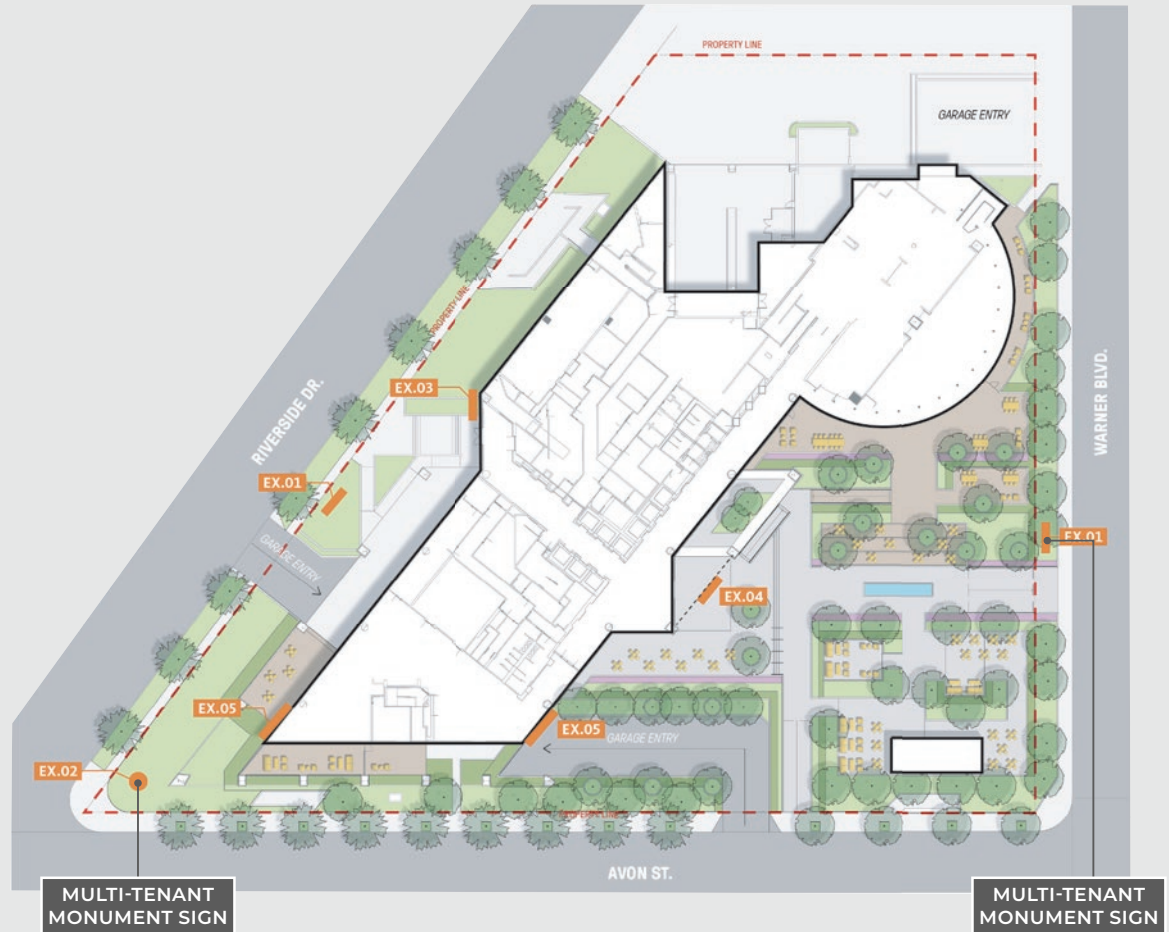
Embracing the modern workspace, Studio Plaza is a distinctively designed campus that offers multiple collaborative spaces, including several outdoor pavilions and terraces.

# THE VENUE



# THE BRAND VISION

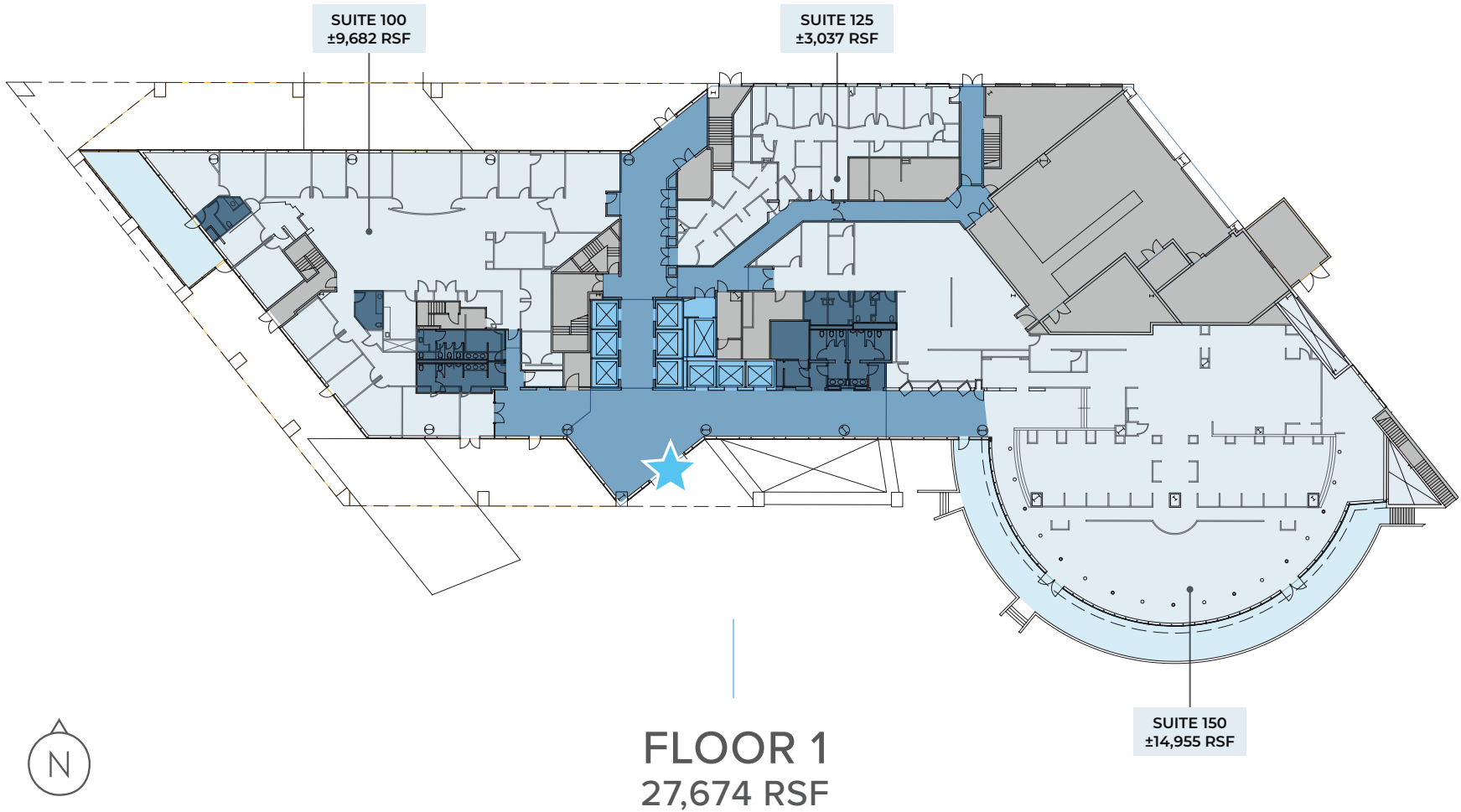
This unique offering includes several opportunities for exterior building signage.





# THE BLUEPRINT

- Patio
- Restrooms
- Stairs & Utility
- Common Area
- Elevator



# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



FLOOR 2  
43,628 RSF

# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



FLOOR 3  
43,494 RSF

# THE BLUEPRINT

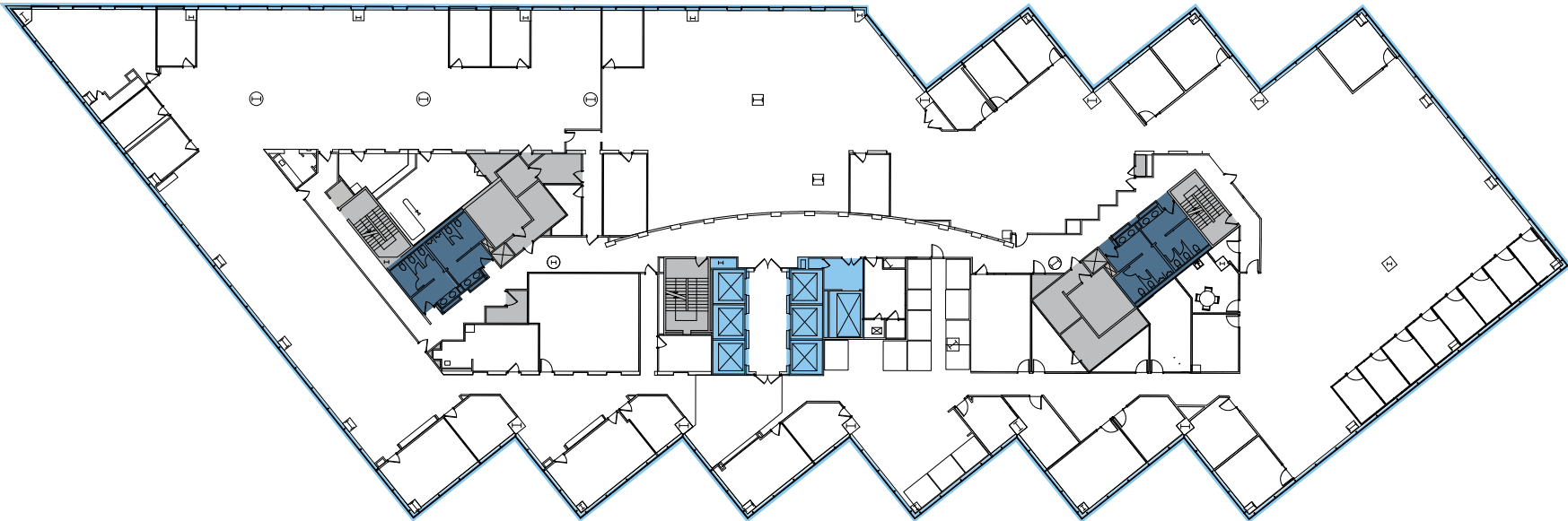
Terrace Elevator Restrooms Stairs & Utility



FLOOR 4  
38,957 RSF

# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



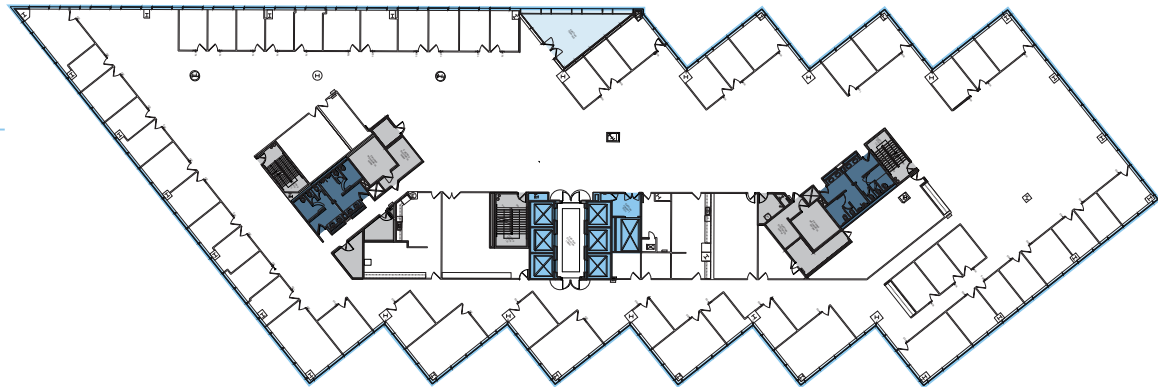
FLOOR 5  
38,554 RSF

# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

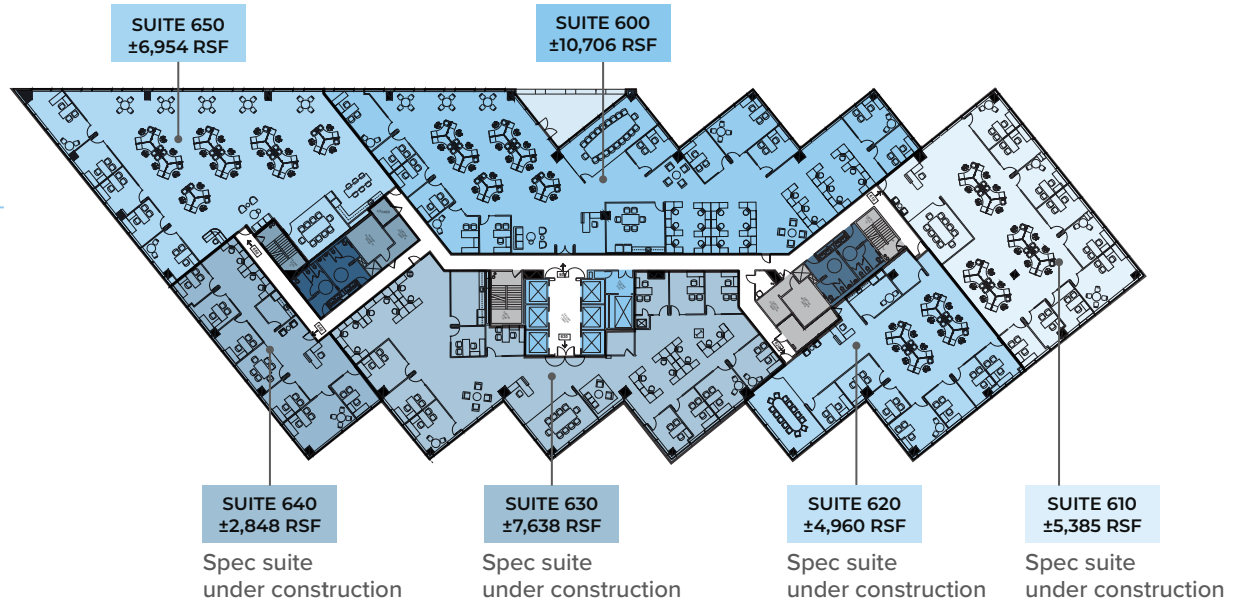
## FLOOR 6 38,491 RSF

As-Built



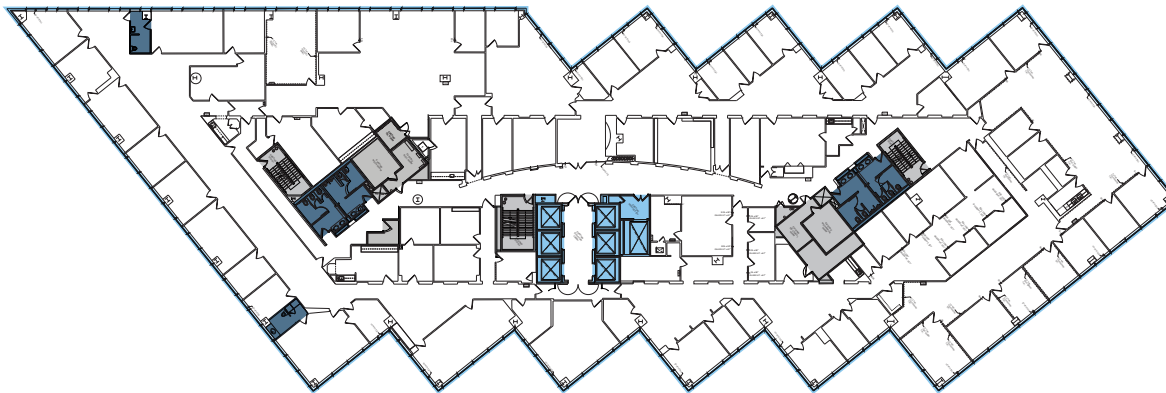
## FLOOR 6 38,491 RSF

Hypothetical Demising Plan

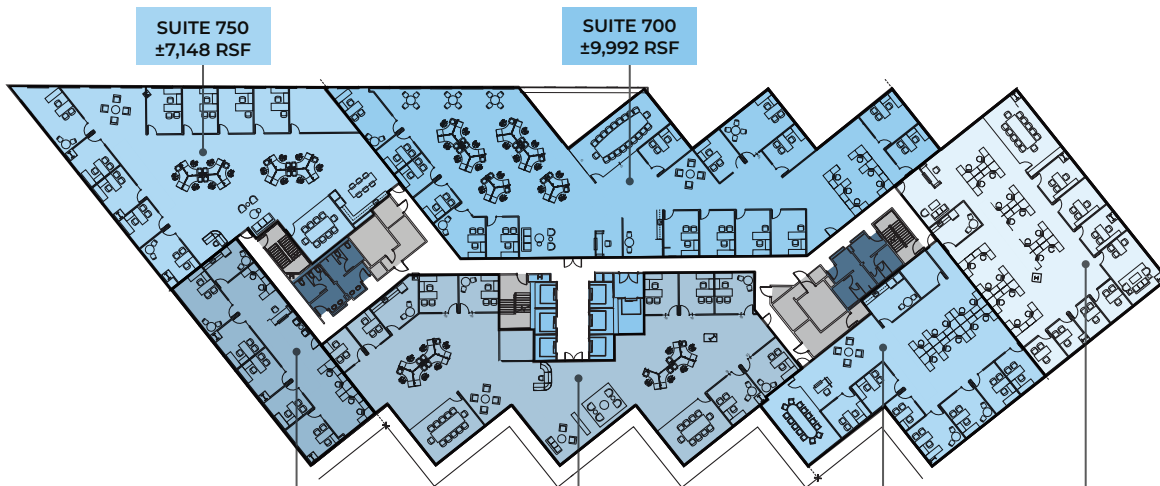


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



**FLOOR 7**  
38,097 RSF  
As-Built



**FLOOR 7**  
38,097 RSF  
Hypothetical Demising Plan



SUITE 740  
±2,687 RSF

Spec suite  
under construction

SUITE 730  
±7,872 RSF

Spec suite  
under construction

SUITE 720  
±4,986 RSF

Spec suite  
under construction

SUITE 710  
±5,412 RSF

Spec suite  
under construction

# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

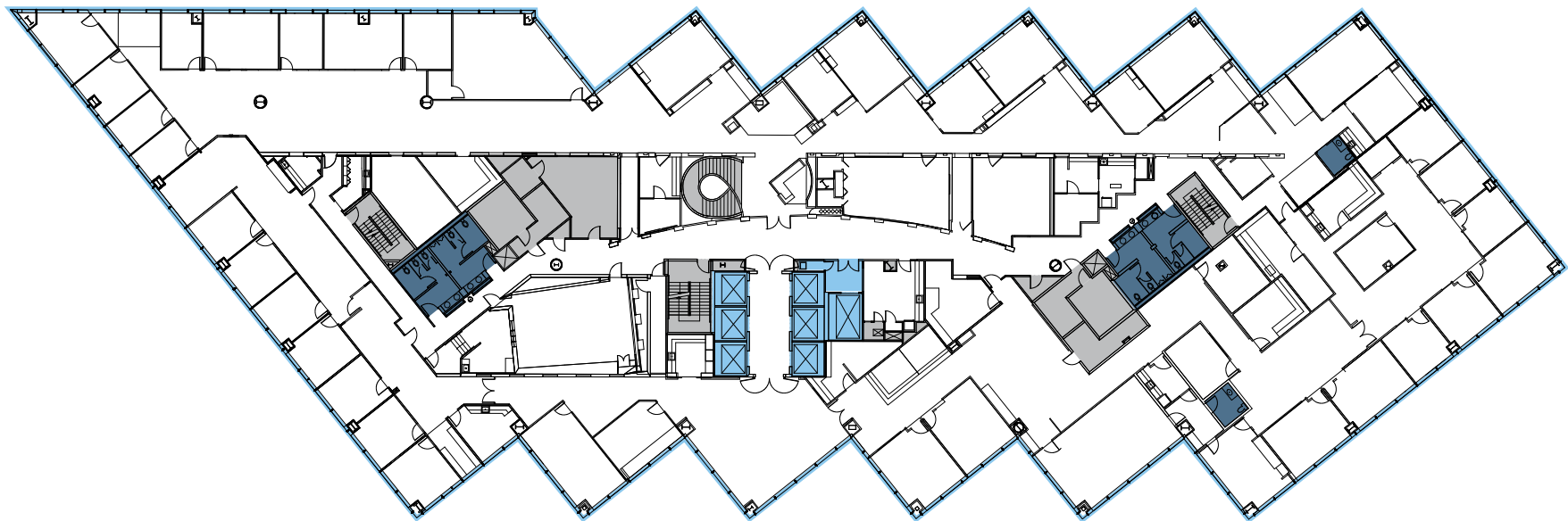


FLOOR 8  
38,025 RSF



# THE BLUEPRINT

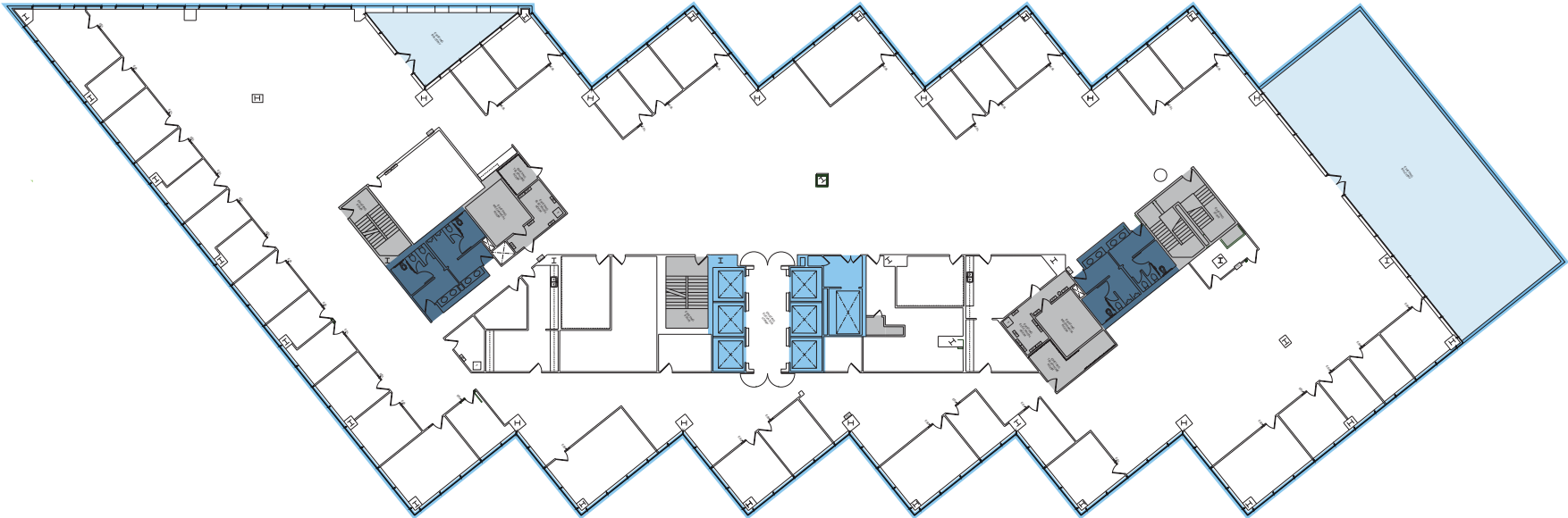
Terrace Elevator Restrooms Stairs & Utility



FLOOR 9  
37,230 RSF

# THE BLUEPRINT

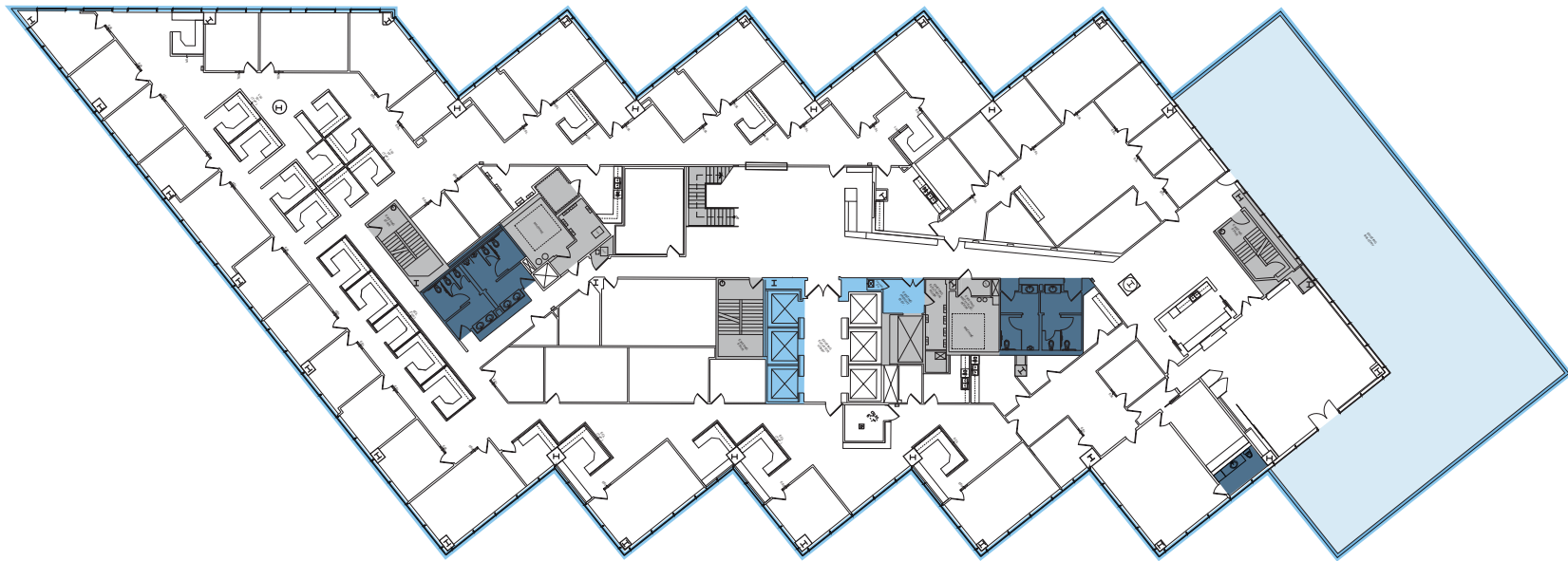
Terrace Elevator Restrooms Stairs & Utility



FLOOR 10  
37,257 RSF

# THE BLUEPRINT

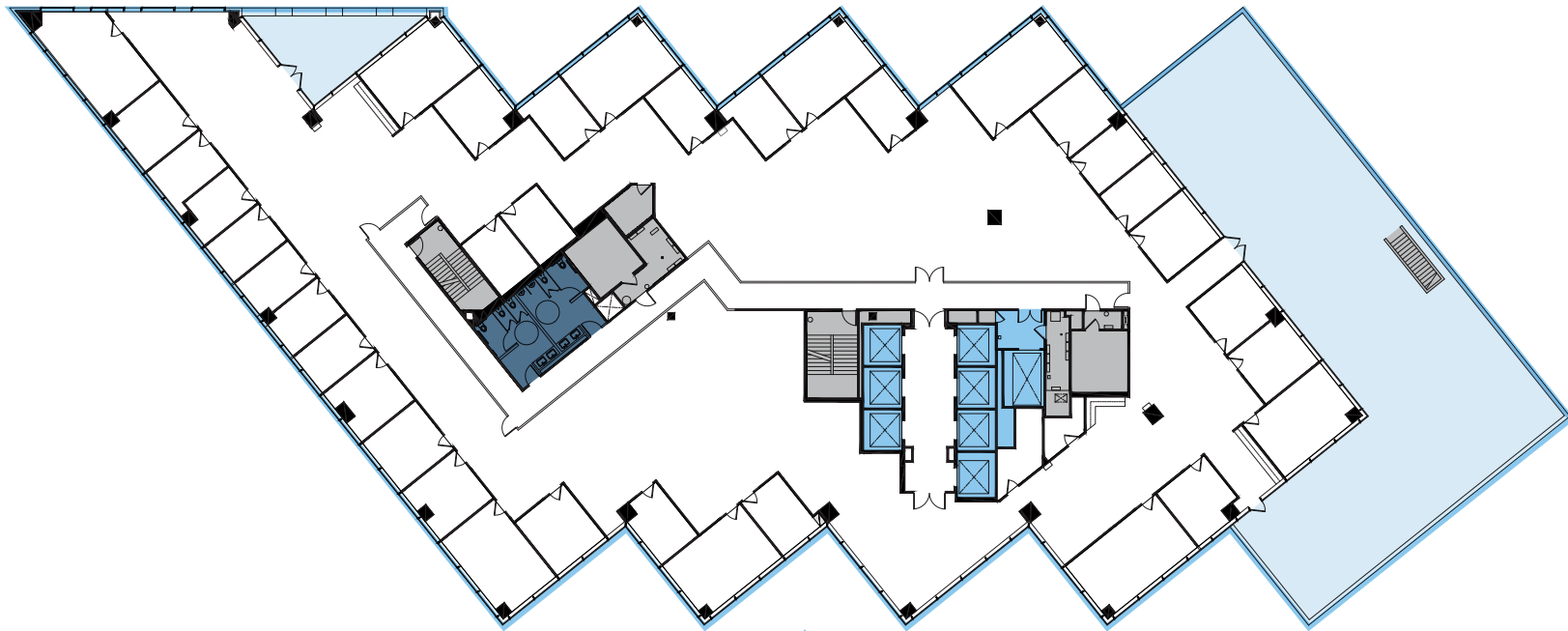
Terrace Elevator Restrooms Stairs & Utility



FLOOR 11  
34,017 RSF

# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility



FLOOR 12  
28,914 RSF



# THE BLUEPRINT

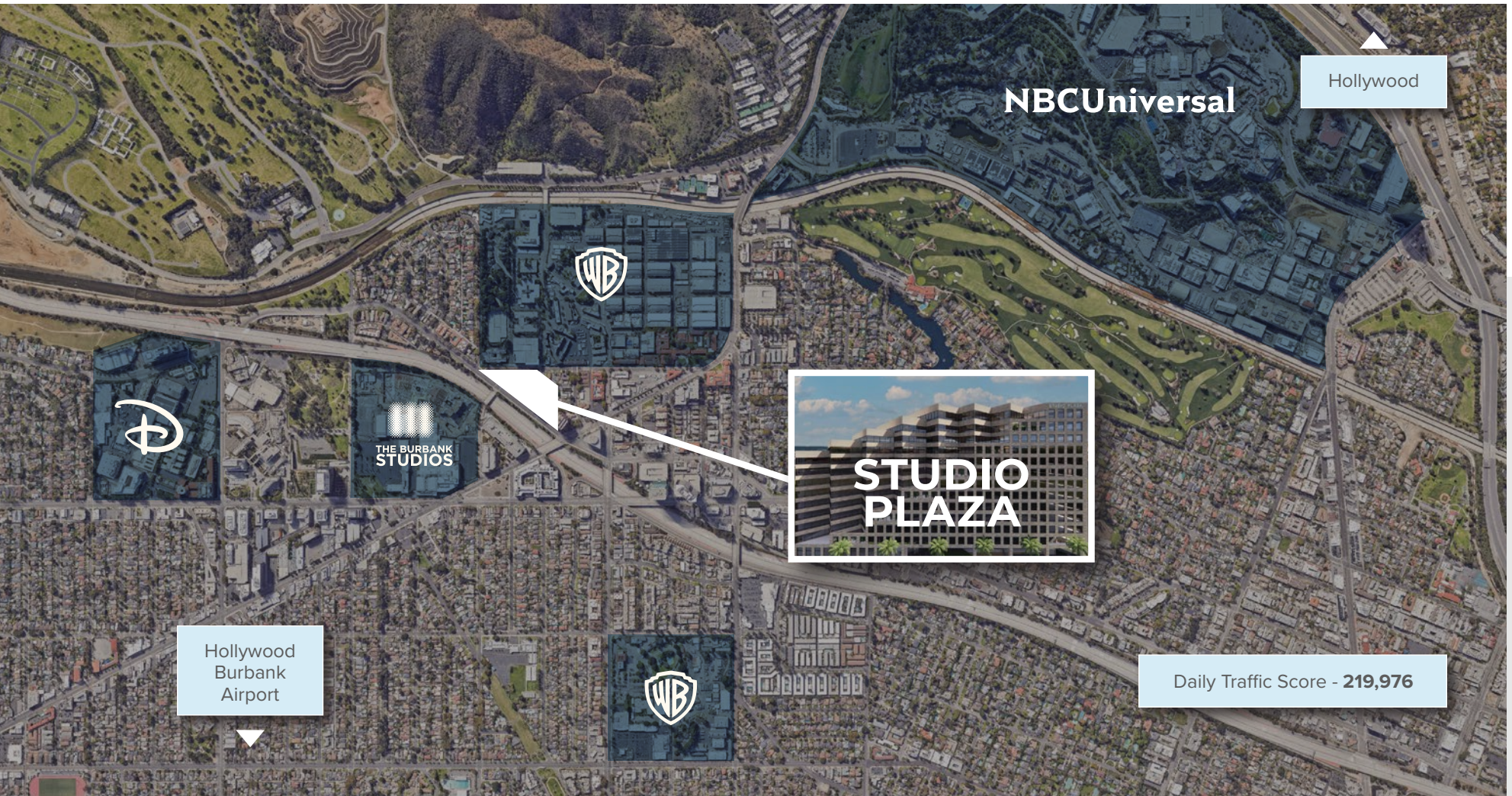
Terrace Elevator Restrooms Stairs & Utility



PENTHOUSE  
11,866 RSF

# 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.





# SURROUNDING AMENITIES

# 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).





# STUDIO PLAZA

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Leasing Team

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