

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

**Douglas  
Emmett** +

Colliers

# STUDIO PLAZA

SPEC SUITES (FLOORS 6 & 7)



# 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 — now offering spec suites (±3,000 SF and above) at the 6th and 7th floors. 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.





# THE DETAILS

**±456,204 RSF**  
Square Footage

**12 Stories**  
+ Penthouse

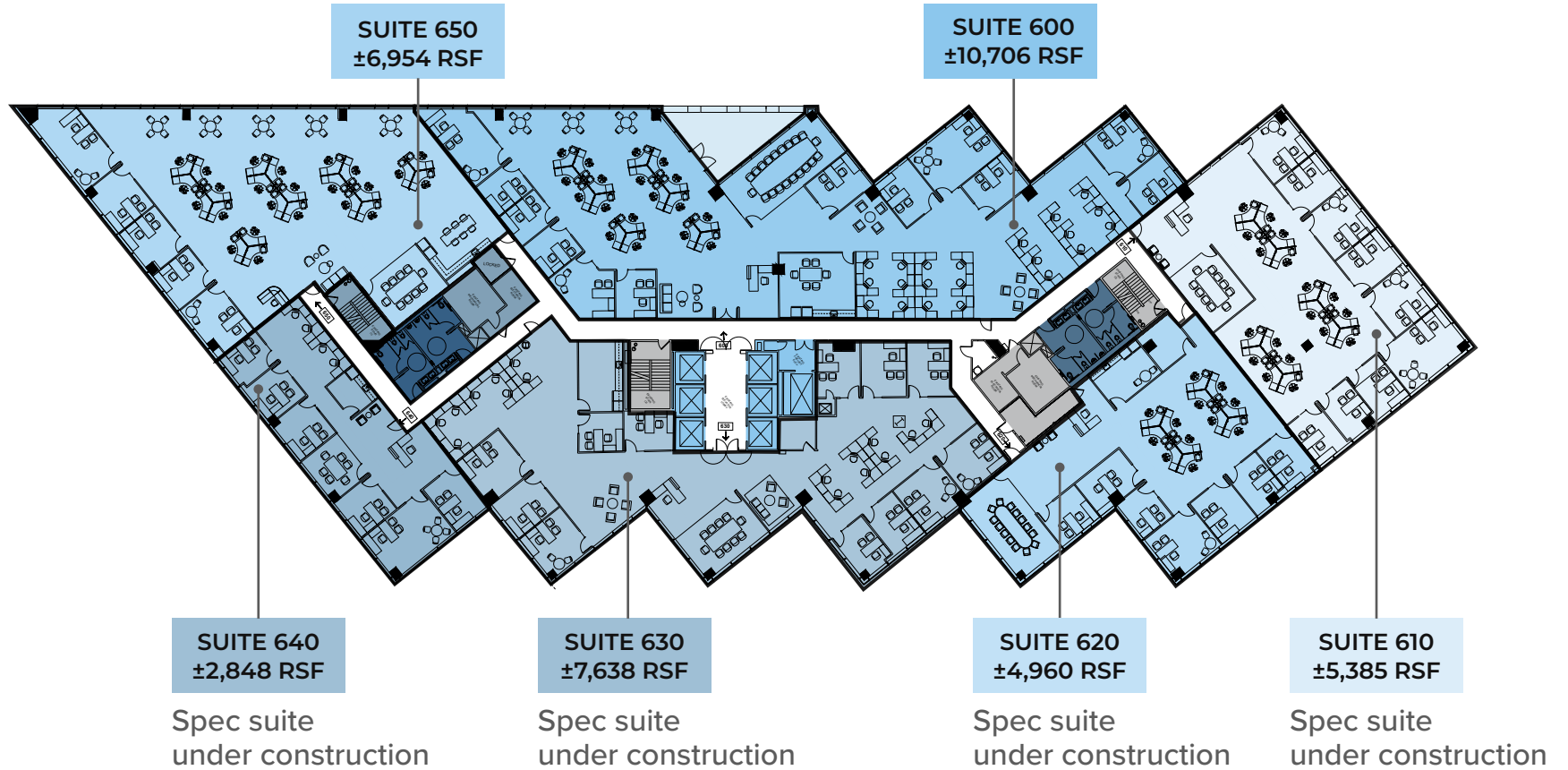
**13'4"**  
Ceiling Height

- 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 BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

## FLOOR 6 ±38,491 RSF Multi-Tenant

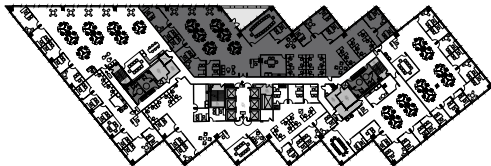
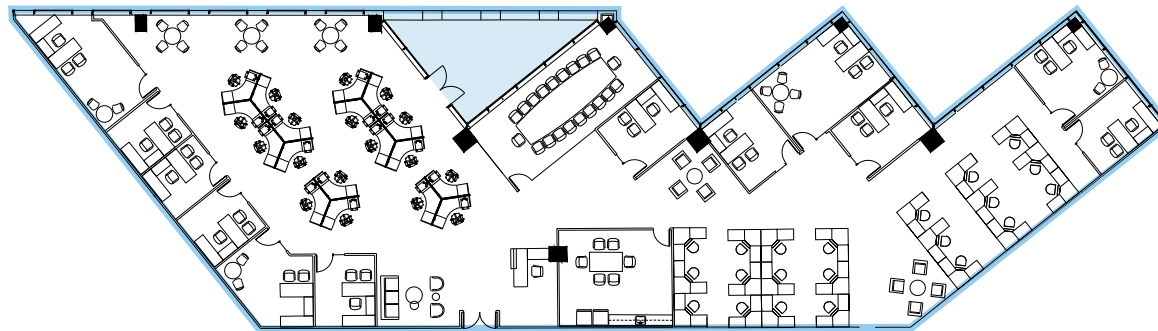


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 600**  
**±10,706 RSF**

Spec suite  
under construction

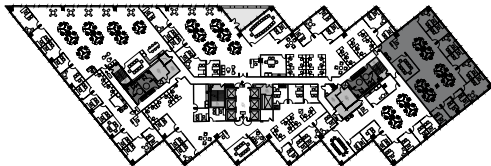
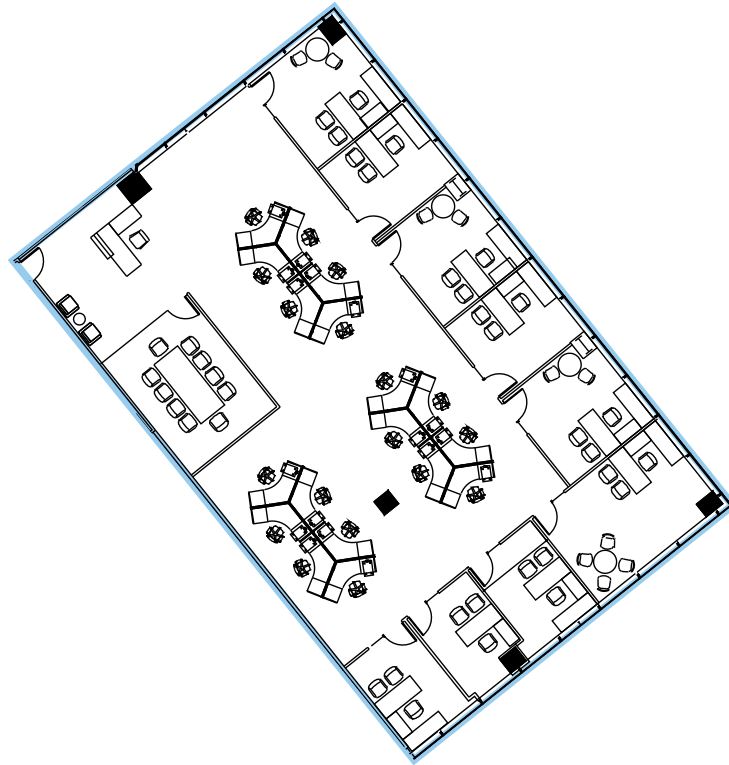


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 610**  
**±5,385 RSF**

Spec suite  
under construction

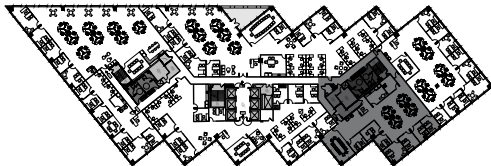


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 620**  
**±4,960 RSF**

Spec suite  
under construction

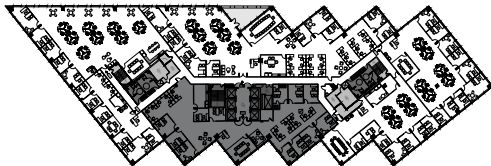
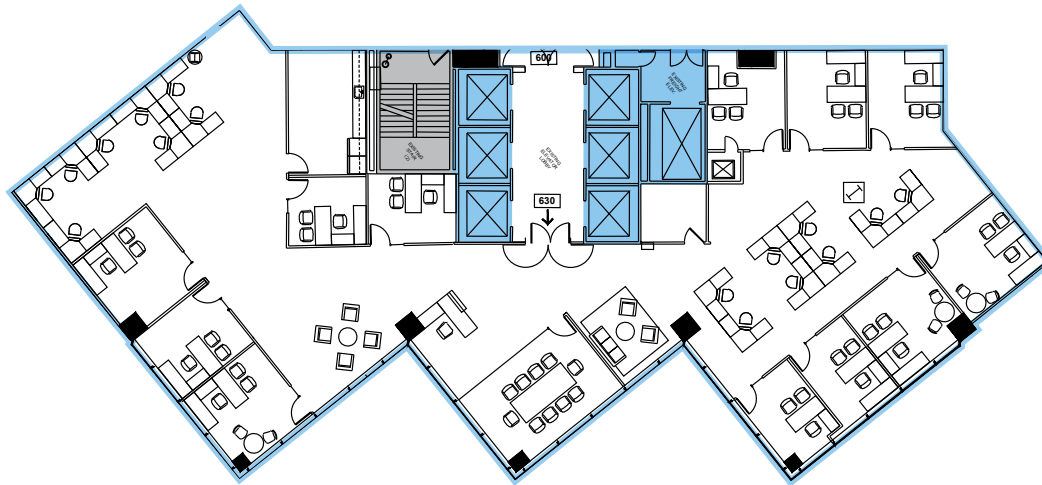


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

## SUITE 630 ±7,638 RSF

Spec suite  
under construction



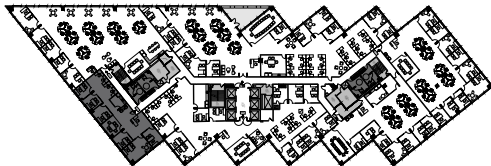
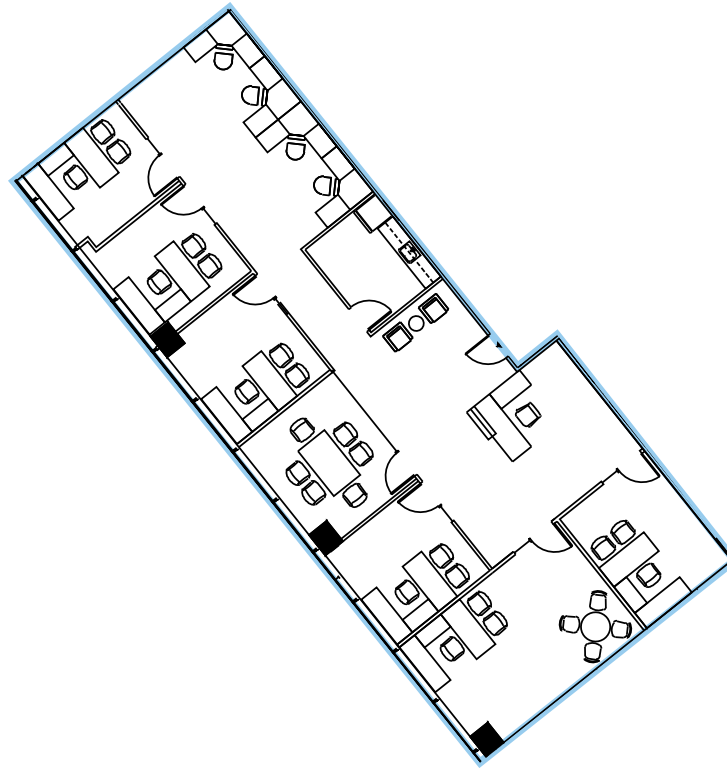


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 640**  
**±2,848 RSF**

Spec suite  
under construction

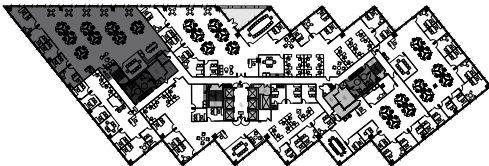
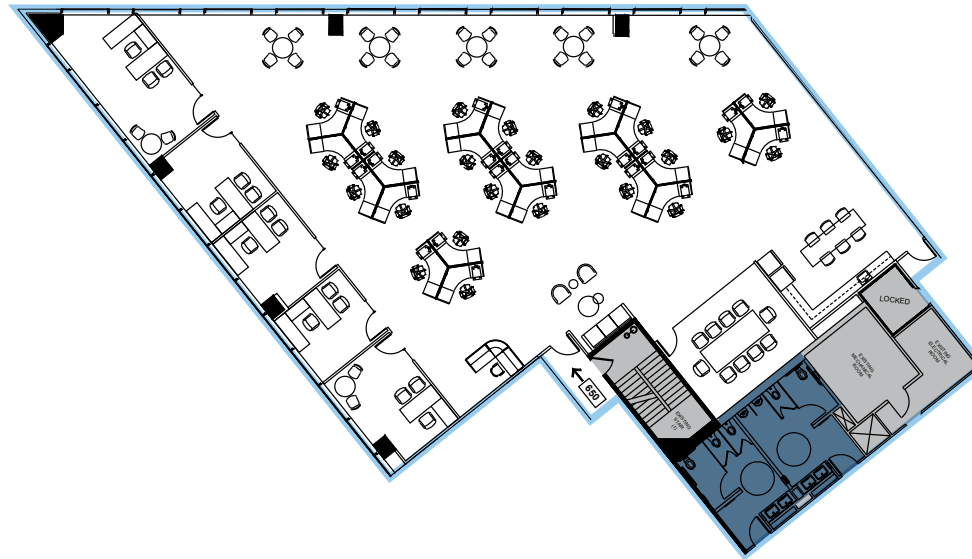


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 650**  
**±6,954 RSF**

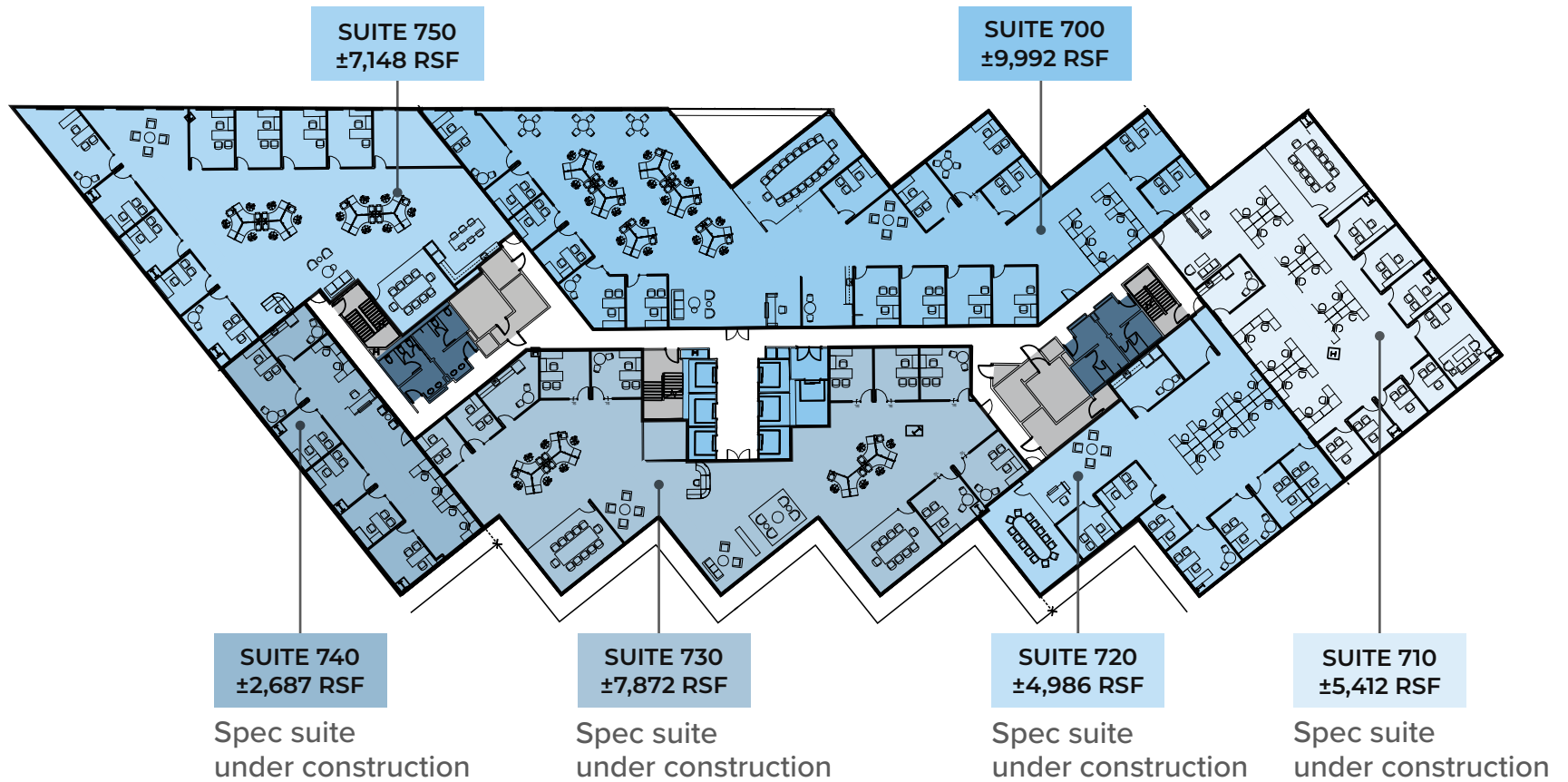
Spec suite  
under construction



# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

## FLOOR 7 ±38,097 RSF Multi-Tenant

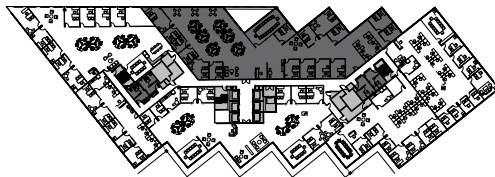
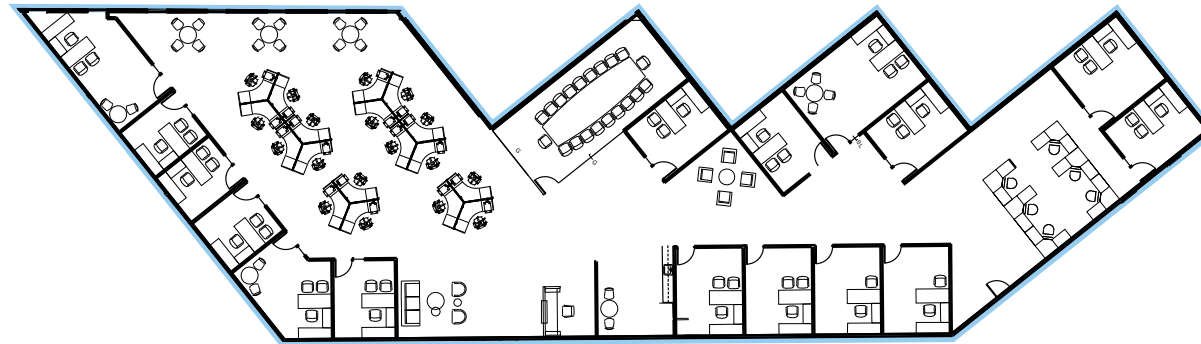


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 700**  
**±9,992 RSF**

Spec suite  
under construction

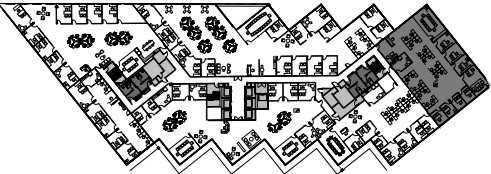


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 710**  
**±5,412 RSF**

Spec suite  
under construction

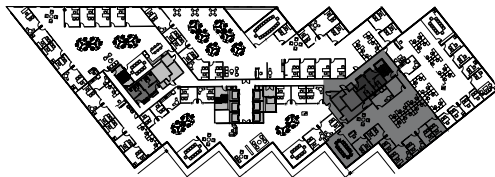


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 720**  
**±4,986 RSF**

Spec suite  
under construction

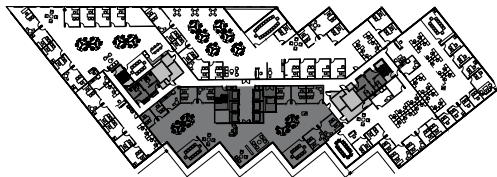
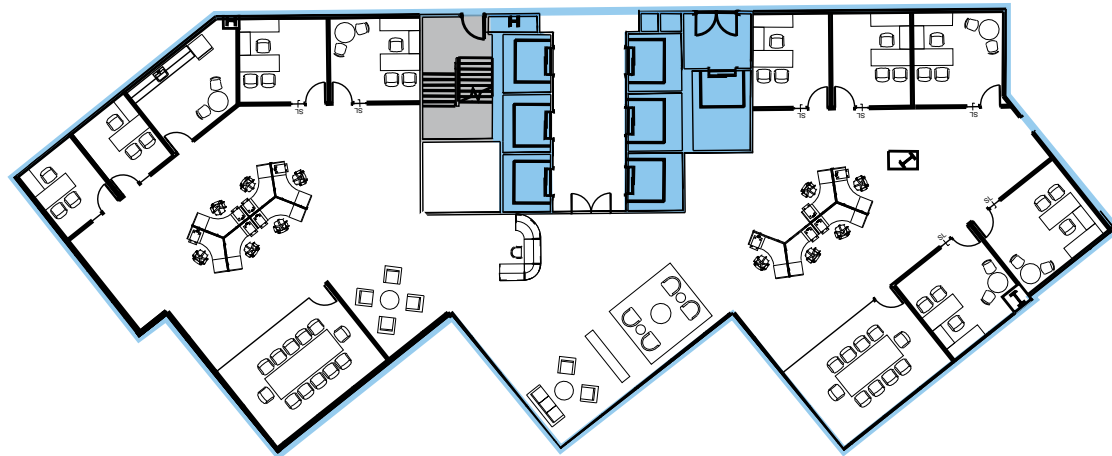


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 730**  
**±7,872 RSF**

Spec suite  
under construction

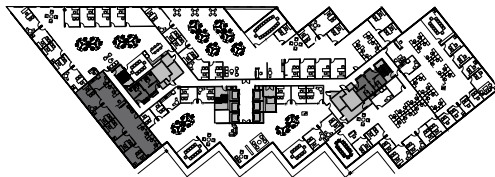


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 740**  
**±2,687 RSF**

Spec suite  
under construction



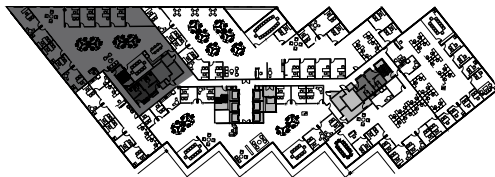


# THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

**SUITE 750**  
**±7,148 RSF**

Spec suite  
under construction



# 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 workplace, Studio Plaza is a distinctively designed campus that offers multiple collaborative spaces, including several outdoor pavilions and terraces.

# THE TRANSFORMATION

Studio Plaza is being completely reimagined inside and out, with new landscaping elements, abundant patio seating, serene water fountains, and garden views, creating a modern oasis enhanced by a bright, welcoming lobby and stylish common areas.

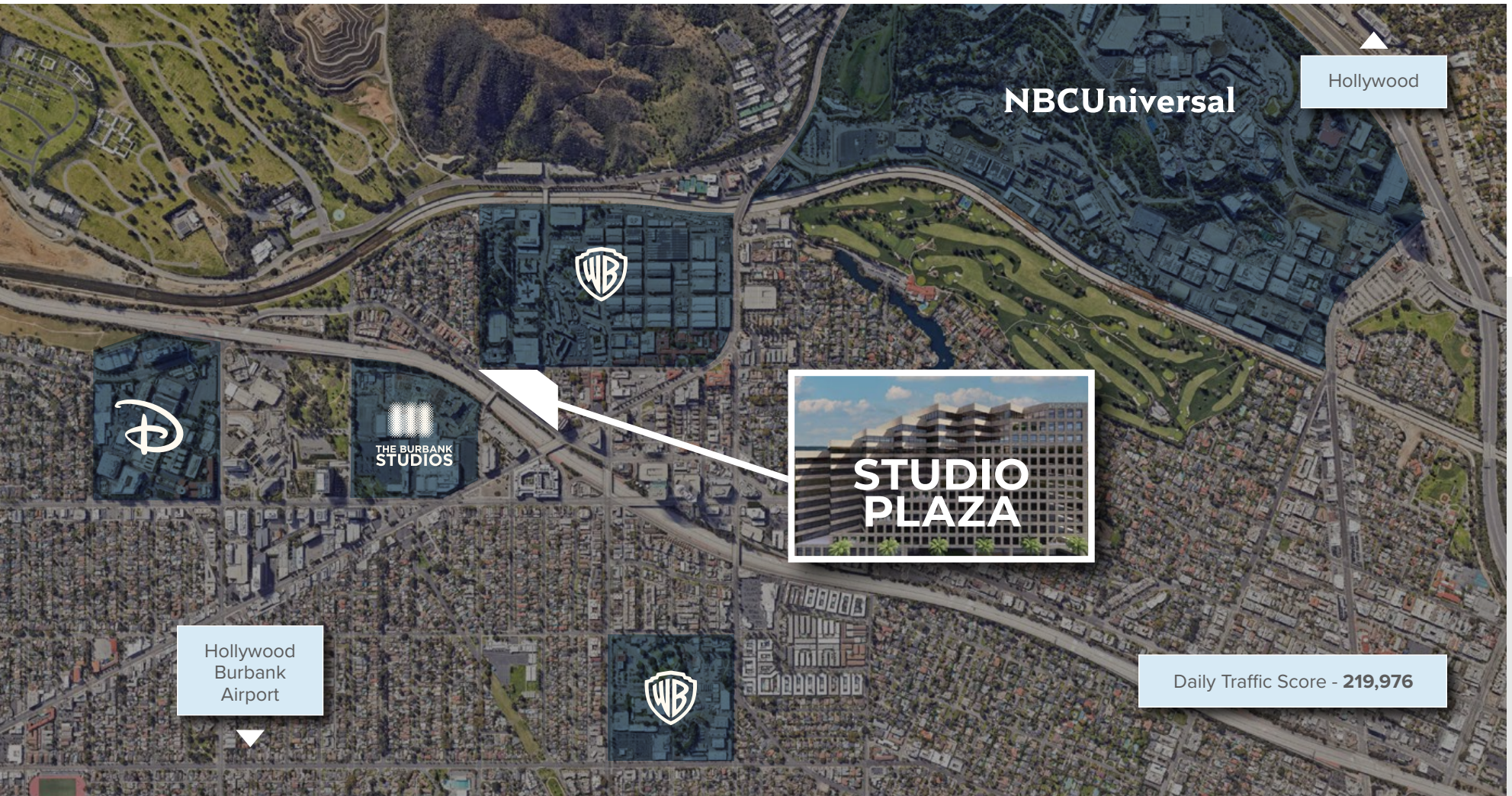


# THE VENUE



# 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

3400 Riverside Drive, Burbank, CA  
[www.StudioPlazaBurbank.com](http://www.StudioPlazaBurbank.com)

Leasing Team

## Integrated Advisory Services Team

**Matthew Heyn**  
License No. 01306148  
+1 818 334 1860  
[matt.heyne@colliers.com](mailto:matt.heyne@colliers.com)

**Caitlin Hoffman**  
License No. 01935762  
+1 818 334 1850  
[caitlin.hoffman@colliers.com](mailto:caitlin.hoffman@colliers.com)

**Anneke Greco**  
License No. 01390030  
+1 818 334 1865  
[anneke.greco@colliers.com](mailto:anneke.greco@colliers.com)

**Gil Canton**  
License No. 01279519  
+1 818 233 1856  
[gil.canton@colliers.com](mailto:gil.canton@colliers.com)



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