

# STUDIO PLAZA

STUDIOPLAZABURBANK.COM  
3400 RIVERSIDE DRIVE, BURBANK, CA

**Douglas  
Emmett** +

**Colliers**



# 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.





# 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 TRANSFORMATION

Douglas Emmett has planned a comprehensive, multi-million dollar renovation at Studio Plaza. This project will include new landscaping elements and bring a modern touch to common areas.







**456,205 RSF**  
Square Footage

**12 Stories**  
+ Penthouse

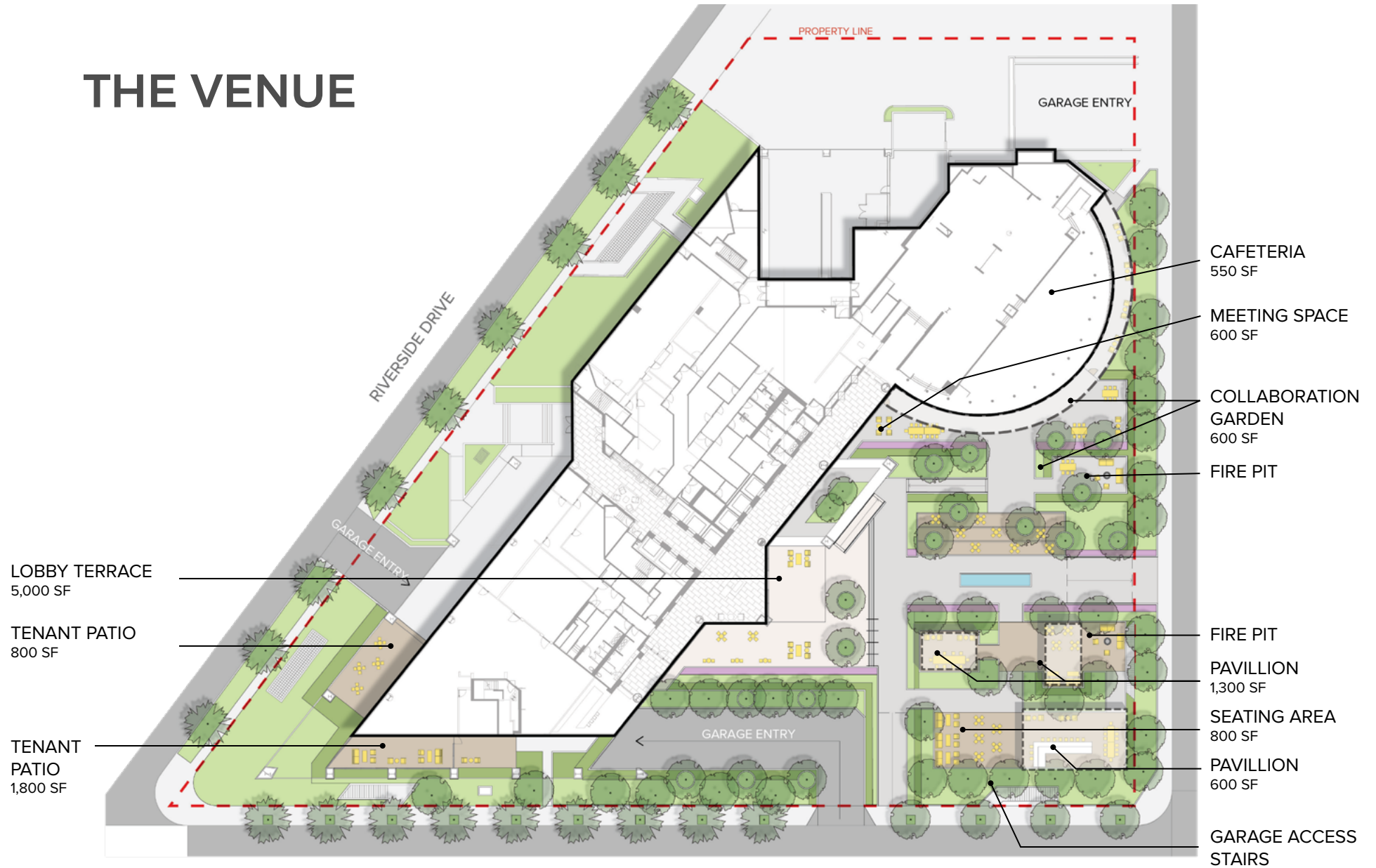
**85 Rating**  
EnergyStar

## THE DETAILS

- Distinct campus design, including several outdoor pavilions
- Subterranean parking for 1,500 cars
- Ground-floor cafeteria with patio seating
- Two cores of elevators and restroom facilities
- Full-time security on each floor
- Exceptional freeway visibility and access



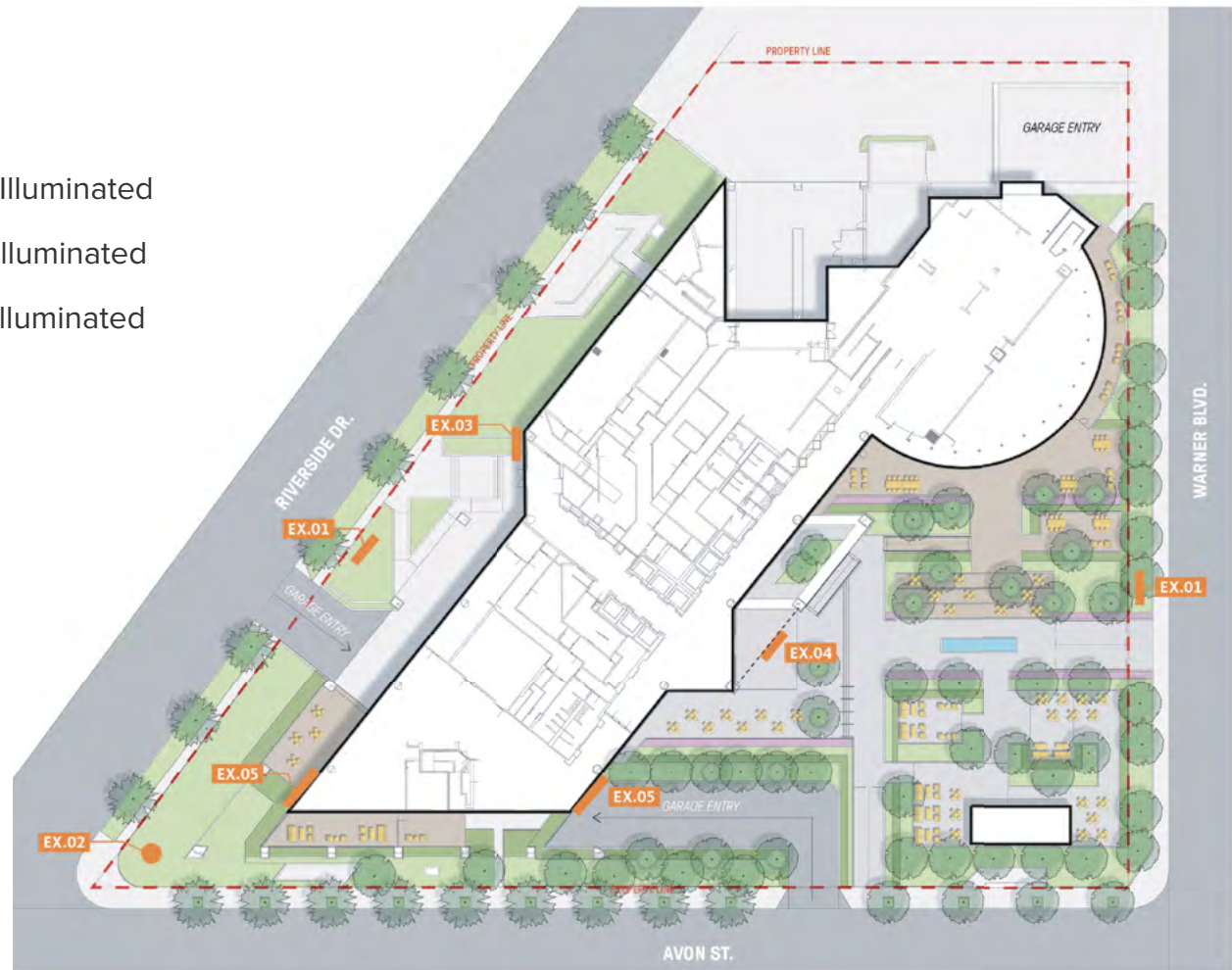
# THE VENUE



# THE BRAND VISION

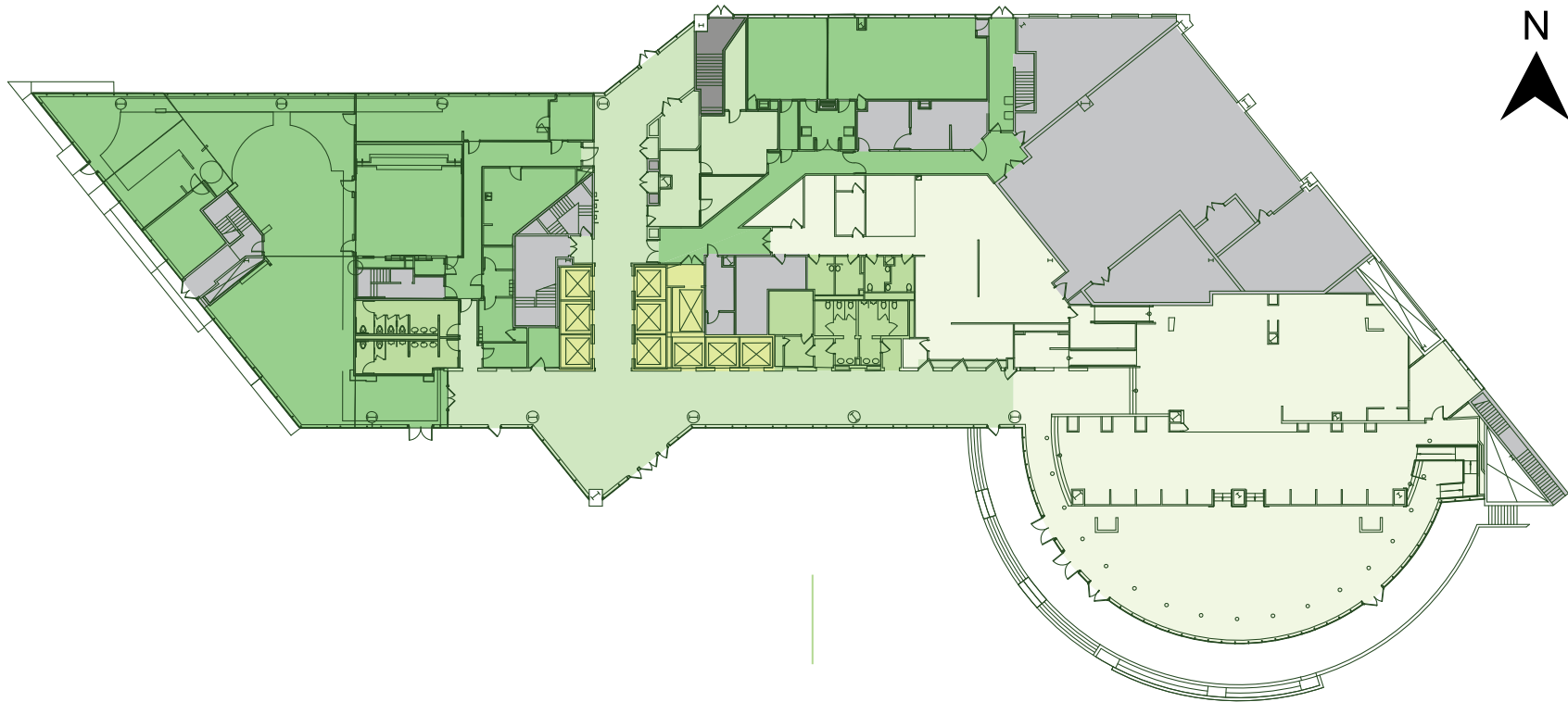
This unique offering includes several opportunities for exterior building signage.

- EX.01** Site Identity Entry
- EX.02** Monument Sign ID
- EX.03** Building Address - Illuminated
- EX.04** Building Entry ID - Illuminated
- EX.05** Building Parapet - Illuminated





# THE BLUEPRINT



LEVEL 1  
27,674 RSF

■ Workspace   ■ Common Area   ■ Restaurant   ■ Elevator   ■ Patio   ■ Restrooms   ■ Stairs & Utility



# THE BLUEPRINT

LEVEL 2  
43,628 RSF



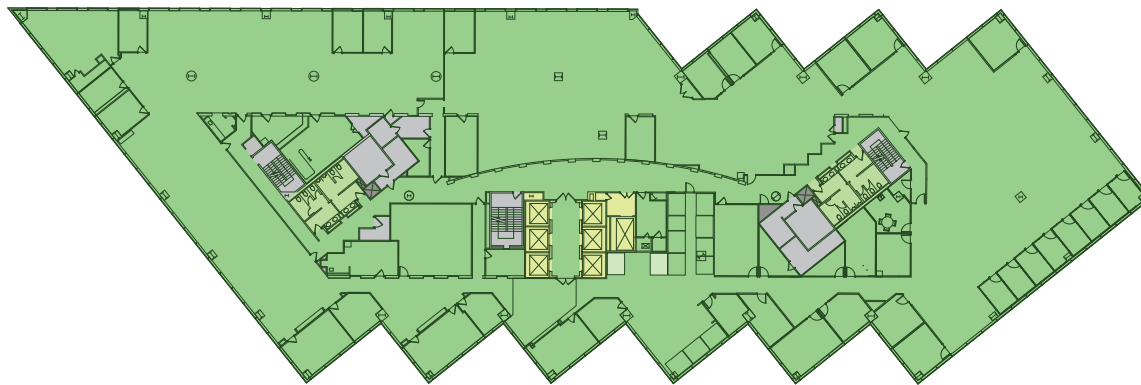
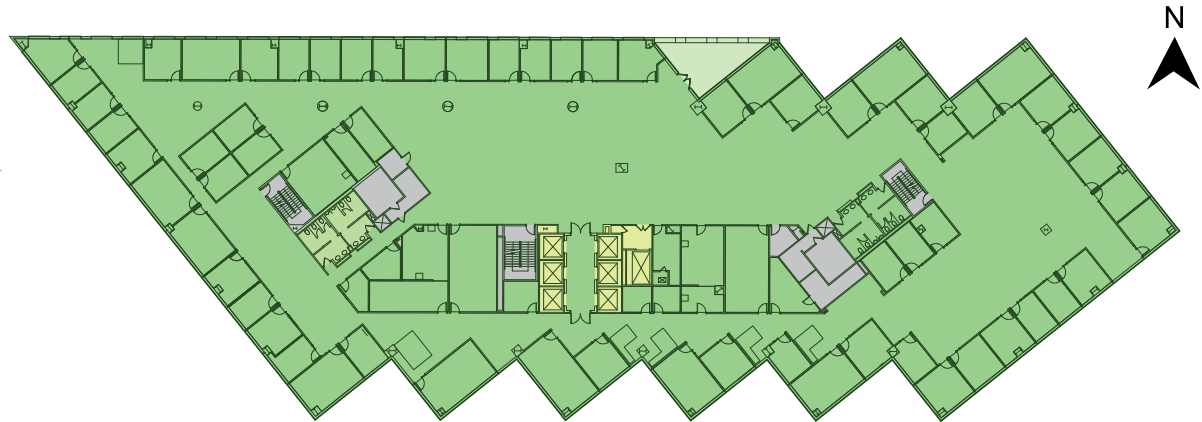
LEVEL 3  
43,494 RSF

Workspace Terrace Elevator Restrooms Stairs & Utility



# THE BLUEPRINT

LEVEL 4  
38,957 RSF



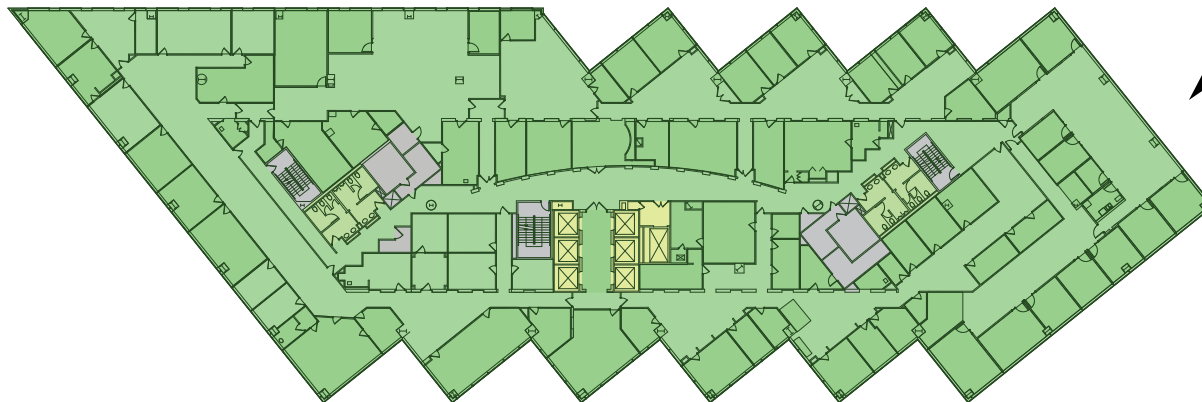
LEVEL 5  
38,554 RSF

Workspace Terrace Elevator Restrooms Stairs & Utility



# THE BLUEPRINT

LEVEL 6  
38,491 RSF



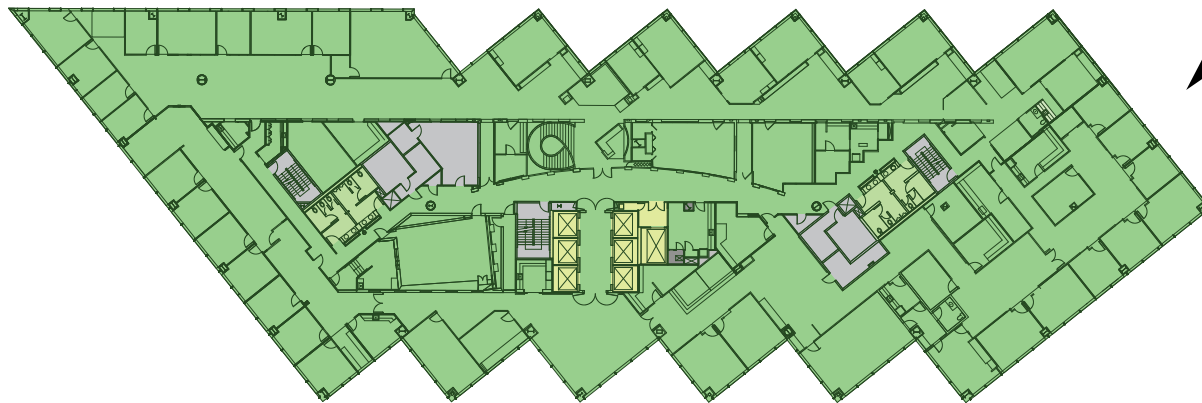
LEVEL 7  
38,097 RSF

Workspace Terrace Elevator Restrooms Stairs & Utility



# THE BLUEPRINT

LEVEL 8  
38,025 RSF



LEVEL 9  
37,231 RSF

Workspace Terrace Elevator Restrooms Stairs & Utility

# THE BLUEPRINT

LEVEL 10  
37,257 RSF



LEVEL 11  
34,017 RSF

Workspace Terrace Elevator Restrooms Stairs & Utility



# THE BLUEPRINT

LEVEL 12  
28,914 RSF



PENTHOUSE  
11,866 RSF

Workspace Terrace Elevator Restrooms Stairs & Utility

# THE VICINITY

Since the 1940's, 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).



# STUDIO PLAZA

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

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