



BUSINESS ARTS PLAZA

3601 WEST OLIVE AVENUE
BURBANK



J.P.Morgan

BUSINESS ARTS PLAZA

3601 West Olive Avenue | Burbank



Parking Ratio: 3.0/1,000 RSF
\$100.00 - unreserved
\$185.00 - reserved

Available Suites
Suite 600 - 5,579 RSF
Suite 650 - 12,641 RSF

Suite 700 - 22,146 RSF
Rate: \$4.60/SF FSG

PROJECT HIGHLIGHTS



UNPARALLED ACCESS

Adjacent to 134 freeway



BURBANK MEDIA DISTRICT

Great proximity to major studios including Warner Bros., Disney & NBC Universal



EV CHARGING STATIONS

Electric Vehicle charging stations on-site



AMENITIES

Steps from wide amenity base along Olive Avenue and Riverside Drive



ON-SITE MANAGEMENT

24/7 security and access

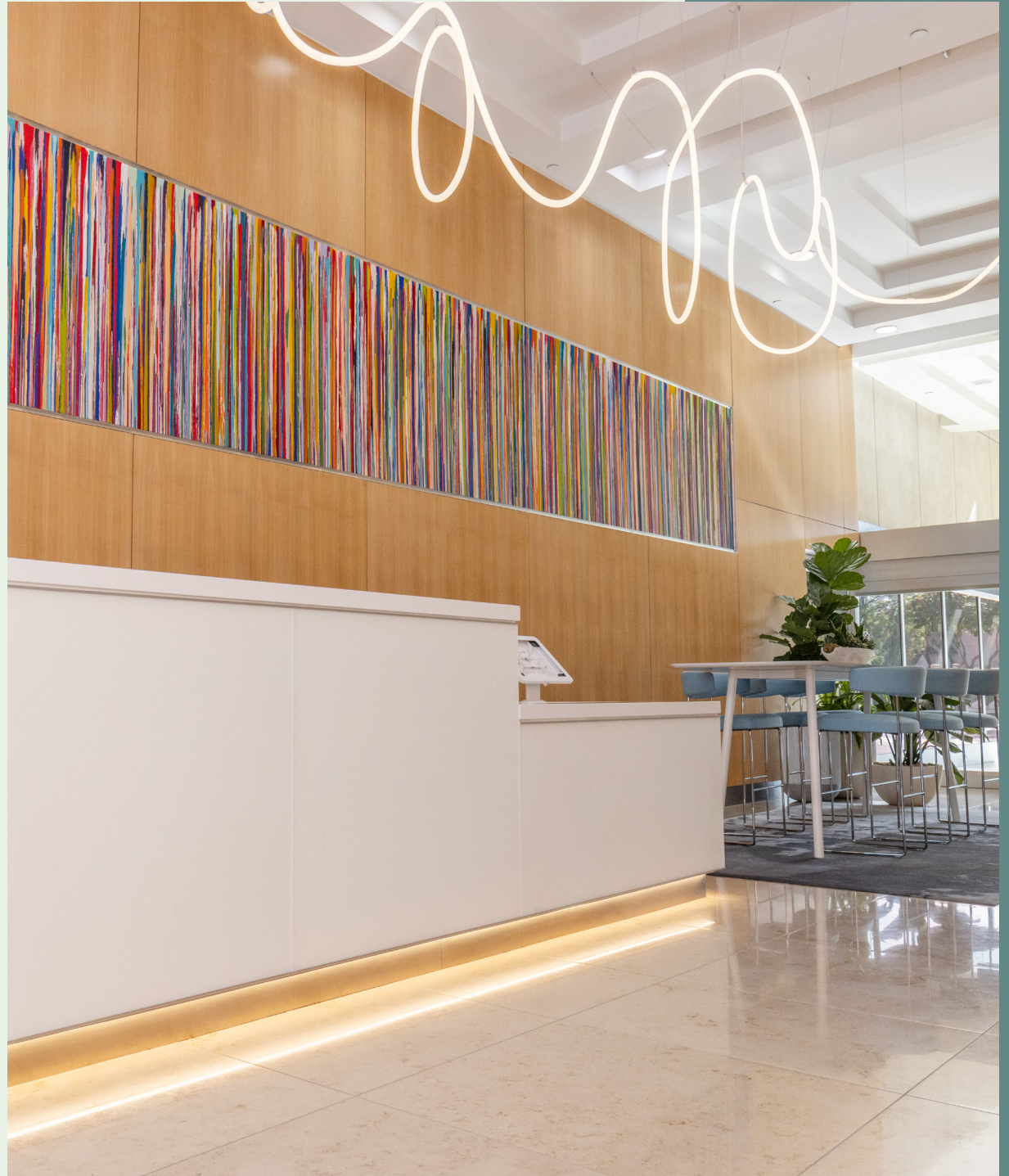


PHENOMENAL VIEWS



DIRECT ELEVATOR ACCESS

Direct elevator access to suite from parking





AREA AMENITIES

Transportation ●

- 1. Bob Hope Airport - Burbank
- 2. Amtrak - Burbank

Medical Center ●

- 1. Providence Saint Joseph Medical Center

Shopping ○

- 1. Burbank Towne Center
- 2. CVS
- 3. Vons
- 4. Whole Foods Market
- 5. The Home Depot
- 6. IKEA
- 7. Trader Joe's
- 8. Ralphs
- 9. Costco Wholesale
- 10. Walmart Supercenter
- 11. Best Buy
- 12. Target
- 13. Lowe's
- 14. Sprouts Farmers Market

Dining ●

- 1. Smoke House Restaurant
- 2. Gindi Thai Restaurant / Sushi / Bar
- 3. Novo Cafe
- 4. Olive & Thyme
- 5. Morton's The Steakhouse
- 6. Chick-fil-A
- 7. Jersey Mike's Subs
- 8. Popeyes Louisiana Kitchen
- 9. Menchie's Frozen Yogurt
- 10. Urbane Cafe
- 11. Starbucks
- 12. California Fish Grill
- 13. Porti's Bakery and Cafe
- 14. Wood Ranch
- 15. Yard House
- 16. In-N-Out Burger
- 17. Jersey Mike's Subs

Fitness ●

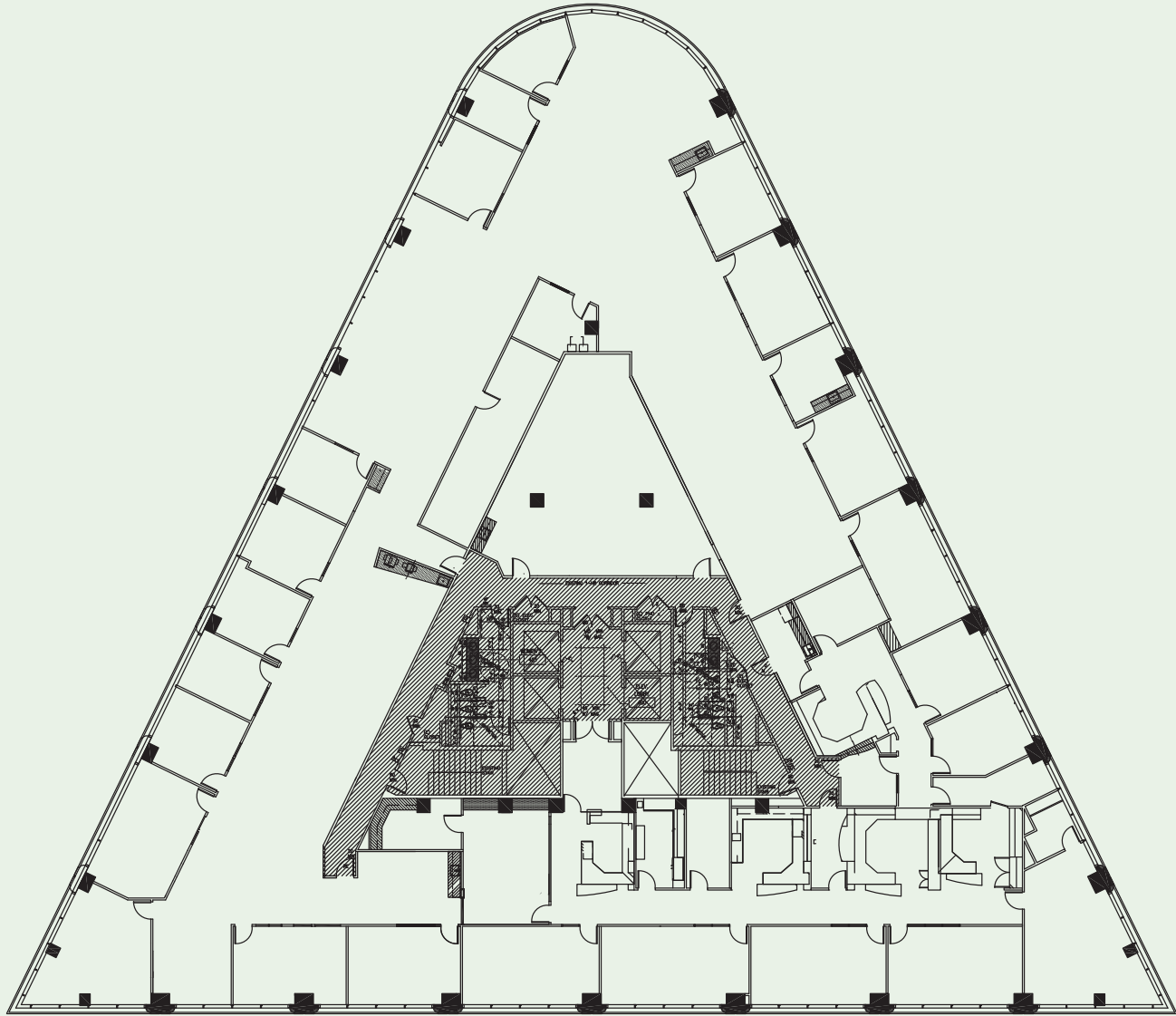
- 1. Pilates Plus LA - Burbank
- 2. Rumble Boxing
- 3. StretchLab
- 4. Orangetheory Fitness

Major Studio ●

- 1. NBC Universal
- 2. Universal Studios Hollywood
- 3. Warner Bros. Studios
- 4. Cartoon Network Studios
- 5. The Walt Disney Studios
- 6. Nickelodeon Animation Studio

Entertainment ●

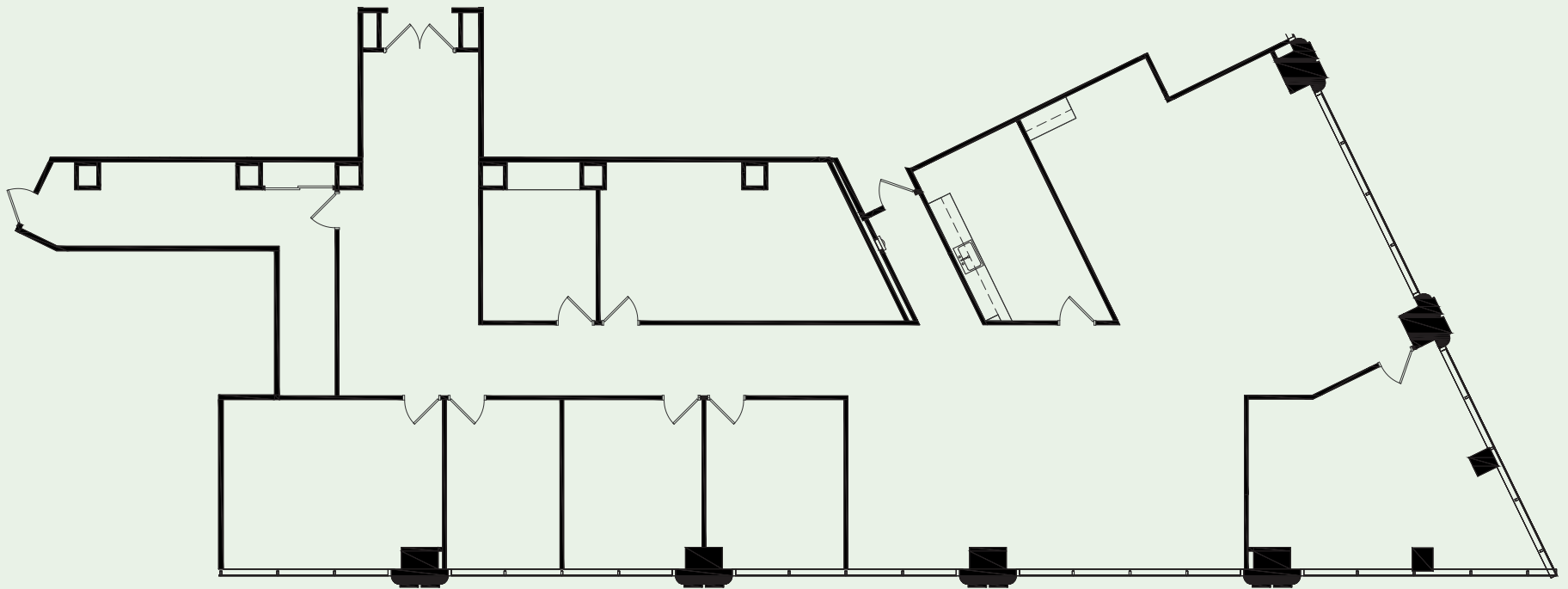
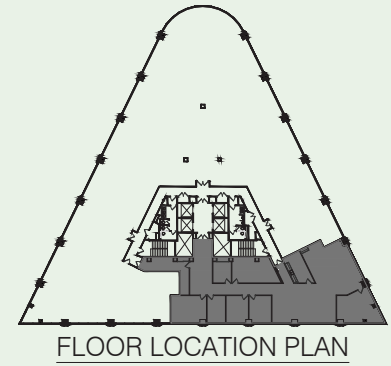
- 1. Lakeside Golf Club
- 2. AMC Burbank 16
- 3. Round1 Bowling & Arcade
- 4. Burbank Town Center



SUITE 400

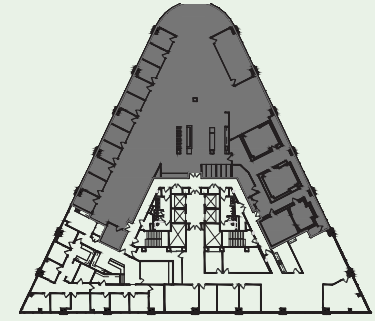
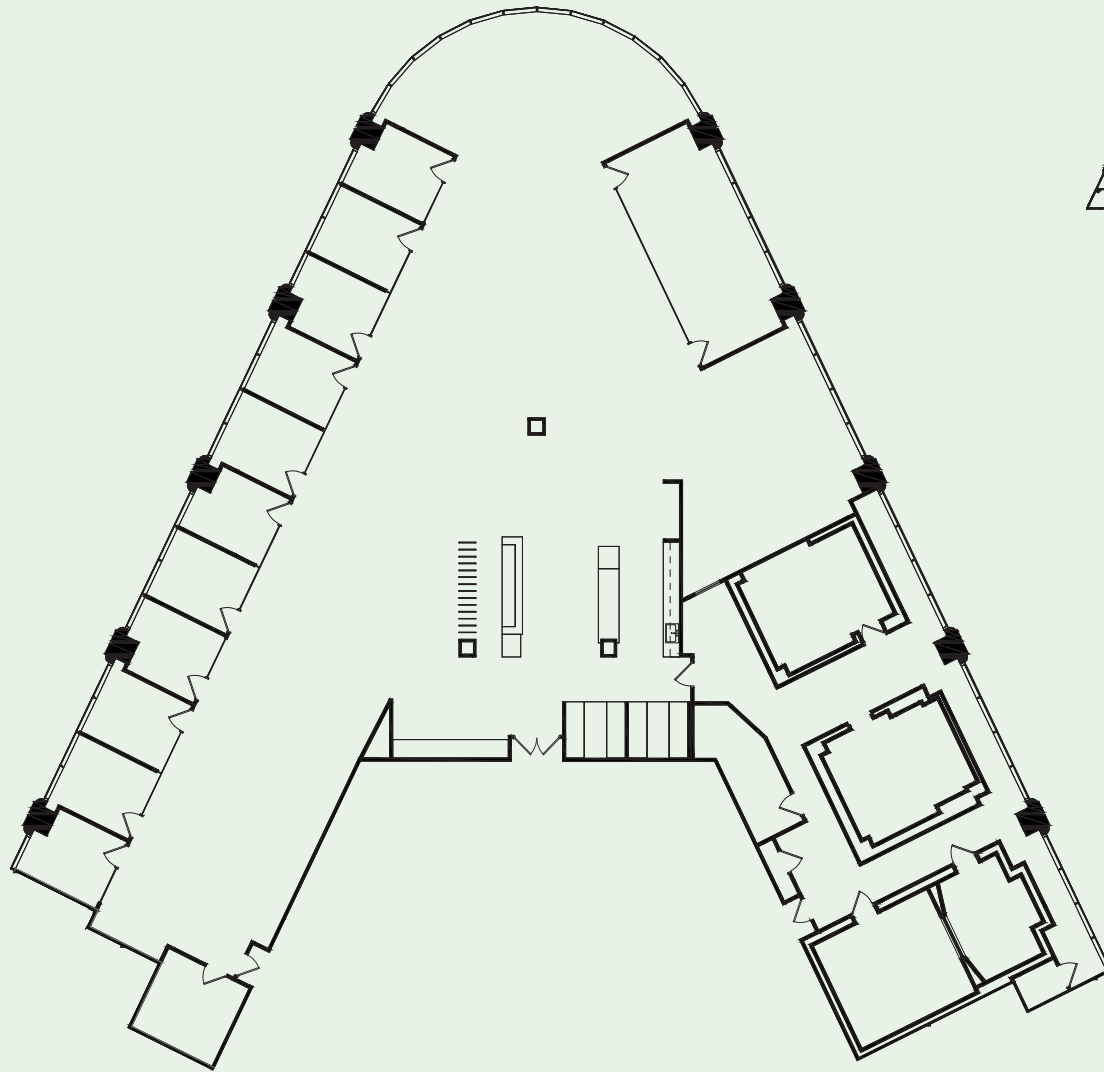
22,146 RSF





SUITE 600
5,579 RSF





FLOOR LOCATION PLAN

SUITE 650

12,641 RSF





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3601

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