

AVISON
YOUNG

250 east olive
burbank

WELCOME TO
DOWNTOWN
BURBANK





250 east olive burbank



250 E. Olive is a boutique office project in the heart of Downtown Burbank. Walking distance from the Burbank Metrolink, AMC Entertainment Village and Burbank Town Center Mall, there are a myriad of nearby dining, coffee, banking, shopping and entertainment amenities. The property is proximate to the 5 Freeway, providing easy access to major studios in Burbank, Hollywood and DTLA.

SUITE 200*
± 7,559 RSF
AVAILABLE NOW

SUITE 203*
± 4,598 RSF
AVAILABLE NOW

SUITE 204
± 2,592 RSF
AVAILABLE NOW

RENTAL RATE: \$3.35/ RSF, FSG
PARKING RATIO – 3.55/1,000 SF

SUITE 410**
± 12,009 SF
AVAILABLE NOW

SUITE 420**
± 3,137 SF
AVAILABLE NOW

SUITE 430**
± 5,597 SF
AVAILABLE 11/2024

ADDITIONAL CITY PARKING LOTS
ADJACENT TO THE SITE.

*12,157 RSF CONTIGUOUS (SUITE 200 + 203)
**20,743 RSF CONTIGUOUS (ENTIRE 4TH FLOOR)

HIGHLIGHTS



- No gross receipts or parking tax
- Dark Fibre Loop provides excellent connectivity for technical users
- On-site property management
- Over 3.5:1,000 Parking Ratio
- Café, Wells Fargo and FedEx on ground floor
- Walking distance to Burbank Metrolink station



BUILDING AMENITIES

- Ground Floor Café: Another Broken Egg Café
- Fed Ex Ship Center
- Wells Fargo



AVAILABLE

SUITE 200

2ND FLOOR
± 7,559 RSF
AVAILABLE NOW

CAN BE MADE CONTIGUOUS WITH SUITE 203 FOR ±12,157 RSF



AVAILABLE

SUITE 203

2ND FLOOR

± 4,598 RSF

AVAILABLE NOW

CAN BE MADE CONTIGUOUS WITH SUITE 203 FOR ±12,157 RSF

SUPPLEMENTAL HVAC IN-PLACE. IDEAL FOR SERVER ROOMS,
TECHNICAL USERS AND POST-PRODUCTION.

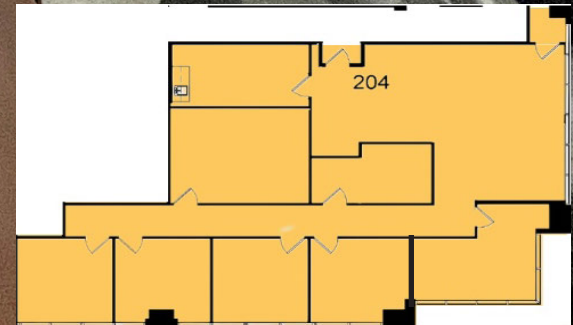


AVAILABLE



SUITE 204

2ND FLOOR
± 2,592 RSF (DIVISIBLE)
AVAILABLE NOW



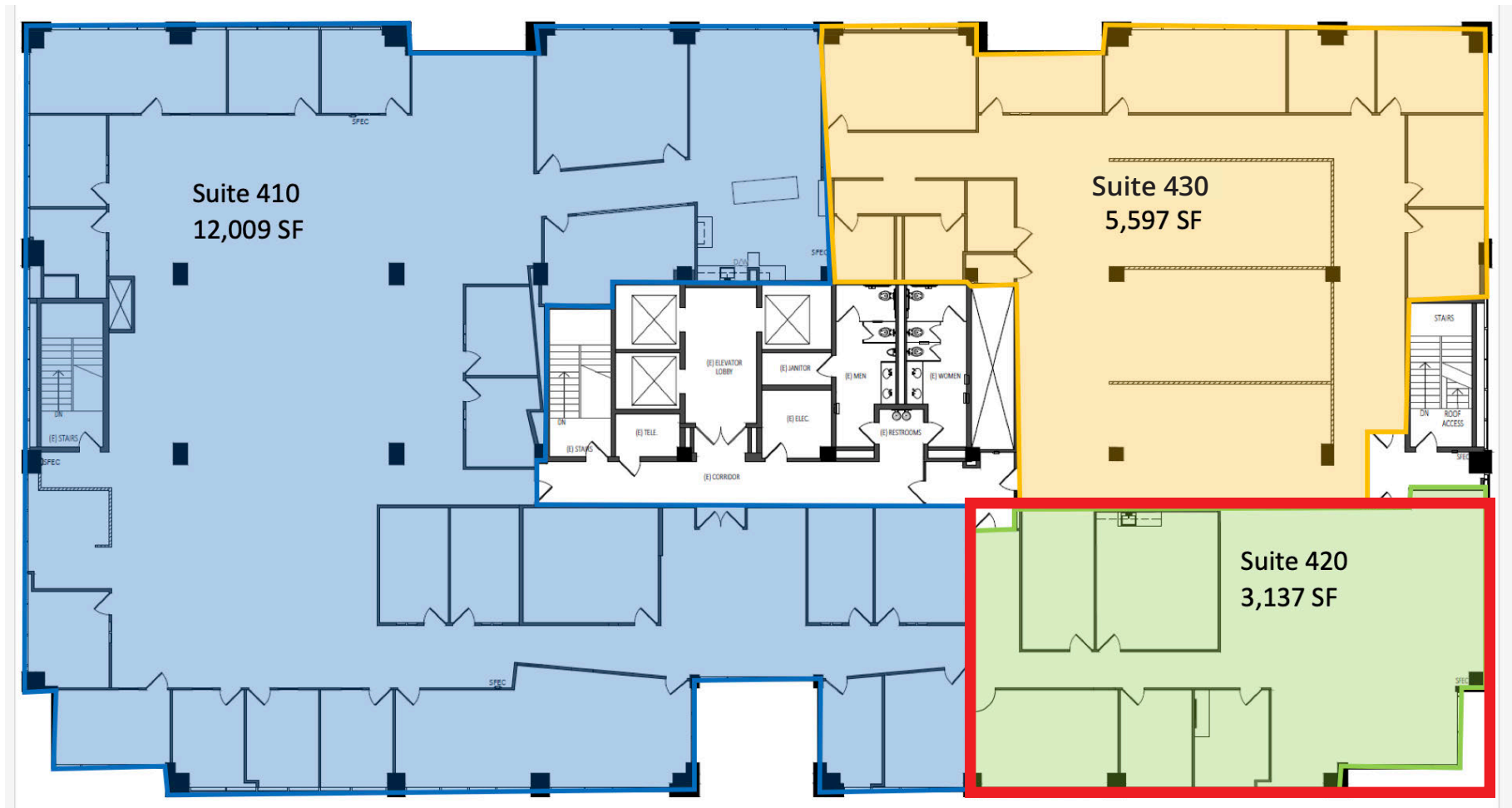
AVAILABLE



SUITE 410

4TH FLOOR
± 12,009 RSF
AVAILABLE NOW

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SUITE 420

4TH FLOOR
± 3,137 RSF
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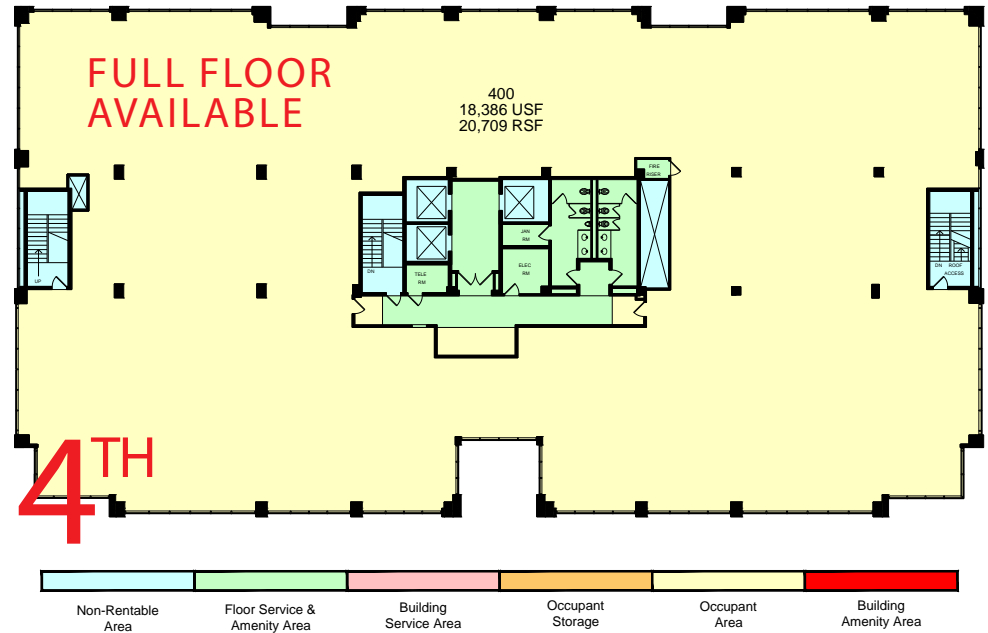
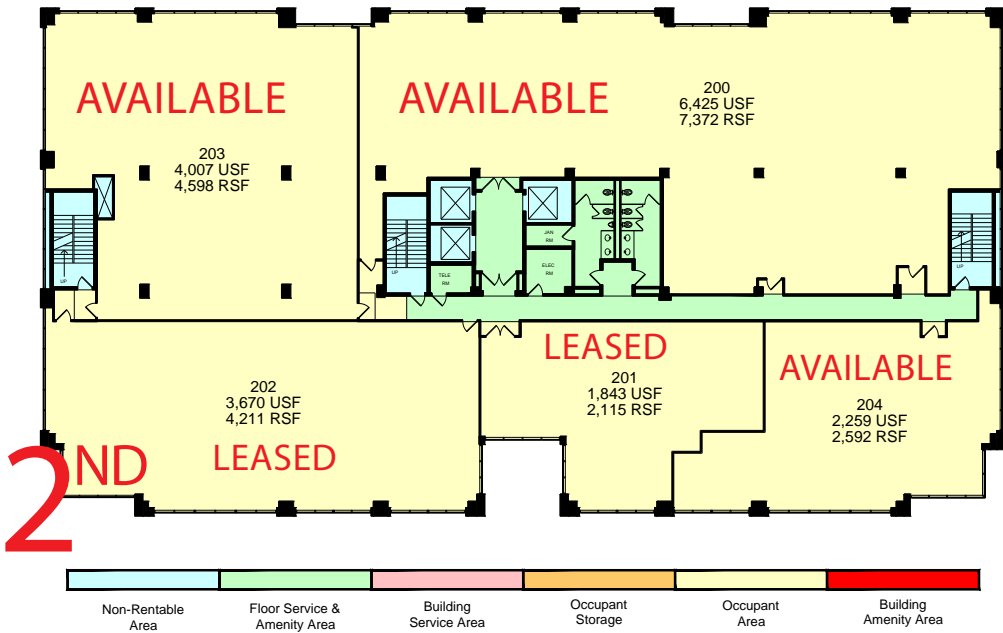
AVAILABLE



SUITE 430

4TH FLOOR
± 5,597 RSF
AVAILABLE 11/2024

FLOOR PLANS



CORPORATE NEIGHBORS



AMENITIES



THANK YOU

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