

# Burbank Civic Plaza

250  
East Olive  
BURBANK, CA



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA



# 250 East Olive BURBANK, CA

“Elevate Your Business  
in the Heart of  
Downtown Burbank”



**LEE &  
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Lee & Associates Pasadena is proud to present 250 E. Olive Avenue, a premier four-story office building located at the vibrant intersection of East Olive Avenue and North 3rd Street in Downtown Burbank. Spanning 76,347 square feet, this modern asset delivers a flexible, open layout tailored to the needs of today's professional and creative tenants. Built in 2005, the property offers generous floor plates, soaring ceiling heights, and abundant natural light—creating an ideal environment for productivity and collaboration. On-site amenities include a café, a full-service bank branch, and shipping services, enhancing convenience for tenants and clients alike. The building boasts an efficient parking structure with a favorable ratio of over 3.5 spaces per 1,000 square feet, including both surface and covered options.



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# Property Details and Availability

## PROPERTY SUMMARY

ADDRESS	250 E Olive Ave, Burbank, CA, 91502
ASKING RATE	\$3.25 FSG
TERMS	3+ Years
TOTAL SF	±76,347 SF
LOT SIZE	±74,052 SF
PARKING	3.55/1,000
CLASS	A
ZONING	CG
YEAR BUILT	2005
APN	2453-013-022

## LEASE AVAILABILITIES

Suite 200	±7,559 SF
Suite 203	±4,598 SF
Suite 204	±2,592 SF
Suite 350	±10,096 SF
Suite 410	±12,009 SF
Suite 430	±5,597 SF

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Aerial Northbound



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# 250 East Olive BURBANK, CA



SMOKE  
HOUSE



 Hollywood Burbank Airport



## Aerial Southbound



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# Location Highlights

Just steps from the Metrolink Station and within walking distance to shopping, dining, and entertainment at the Burbank Town Center and AMC Village, 250 E. Olive offers unmatched access and visibility in one of the San Fernando Valley's most dynamic submarkets. With its combination of modern design, exceptional amenities, and prime location, this is a rare opportunity to lease office space in one of Burbank's most sought-after addresses.

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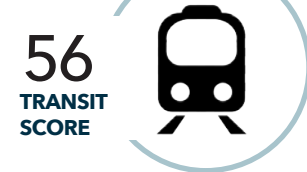
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**Burbank**  
EMPIRE CENTER

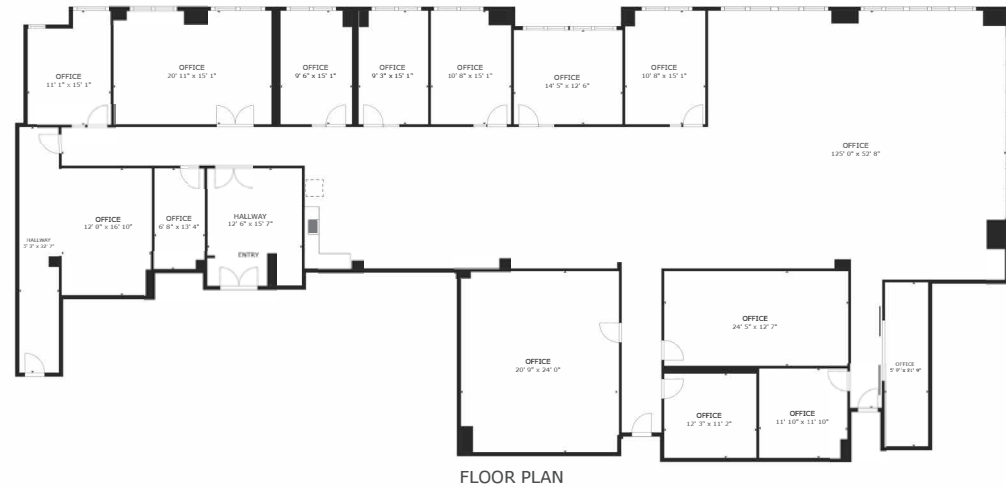
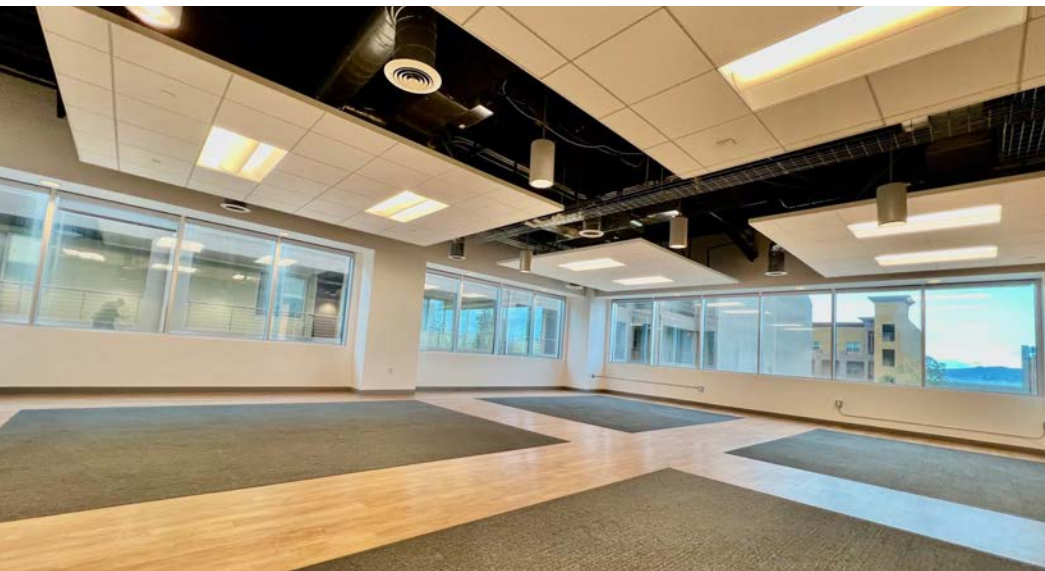


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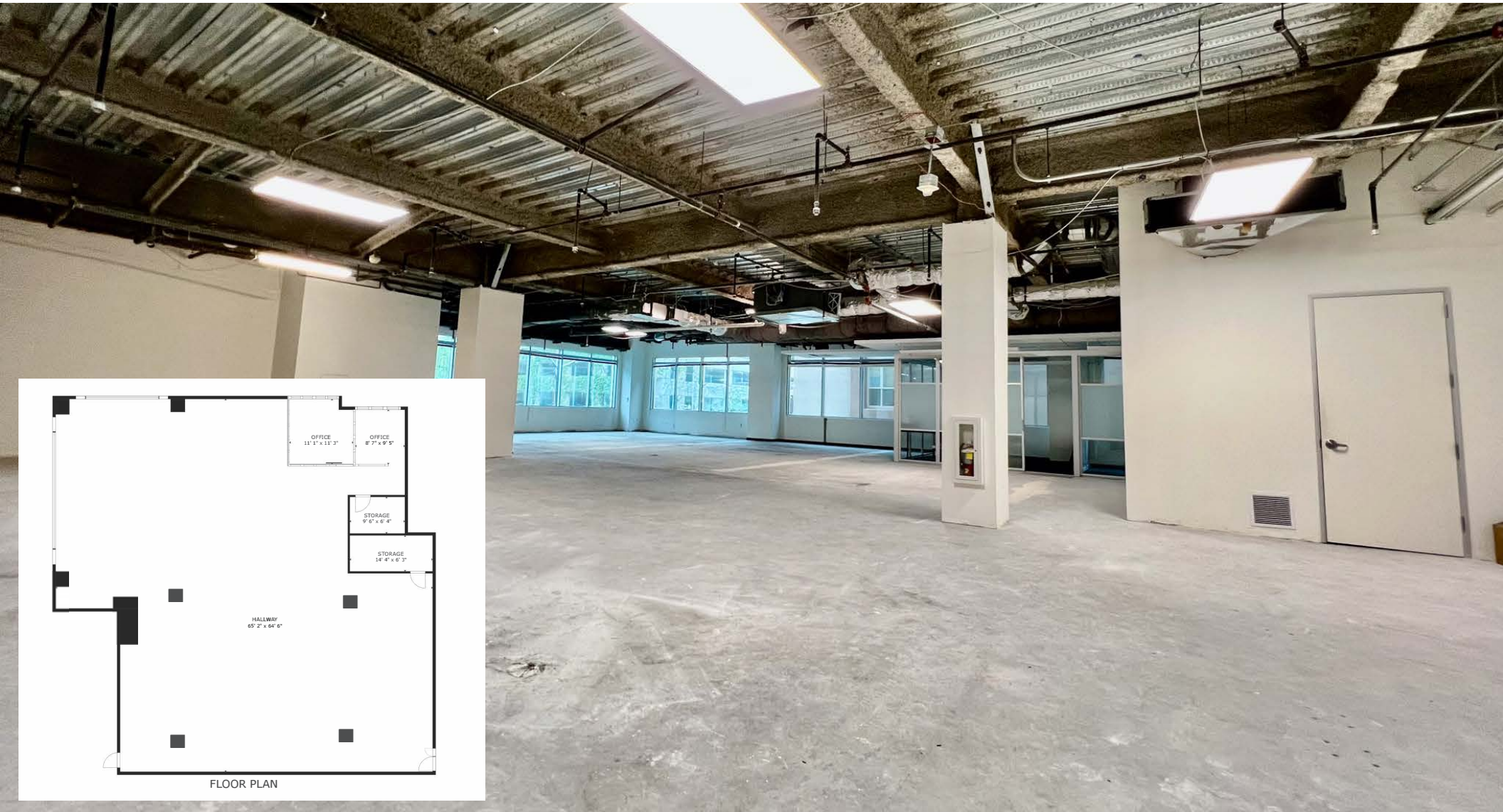


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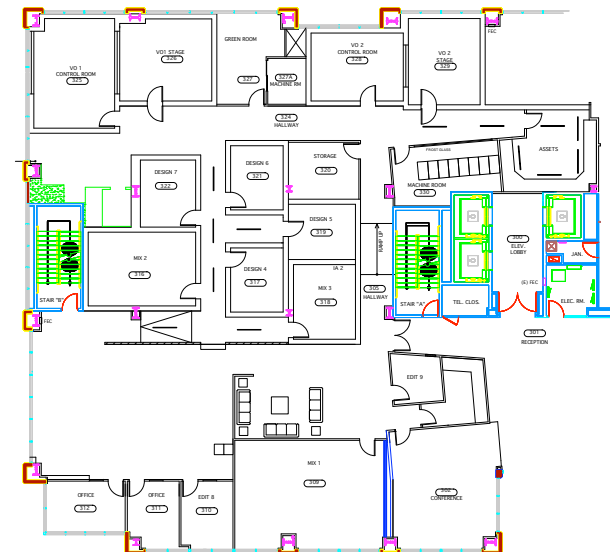
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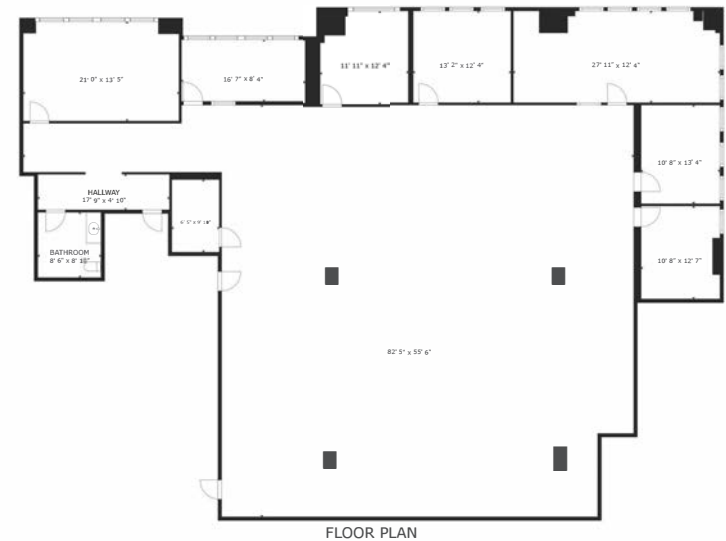


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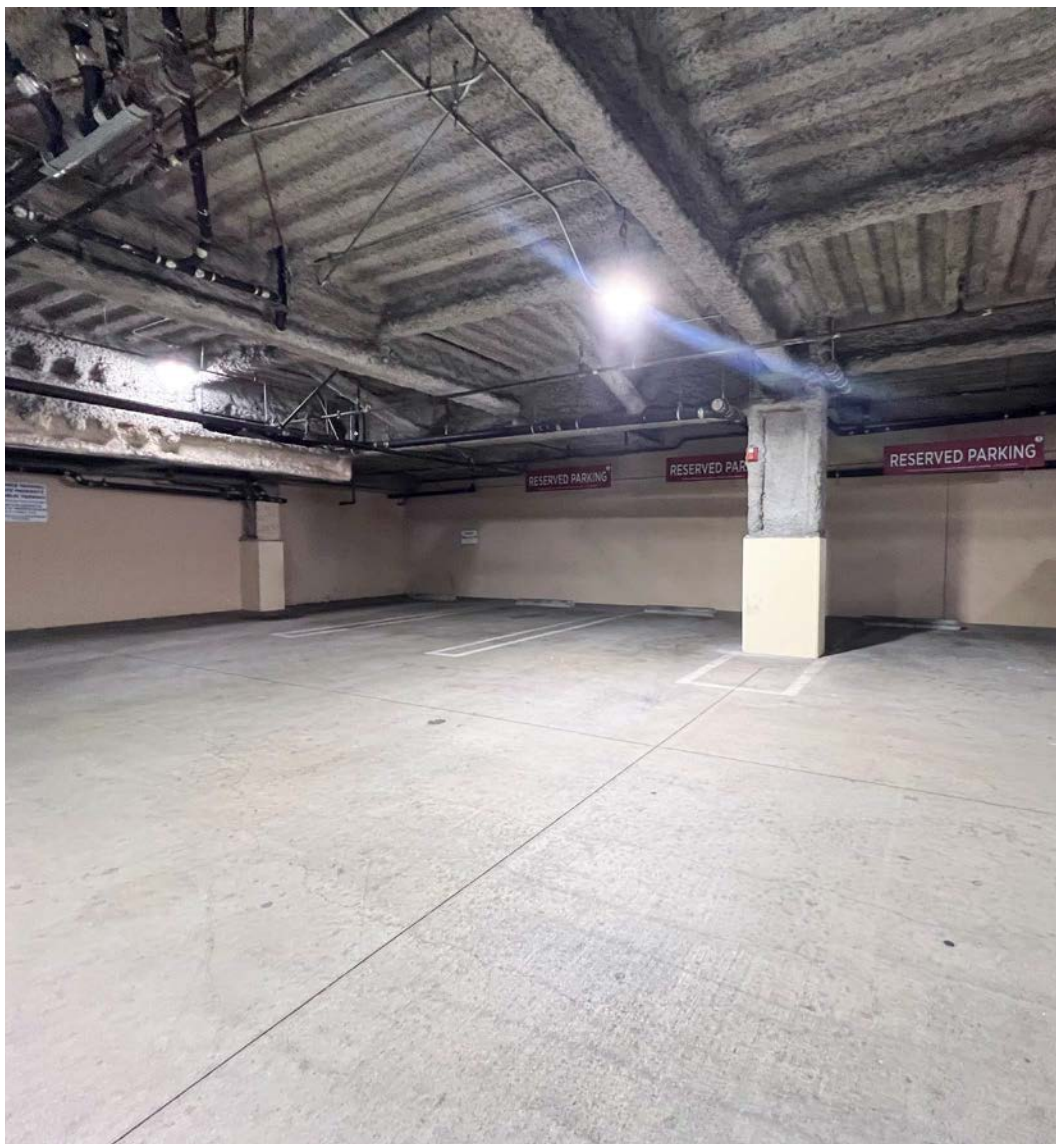


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