

AVISON
YOUNG

250 east olive
burbank

WELCOME TO
DOWNTOWN
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
SUITE 410** ± 12,009 SF AVAILABLE NOW	SUITE 420** ± 3,137 SF AVAILABLE NOW	SUITE 430** ± 5,597 SF AVAILABLE 11/2024

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

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

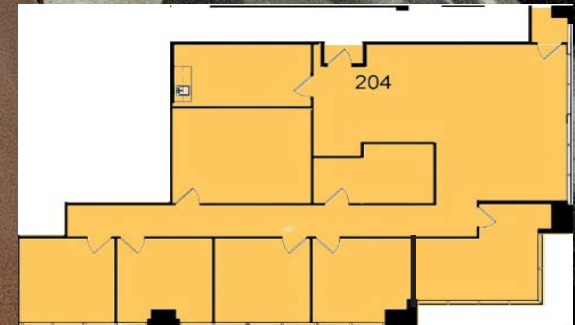
SUPPLEMENTAL HVAC IN-PLACE. IDEAL FOR SERVER ROOMS,
TECHNICAL USERS AND POST-PRODUCTION.



AVAILABLE

SUITE 204

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



AVAILABLE

SUITE 410

4TH FLOOR
± 12,009 RSF
AVAILABLE NOW



AVAILABLE

SUITE 420

4TH FLOOR
± 3,137 RSF
AVAILABLE NOW



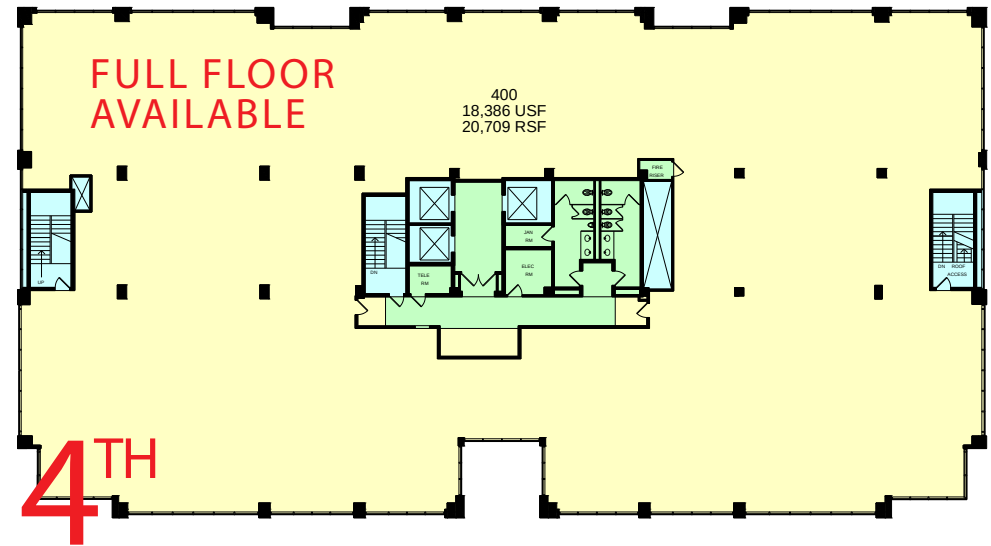
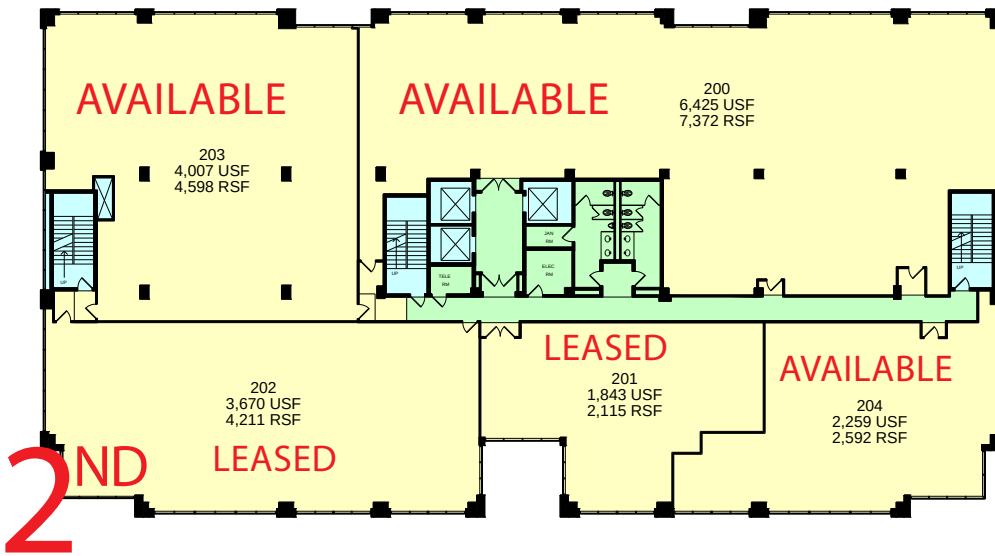
AVAILABLE

SUITE 430

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



FLOOR PLANS



CORPORATE NEIGHBORS



AMENITIES



THANK YOU

Chris Baer

+1 818-939-1259

chris.baer@avisonyoung.com

CA DRE #00875482

Chase Gordon

+1 323-423-4425

chase.gordon@avisonyoung.com

CA DRE #01914803

Fischer Cabot

+1 818-438-6115

fischer.cabot@avisonyoung.com

CA DRE #02149143

Avison Young

avisonyoung.com