



BUSINESS ARTS PLAZA

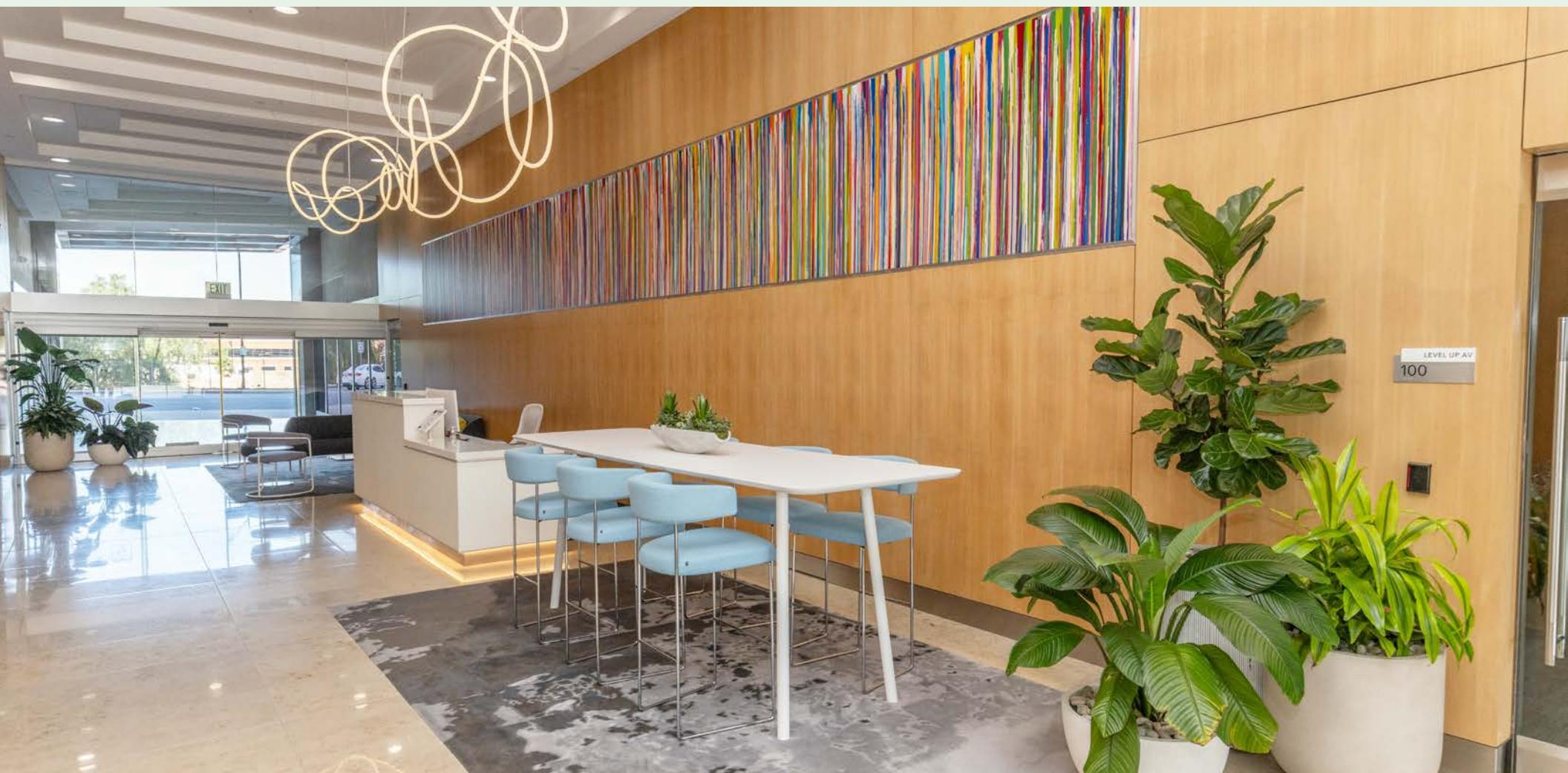
3601 WEST OLIVE AVENUE
BURBANK



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



UNPARALLELED 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

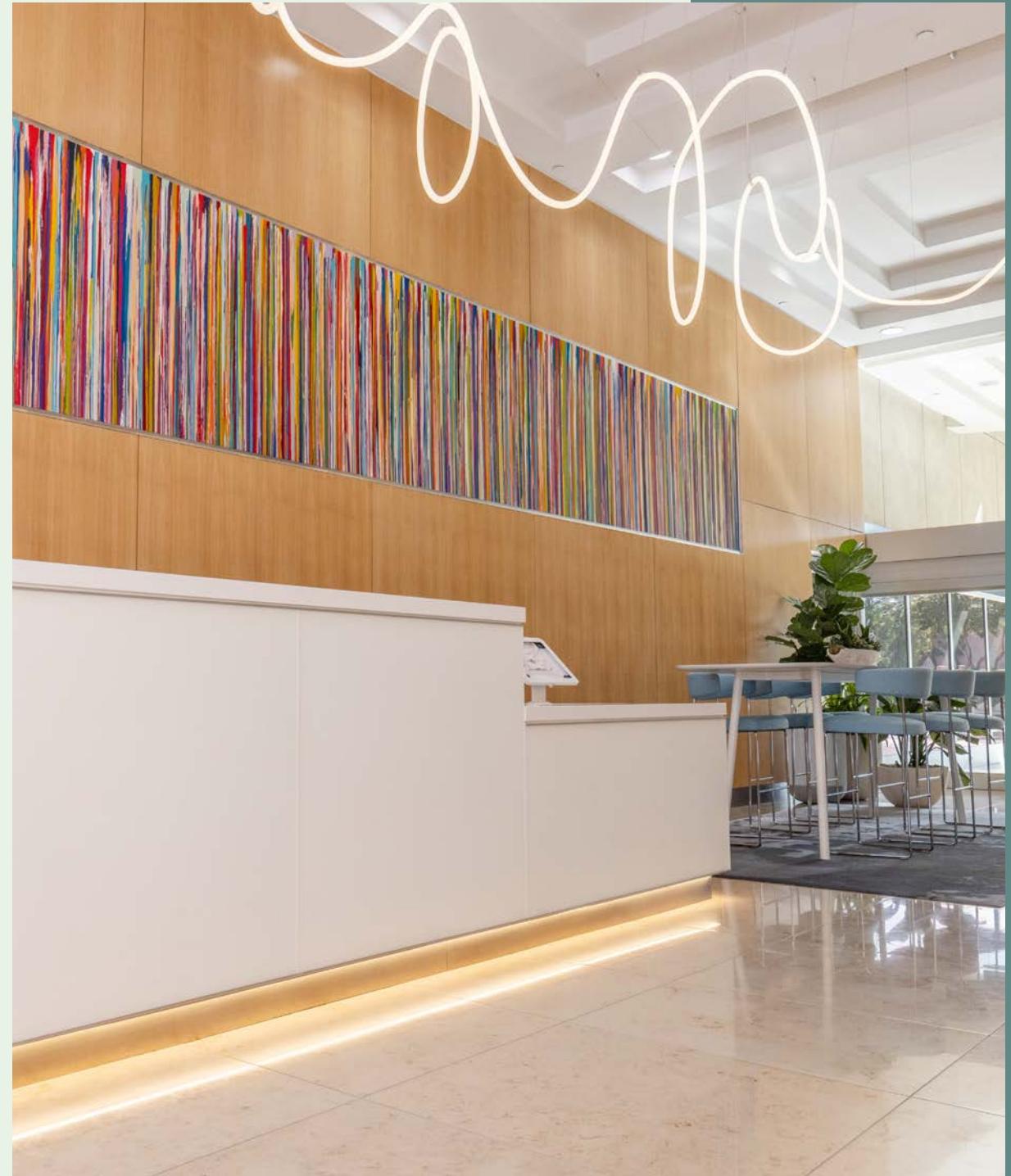


PHENOMENAL VIEWS



DIRECT ELEVATOR ACCESS

Direct elevator access to suite from parking





AREA AMENITIES

Transportation

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

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

Fitness

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

Entertainment

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

Medical Center

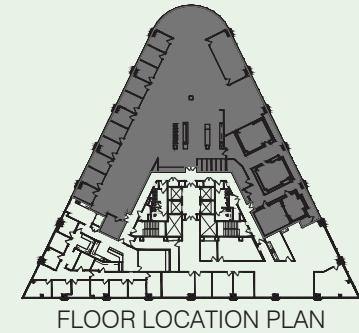
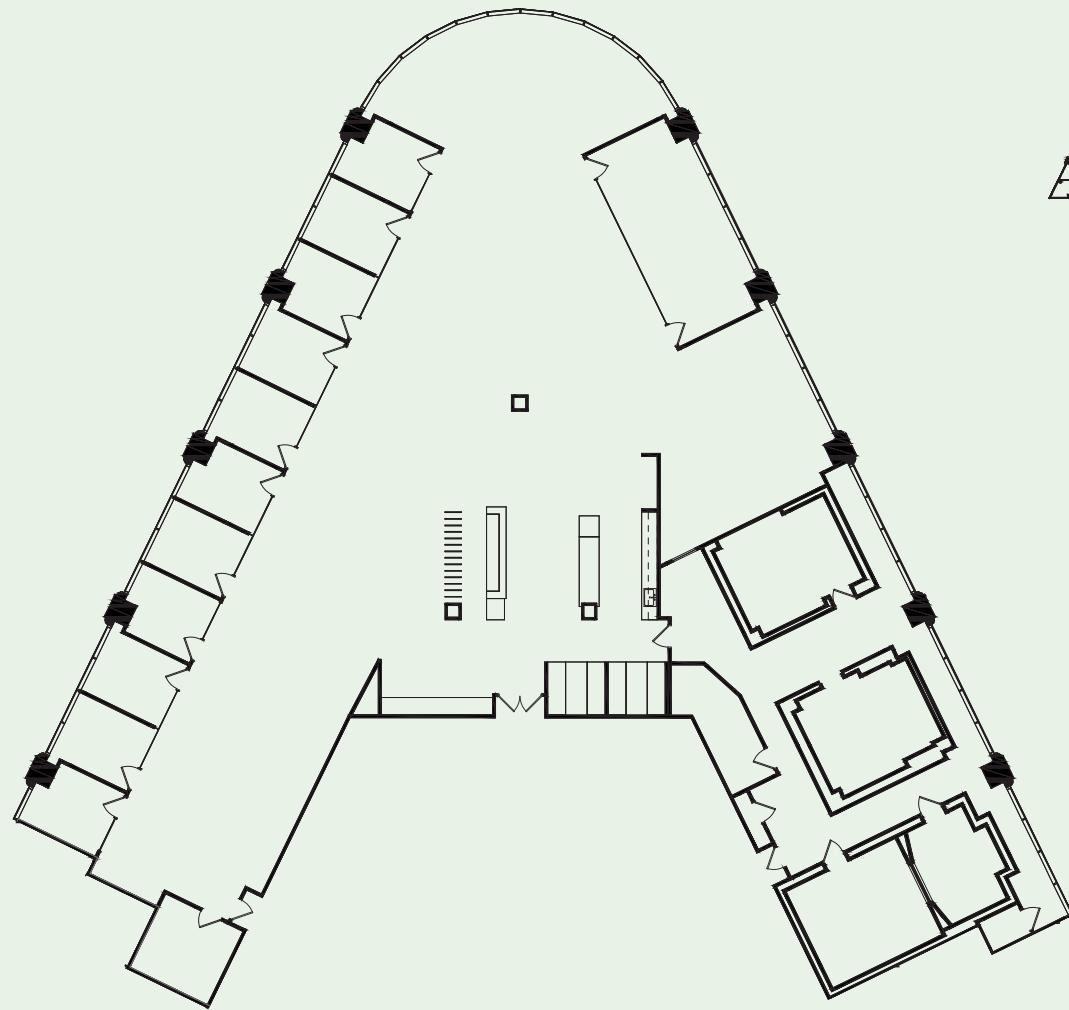
1. Providence Saint Joseph Medical Center

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. Porto's Bakery and Cafe
14. Wood Ranch
15. Yard House
16. In-N-Out Burger
17. Jersey Mike's Subs

Major Studio

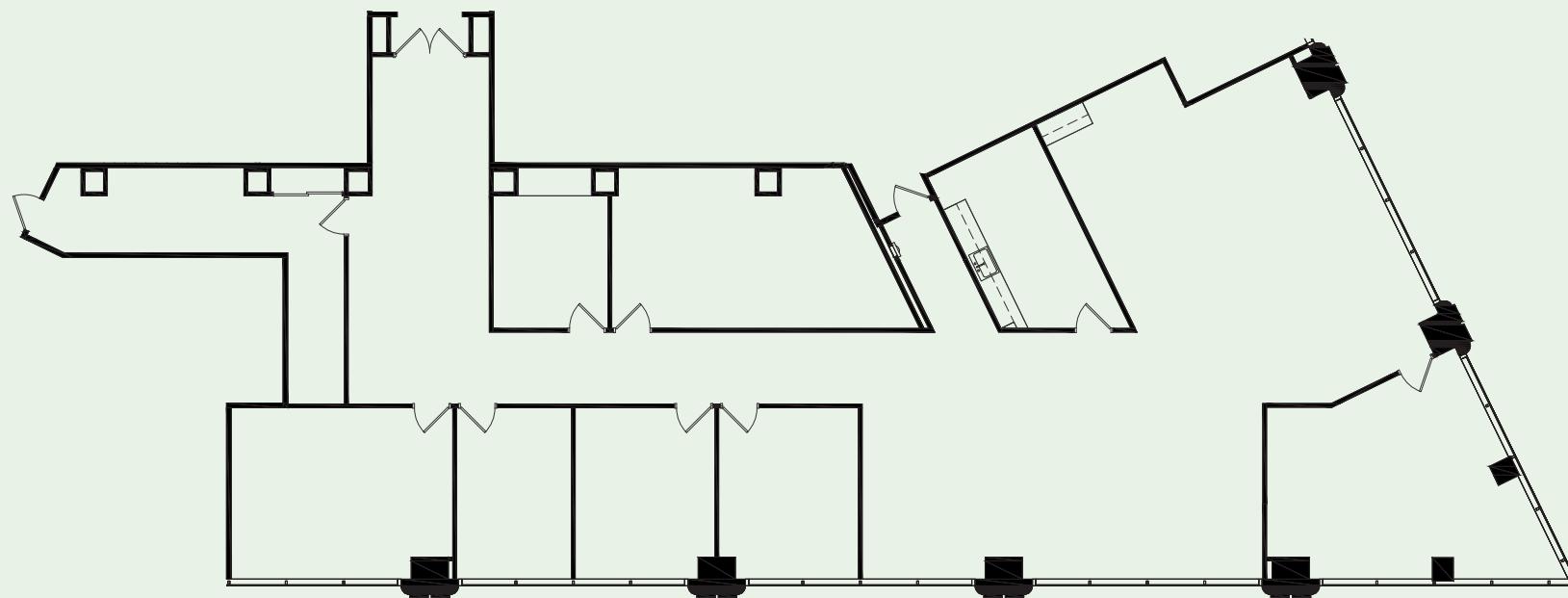
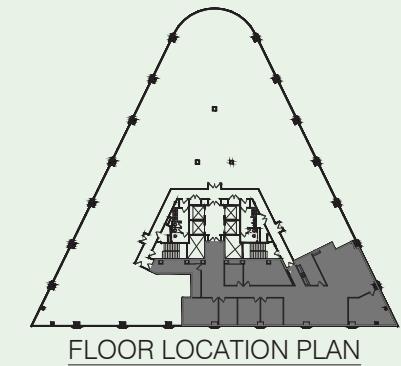
1. NBC Universal
2. Universal Studios Hollywood
3. Warner Bros. Studios
4. Cartoon Network Studios
5. The Walt Disney Studios
6. Nickelodeon Animation Studio



SUITE 650

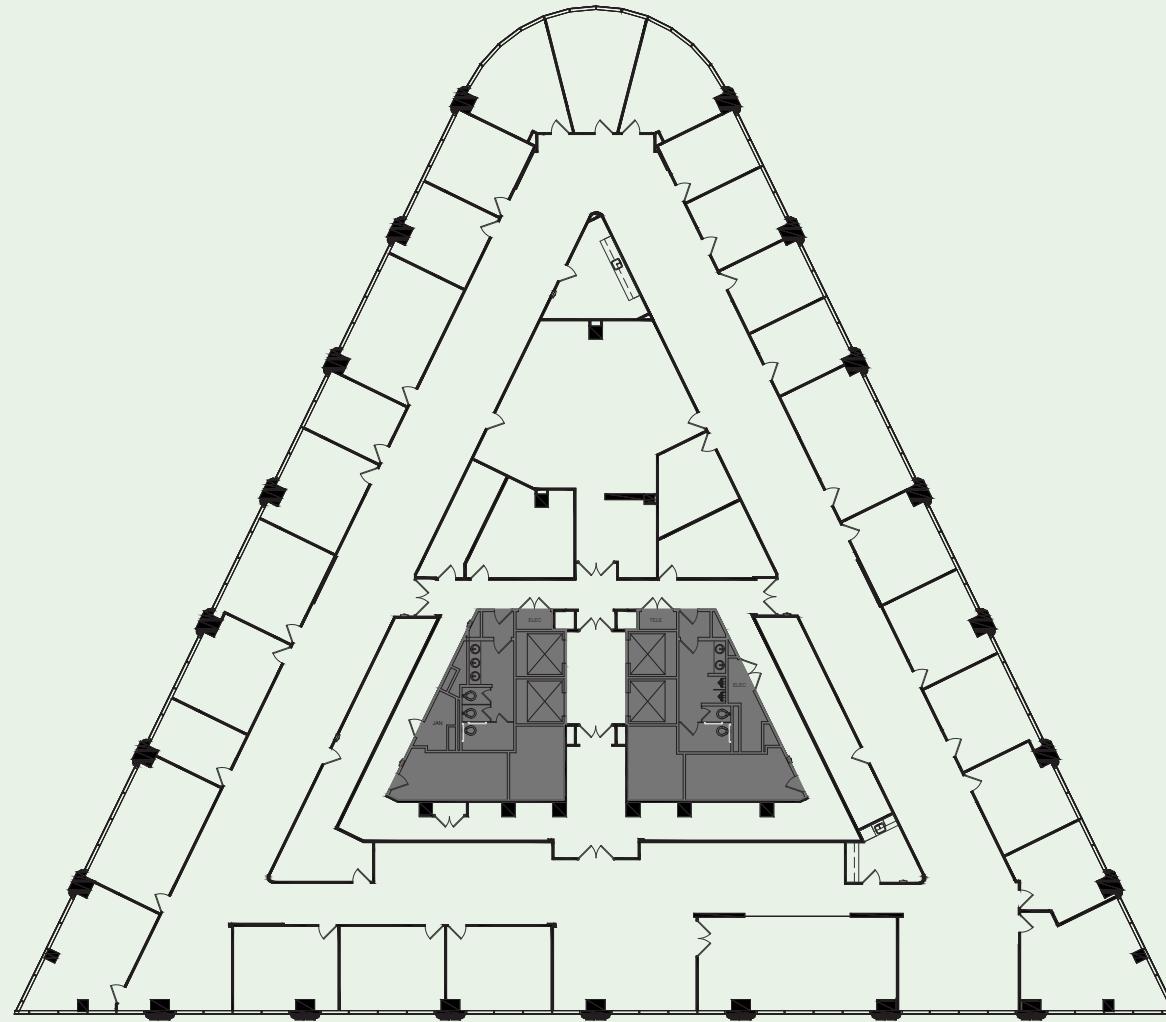
12,641 RSF





SUITE 600
5,579 RSF





SUITE 700

22,146 RSF

Beautiful window line provides natural light and treetop views.





J.P.Morgan

3601

WEST OLIVE AVENUE | BURBANK

Broker contact

JIM LINDVALL

+1 818 531 9678

jim.lindvall@jll.com

Lic. #01012372

CHLOE SANCHEZ

+1 747 234 3553

chloe.sanchez@jll.com

Lic. #02109571

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL

