

3400 RIVERSIDE DRIVE, BURBANK, CA
WWW.STUDIOPLAZABURBANK.COM

**Douglas
Emmett** +

Colliers

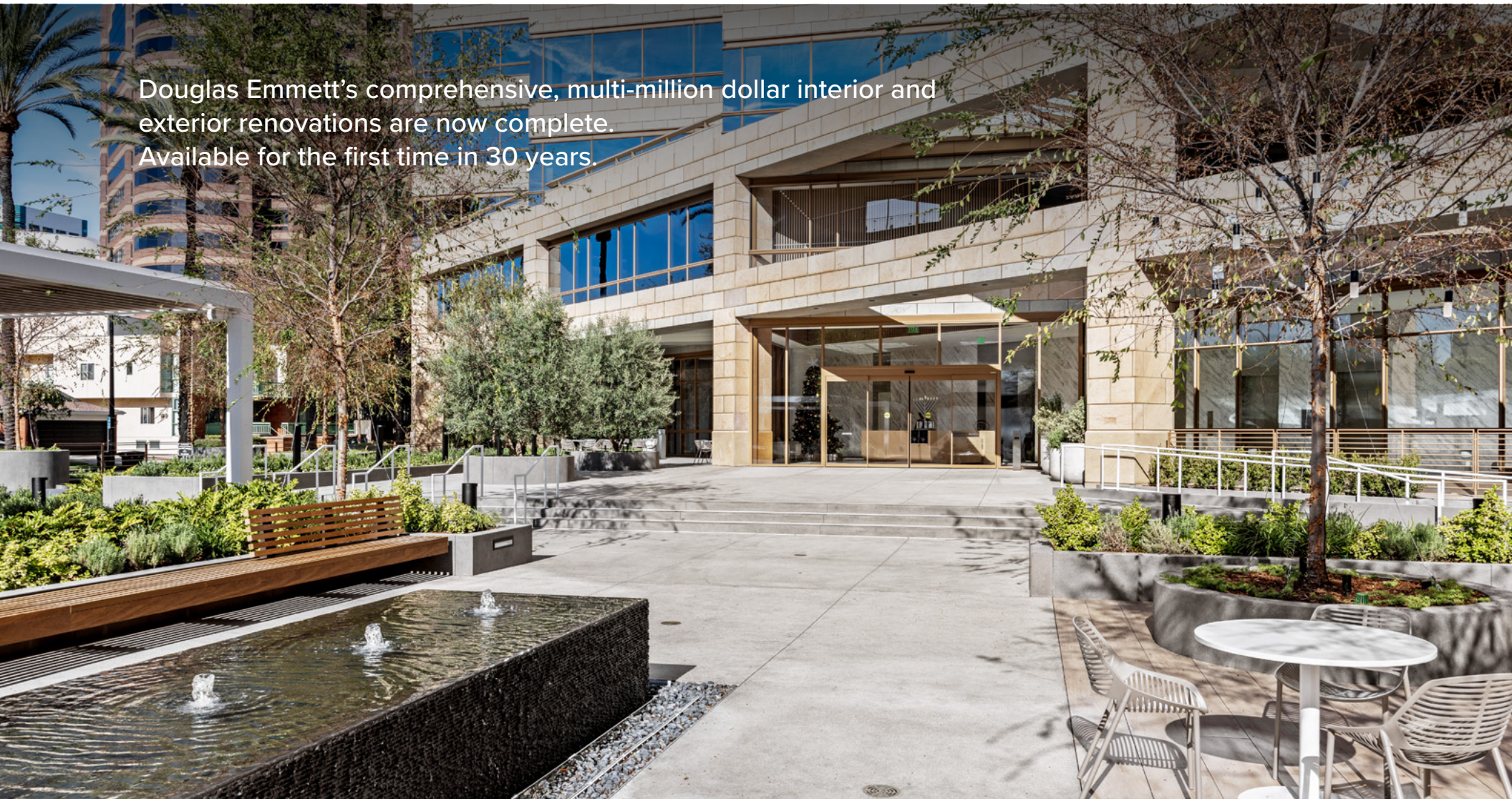
STUDIO PLAZA

SPEC SUITES (FLOORS 6 & 7)

THE OPPORTUNITY

Douglas Emmett is proud to present Studio Plaza. The iconic ±456,205 RSF, 12-story + penthouse office campus is grounded in the vibrant culture of Burbank's Media District — **now offering \$3.75/RSF promo pricing for spec suites on the 6th floor.** Located at the center of the entertainment world, adjacent to major production studios, Studio Plaza offers a rare vision of convenience and inspiration.

Douglas Emmett's comprehensive, multi-million dollar interior and exterior renovations are now complete.
Available for the first time in 30 years.





THE DETAILS

±456,205 RSF
Square Footage

12 Stories
+ Penthouse

13'4"
Ceiling Height

- Distinct campus design, including several outdoor pavilions
- 3/1,000 subterranean parking
- Common generator available for project tenants
- Exceptional freeway visibility and access
- Abundant EV charging stations
- On-site Equinox Fitness Club and Earthbar Café
- Within close proximity to an array of restaurants
- Located in the heart of the Burbank Media District

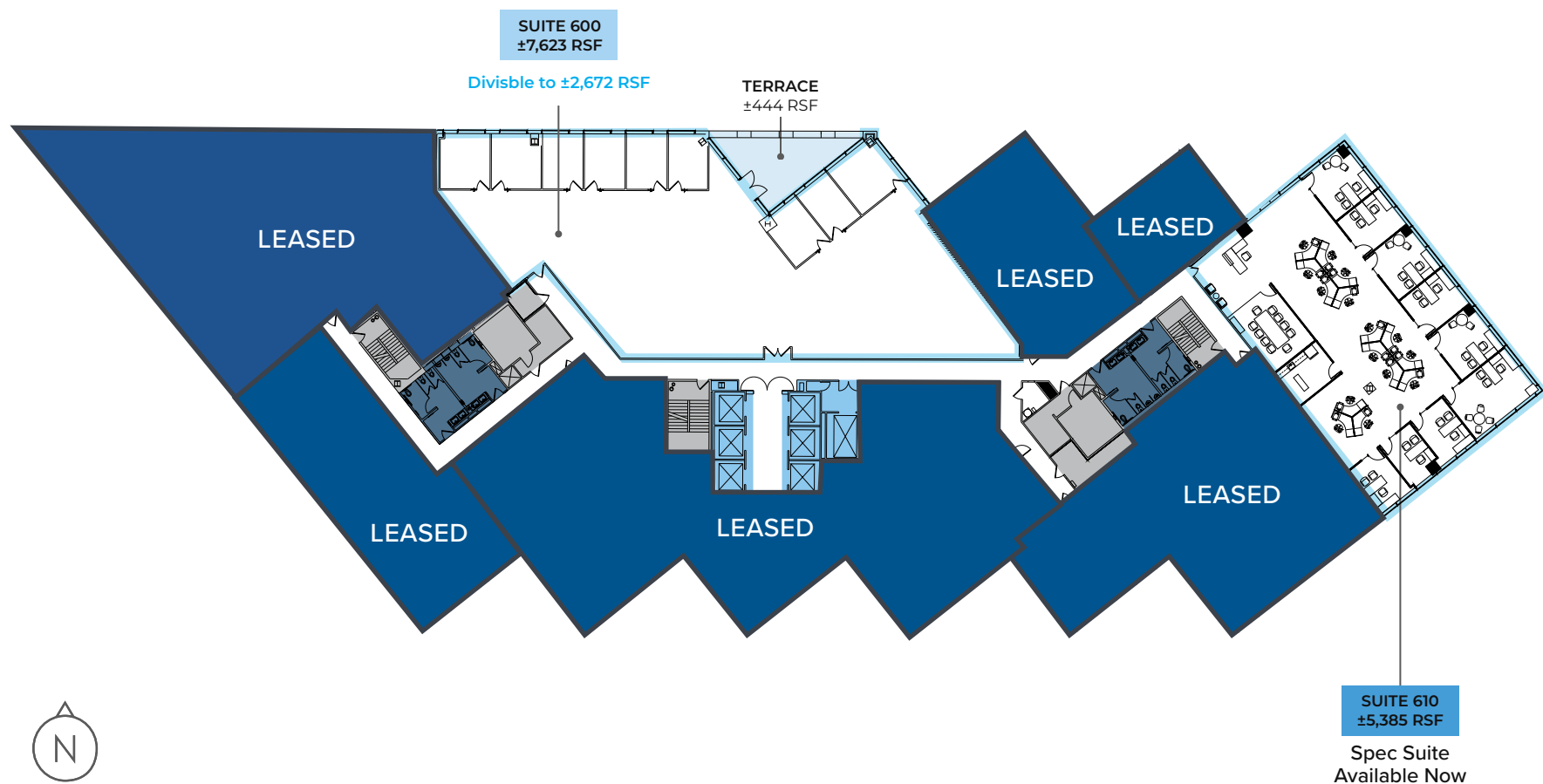
STUDIO PLAZA ■ 3400 Riverside Drive, Burbank, CA



THE BLUEPRINT

Terrace Elevator Restrooms Stairs & Utility

FLOOR 6 As-Built





[Click to View Availabilities](#)

THE BLUEPRINT

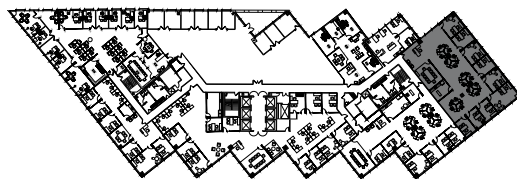
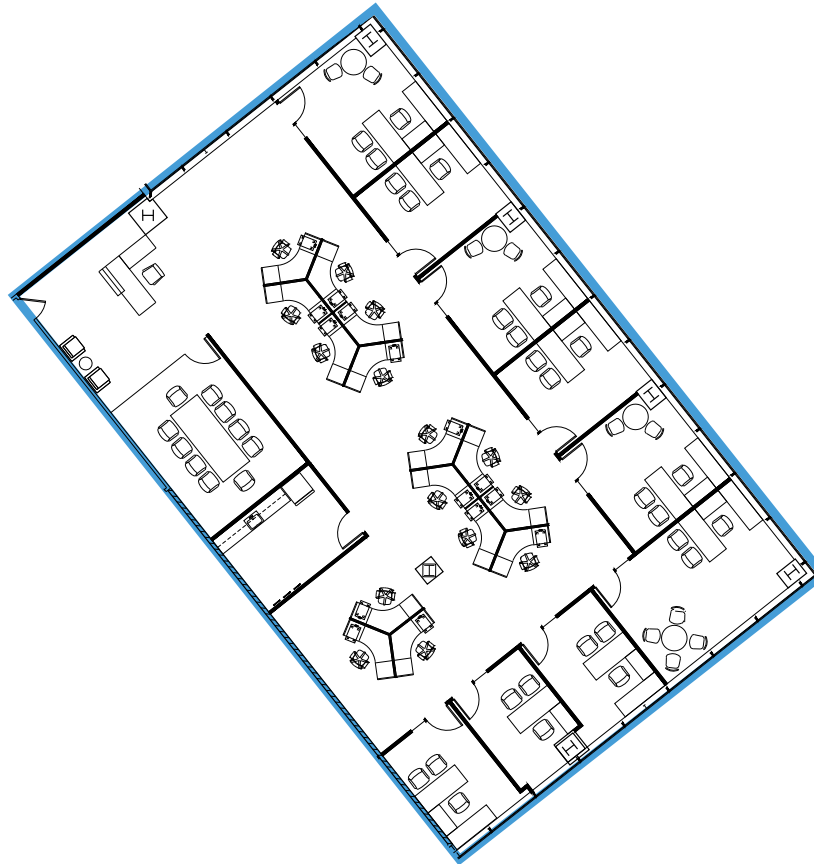
[Click below to explore more](#)

Spec Suite Available Now

SUITE 610
±5,385 RSF

Rate: \$3.75/RSF

1 Conference Room
9 Offices
15 Workstations
Reception
Kitchen



STUDIO PLAZA

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[Click to View Availabilities](#)

THE BLUEPRINT

Terrace

Hypothetical Spec Suite

SUITE 600
±7,623 RSF

Rate: \$4.15/RSF

One-Tenant Scenario

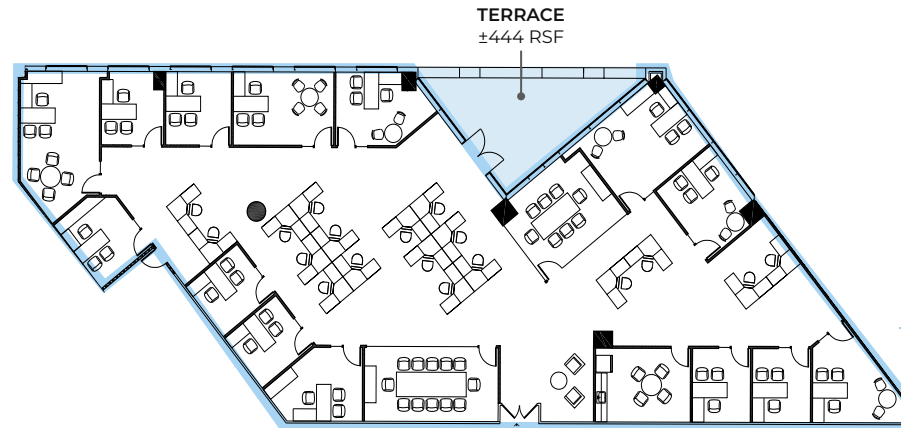
2 Conference Rooms
14 Offices
18 Workstations
Kitchen
Entry Lounge

Spec Suite 1

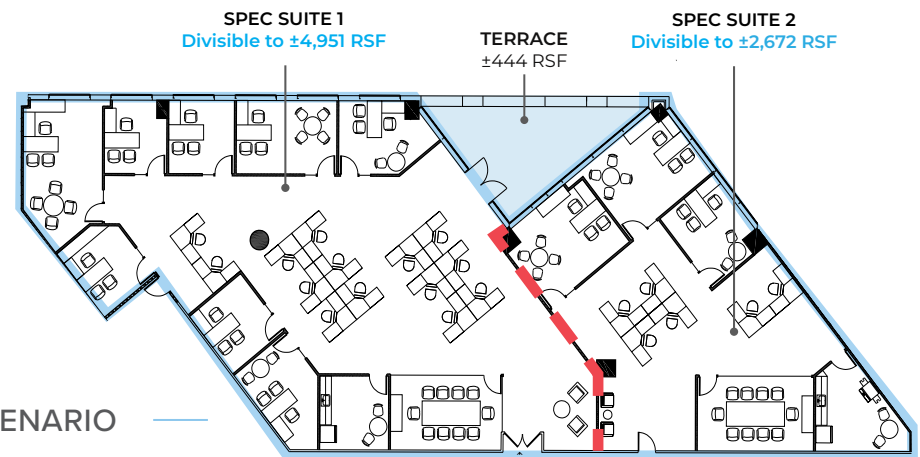
1 Conference Room
8 Offices
14 Workstations
Kitchen
Entry Lounge

Spec Suite 2

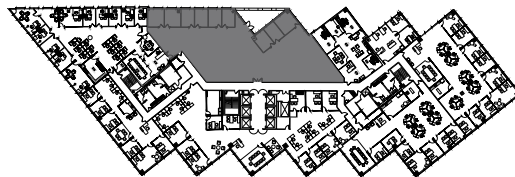
1 Conference Room
3 Offices
6 Workstations
Kitchen
Entry Lounge



ONE-TENANT SCENARIO



TWO-TENANT SCENARIO



STUDIO PLAZA

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THE BLUEPRINT

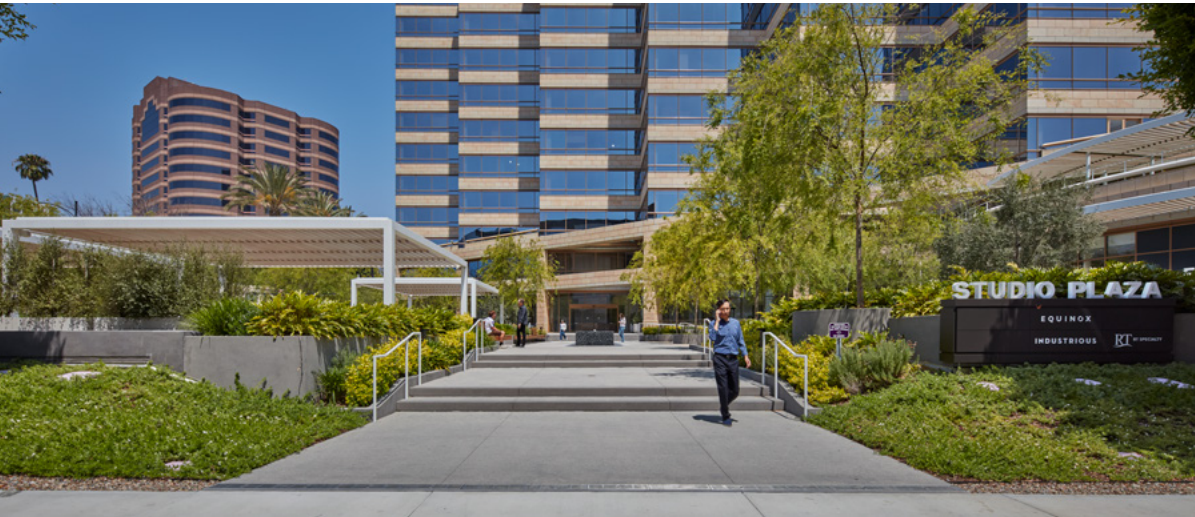
Terrace Elevator Restrooms Stairs & Utility

FLOOR 7 Hypothetical



THE CAMPUS

Studio Plaza's campus provides tenants and visitors with exclusive access to nearly half a million square feet of work and amenity spaces and the convenience of Douglas Emmett's unmatched service. The campus provides a rejuvenated environment for tenants — reimaged to inspire and invite.





THE MODERN WORKPLACE

Embracing the modern workspace, Studio Plaza is a distinctively designed campus that offers multiple collaborative spaces, including several outdoor pavilions and terraces.

THE TRANSFORMATION

Studio Plaza has been completely reimagined inside and out, with new landscaping elements, abundant patio seating, serene water fountains, and garden views, creating a modern oasis enhanced by a bright, welcoming lobby and stylish common areas.



THE VENUE



THE VICINITY

Since the 1940s, Burbank has been Los Angeles' thriving center of entertainment. The area is home to numerous major film and television studios, attracting filmmakers, artists, and professionals from all corners of the media world. The Burbank Media District offers a wide range of resources, such as state-of-the-art production facilities, post-production services, and soundstages.





SURROUNDING AMENITIES

DOUGLAS EMMETT DELIVERS

LEASING

Our in-house leasing team is dedicated to meeting your office needs within our vast portfolio of Class-A office properties. We proudly offer the most extensive selection of premier office spaces for lease in the most coveted submarkets of Los Angeles and Honolulu.

SPACE PLANNING

Our custom-tailored approach to space planning delivers design solutions that best meet your business' needs. Our in-house team of experts works closely with you throughout the interior design process to create innovative spaces that inspire creativity and productivity.

CONSTRUCTION

Our in-house construction team is dedicated to creating exceptional workspaces in record time. Our skilled team manages the entire process, from acquiring permits to overseeing construction, to ensure that every project is of unmatched quality.

MANAGEMENT

We place the highest value on providing exceptional customer service. Our management team is committed to ensuring that our tenants have a positive experience, from our friendly on-site security to the helpful and proactive property management staff. We strive to offer unparalleled service and support to all of our tenants.

STABILITY

As a financially stable owner and operator for over 40 years, our strength is your advantage. We tailor solutions to your business' needs. From enabling hybrid solutions to supporting alternative work styles, we're continually evolving the workplace for the future, keeping your business on the cutting-edge of possibility.

SUSTAINABILITY

Sustainability and corporate responsibility are at the forefront of our priorities. As a company, we are committed to minimizing our resource use by reducing energy consumption, increasing operational efficiency and diminishing our carbon footprint through our Green Recognized Office program (GRO).



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