

BUSINESS

ARTS
PLAZA



CAFE AVAILABLE FOR LEASE

Business Arts Plaza

3601 W. Olive Avenue

Burbank Media District

Strategic Studio Proximity

134 Freeway Adjacent

**High Visibility Retail Café with
Large Outdoor Patio Available**

JAY LUCHS

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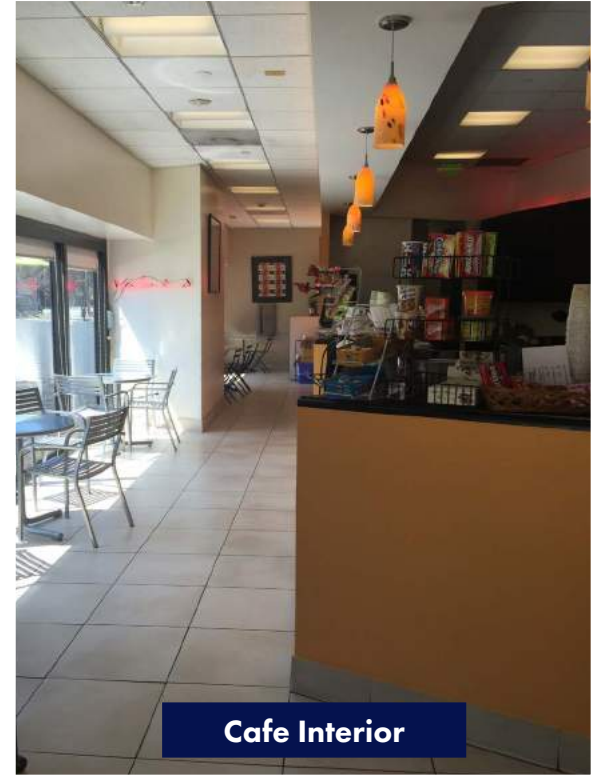
**High Visibility Retail Café
with large outdoor patio**

Newmark Grubb
Knight Frank





Outdoor Patio



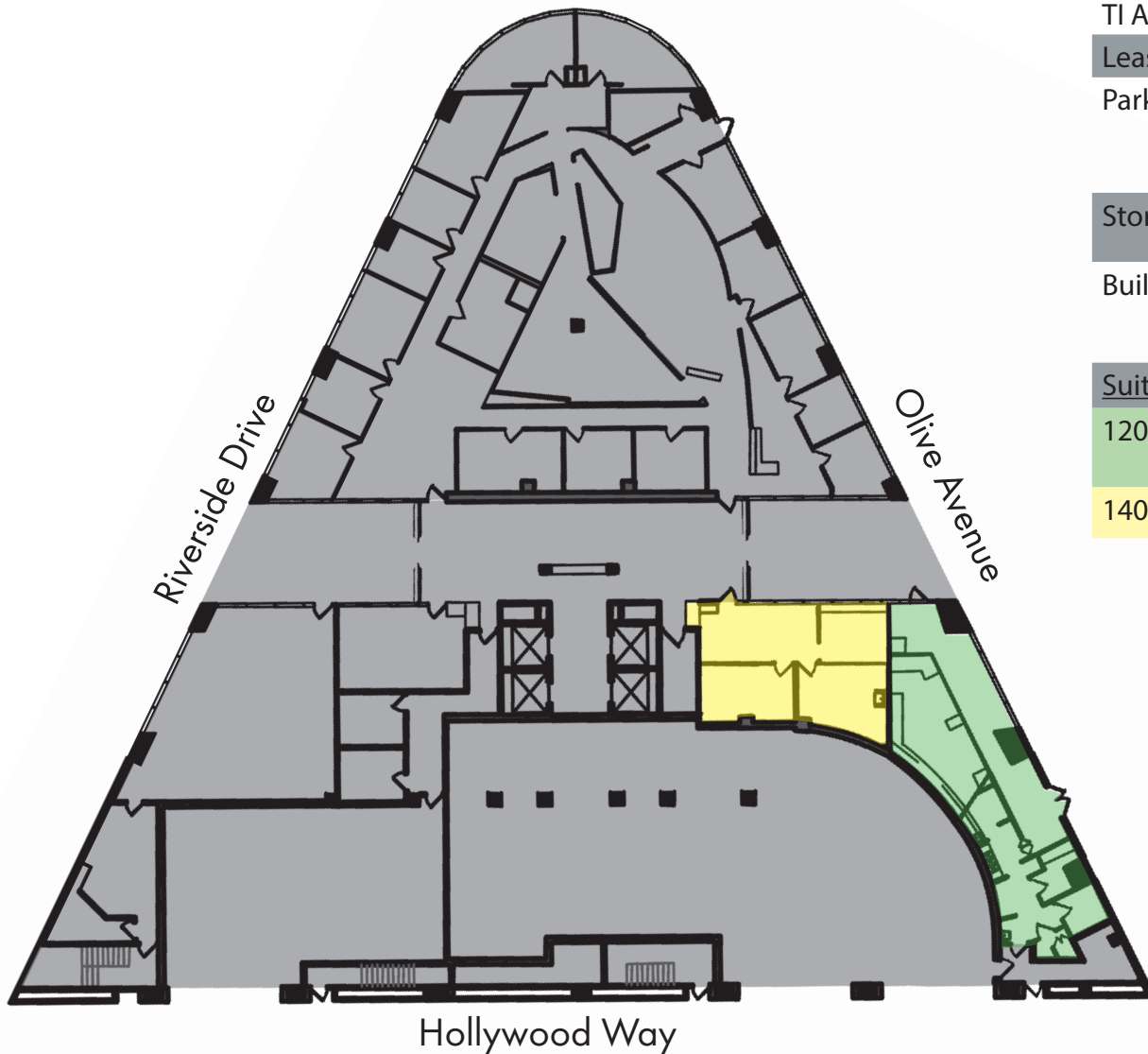
Cafe Interior

**Newmark Grubb
Knight Frank**



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Rental Rate	Negotiable
TI Allowance	Negotiable Allowance or Build to Suit
Lease Term	5-10 Years
Parking	3.0/1,000 (subterranean) \$95/month unreserved \$165/month reserved
Stories	8-Story Building
Building Size	± 162,713 RSF

Suite	Size	Comments
120	1,309 RSF	Café with Outdoor Patio / 30 Day Notice
140	885 RSF	Contiguous with Suite 120

Newmark Grubb
Knight Frank



700 S. FLOWER STREET
SUITE 2500
LOS ANGELES, CA 90017

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