

THE PINNACLE

3300-3400 West Olive Avenue
Burbank, CA



CBRE

HUDSON
PACIFIC
PROPERTIES

W
Worthe Real Estate Group

FEATURES & AMENITIES

Premier building features

- Two-building campus in the heart of the Burbank Media District
- Expansive 65,000-square-foot floor plates and two separate elevator lobbies
- Upgraded common areas, fitness center and elevator lobby (Q3 2015)
- Usable balconies
- 14' ceilings slab-to-slab and 9'6" windows
- Spec suites and build-to-suit opportunities
- Creative and traditional layouts
- Meticulous landscaping, courtyard and sculpture
- Secure subterranean parking, card key accessible 24/7
- Immediate 134 Freeway access and freeway-fronting signage (+200,000 daily vehicle count)
- Tenant-exclusive 24/7 health club
- Arnie Morton's Steakhouse with valet on-site
- Full service commissary (Q3 2015)



Pinnacle I

6

stories

14'

ceilings

395,000

rentable square feet

9' 6"

window height

Property Description: Pinnacle I and II

The Pinnacle consists of two Class A, six-story office buildings totaling +626,000 square feet with approximately 1,860 subterranean parking spaces (3:1000) on a 4.3 acre campus in Burbank. Hudson Pacific Properties acquired and owns the property through a joint venture with M. David Paul & Associates/Worthe Real Estate Group. Built in 2002 and 2005 respectively, the buildings are situated in the heart of the Burbank Media District adjacent to the 134 (Ventura) Freeway, Warner Bros. and Burbank Studios, and just blocks from Walt Disney Studios. The design and construction quality have attracted leading entertainment companies to this centrally located property.

Avalibilities

Address: Pinnacle I - 3400 W. Olive Avenue

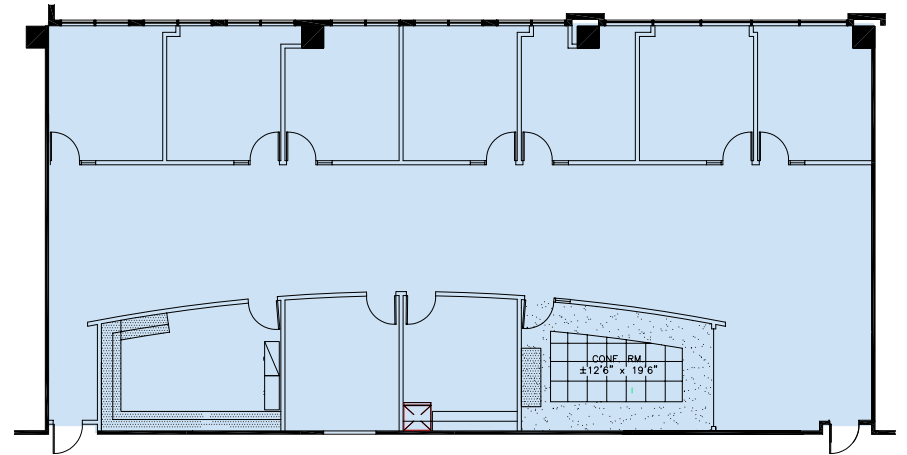
Features: 6 Stories - 395,000 RSF
LEED Gold Certified
Award-Winning Landscaping
Secure Subterranean Parking
Tenant-Exclusive 24-Hour Health Club
Arnie Morton's The Steakhouse
Outstanding Ownership and On-Site Management
Commissary (Q3 2015)

FLOOR PLANS - PINNACLE 1

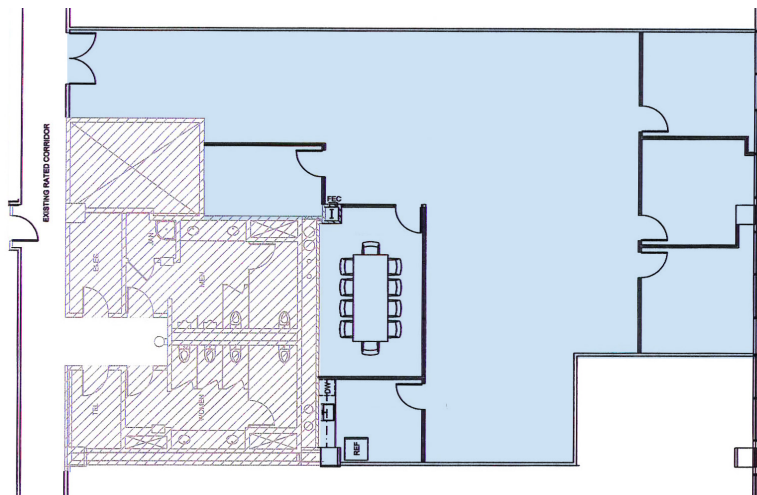
Suite 250
±19,124 RSF



Suite 330
±4,040 RSF



Suite 370
±3,209 RSF



Suite 600
±17,942 RSF



LOBBY REPOSITION

DELIVERY Q3 2015



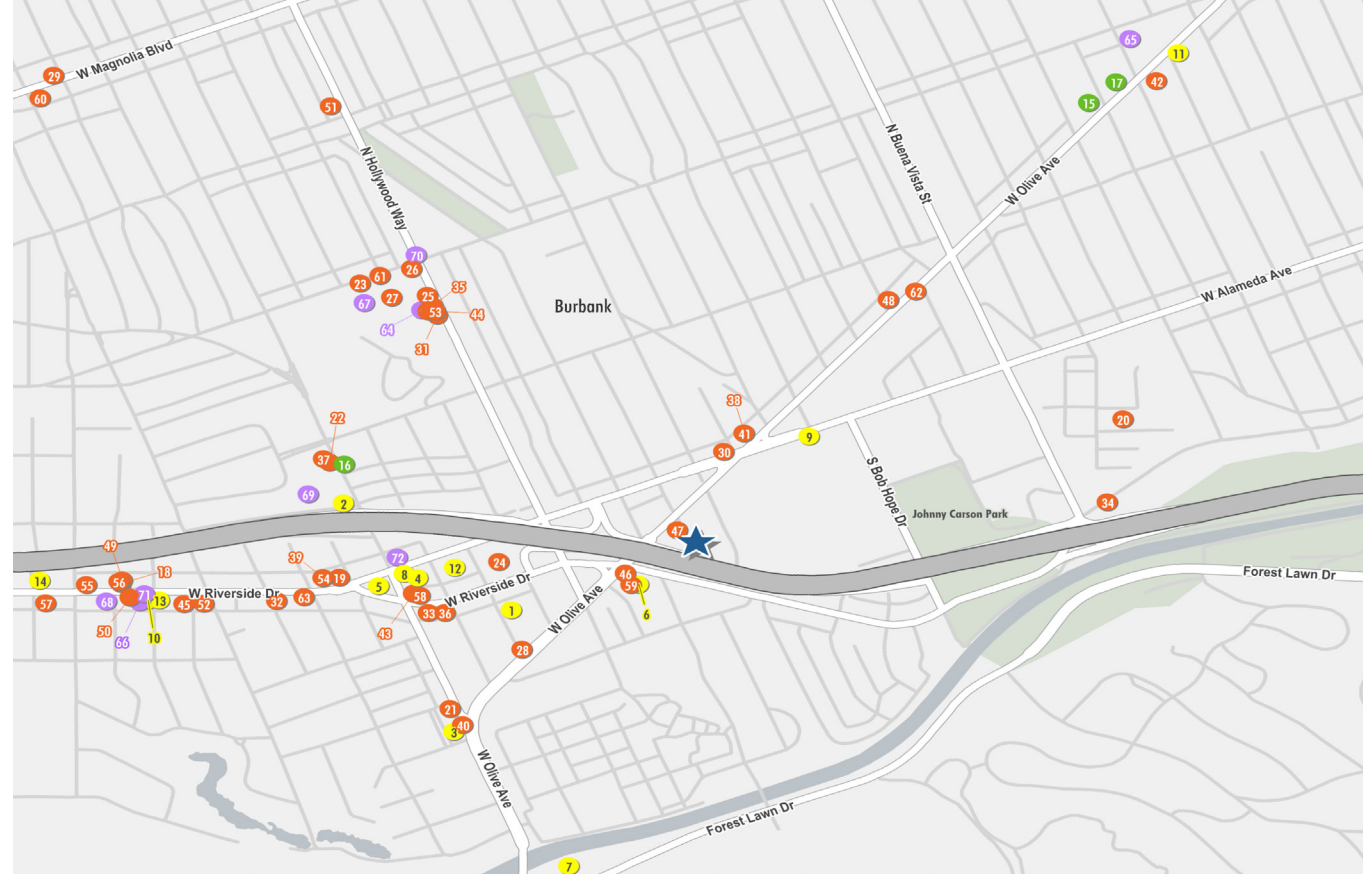


CENTRAL LOCATION

- Adjacent to Warner Bros., Burbank Studios, blocks from Disney, less than two miles to Universal City/Studio City
- Blocks to Toluca Lake and amenities along Riverside Drive
- Walkable restaurants and on-site food service
- Immediate freeway access and prominent signage opportunities
- Ease of access and parking with entrances on California and Olive



AMENITIES MAP



BANKS

1. AFTRA-SAG FEDERAL CREDIT UNION
2. BANK OF AMERICA NA
3. BANK OF AMERICA NA
4. CITIBANK NATIONAL ASSN
5. CITIZENS BUSINESS BANK
6. CITY NATIONAL BANK
7. FIRST ENTERTAINMENT CU
8. LUTHER BURBANK SAVINGS
9. NBC EMPLOYEE FED CREDIT UNION
10. U S BANK NATIONAL ASSN
11. U S BANK NATIONAL ASSN
12. UNION BANK NATIONAL ASSN
13. WELLS FARGO BANK NA
14. WELLS FARGO BANK NA

HOTELS

15. COAST ANABELLE HOTEL
16. HOTEL AMARANO
17. SAFARI INN

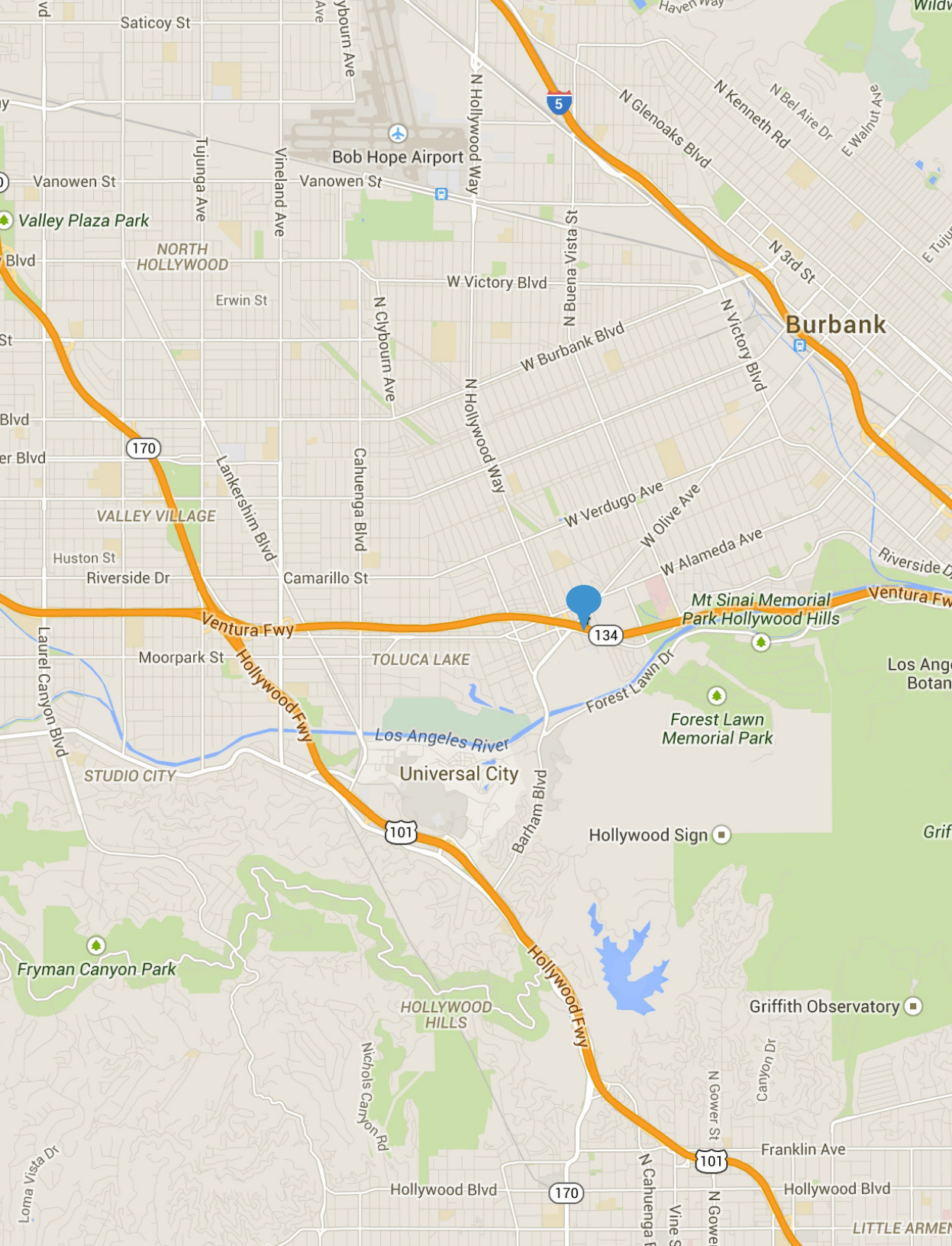
FOOD + DRINK

18. COFFEE BEAN & TEA LEAF
19. STARBUCKS
20. STARBUCKS
21. STARBUCKS
22. STARBUCKS
23. STARBUCKS
24. STARBUCKS
25. CARL'S JR RESTAURANT
26. DEL TACO RESTAURANT
27. POPEYE'S FRIED CHICKEN
28. TACO BELL
29. TACO BELL
30. WIENERSCHNITZEL
31. PIZZA HUT
32. BOSTON MARKET
33. CHIPOTLE MEXICAN GRILL
34. LA SALSA FRESH MEXICAN GRILL
35. SUBWAY SANDWICH SHOP
36. SUBWAY SANDWICH SHOP
37. TOGO'S EATERY
38. ACAPULCO MEXICAN RESTAURANT
39. BIG BOY
40. EL CARPINTERO MEXICAN RSTRNT
41. EL-TORITO MEXICAN RESTAURANT
42. FRONTIER WOK TOO
43. GINDI THAI
44. KURU-KURU SUSHI
45. MARIE CALLENDER'S RESTAURANT
46. MC CORMICK & SCHMICK'S SEAFOOD
47. MORTON'S THE STEAKHOUSE
48. POQUITO MAS-THE ORIGINAL BAJA
49. SHARKYS WOODFIRE MEXICAN GRILL
50. SUSHI YUZU
51. THAI ROOM RESTAURANT
52. TOLUCA GARDEN CHINESE RSTRNT
53. WOK TO GO
54. BOB'S BIG BOY
55. MALBEC ARGENTENTINAN
56. THE COUNTER
57. SWEETSALT
58. OLIVE & THYME
59. CLAIM JUMPER
60. BASKIN-ROBBINS ICE CREAM
61. MENCHIE'S FROZEN YOGURT
62. RED MANGO

63. ROBEKS

RETAIL

64. CVS PHARMACY
65. CVS PHARMACY
66. RADIO SHACK
67. ALBERTSON'S FOOD CENTERS
68. TRADER JOE'S
69. VONS
70. 7-ELEVEN
71. HONEYBAKED HAM
72. MILT & EDIE'S DRYCLEANERS



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