Burbank Civic Plaza

250 East Olive

BURBANK, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Lee & Associates Pasadena is proud to present 250 E. Olive Avenue, a premier four-story office building located at the vibrant intersection of East Olive Avenue and North 3rd Street in Downtown Burbank. Spanning 76,347 square feet, this modern asset delivers a flexible, open layout tailored to the needs of today's professional and creative tenants.Built in 2005, the property offers generous floor plates, soaring ceiling heights, and abundant natural light—creating an ideal environment for productivity and collaboration. On-site amenities include a café, a full-service bank branch, and shipping services, enhancing convenience for tenants and clients alike. The building boasts an efficient parking structure with a favorable ratio of over 3.5 spaces per 1,000 square feet, including both surface and covered options.

"Elevate Your Business in the Heart of Downtown Burbank"

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

Burbank Civic Plaza

250 East Olive
BURBANK, CA

Property Details and Availability

PROPERTY SUMMARY

ADDRESS	250 E Olive Ave, Burbank, CA, 91502
ASKING RATE	$3.25 FSG
TERMS	3+ Years
TOTAL SF	±76,347 SF
LOT SIZE	±74,052 SF
PARKING	3.55/1,000
CLASS	A
ZONING	CG
YEAR BUILT	2005
APN	2453-013-022

LEASE AVAILABILITIES

Suite 200	±7,559 SF
Suite 203	±4,598 SF
Suite 204	±2,592 SF
Suite 350	±10,096 SF
Suite 410	±12,009 SF
Suite 430	±5,597 SF

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive

BURBANK, CA

Aerial Northbound

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive

BURBANK, CA

Aerial Southbound

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Location Highlights

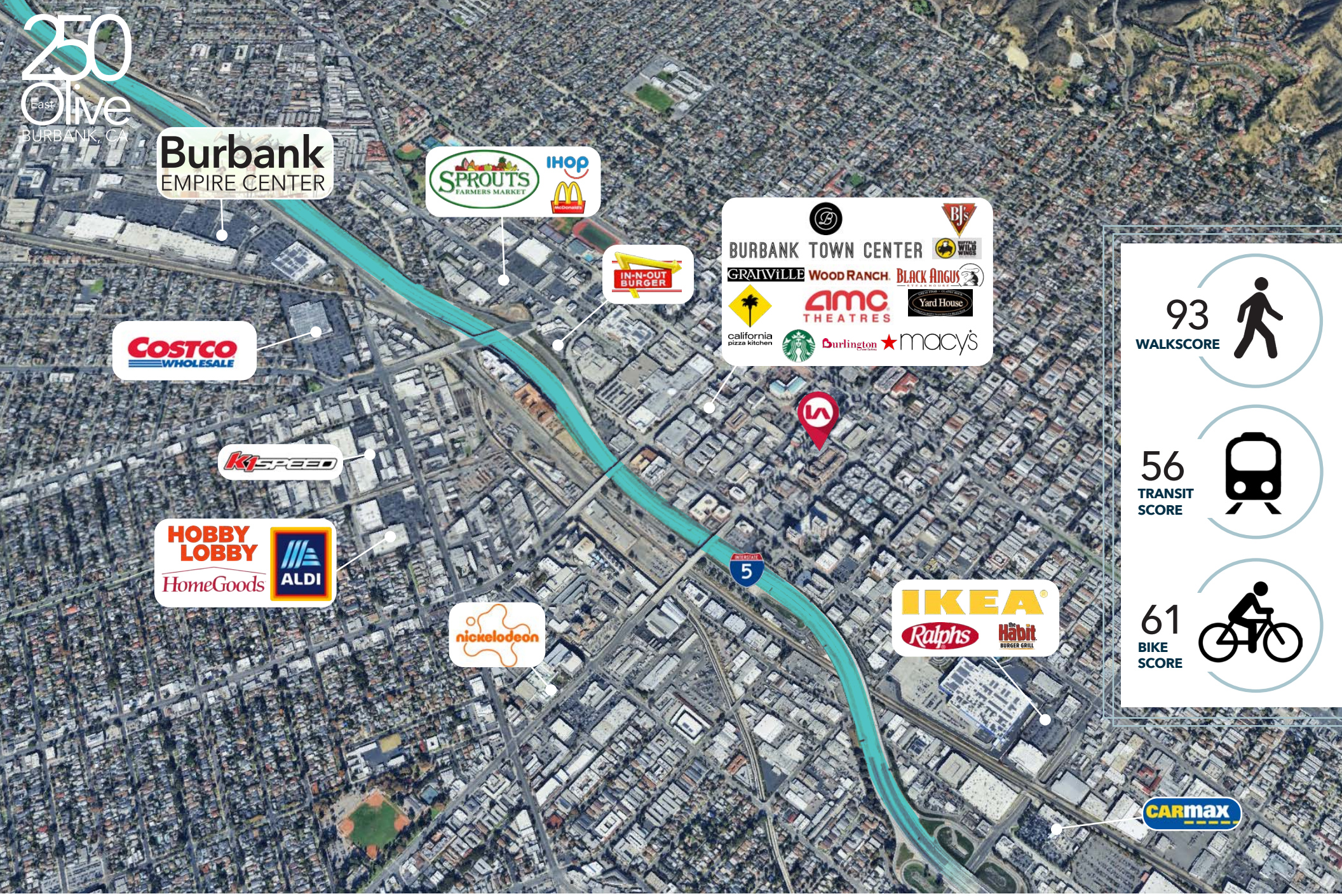
Just steps from the Metrolink Station and within walking distance to shopping, dining, and entertainment at the Burbank Town Center and AMC Village, 250 E. Olive offers unmatched access and visibility in one of the San Fernando Valley's most dynamic submarkets. With its combination of modern design, exceptional amenities, and prime location, this is a rare opportunity to lease office space in one of Burbank's most sought-after addresses.

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA



David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Interior Photos

SUITE 200 | ±7,559 SF

FLOOR PLAN

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

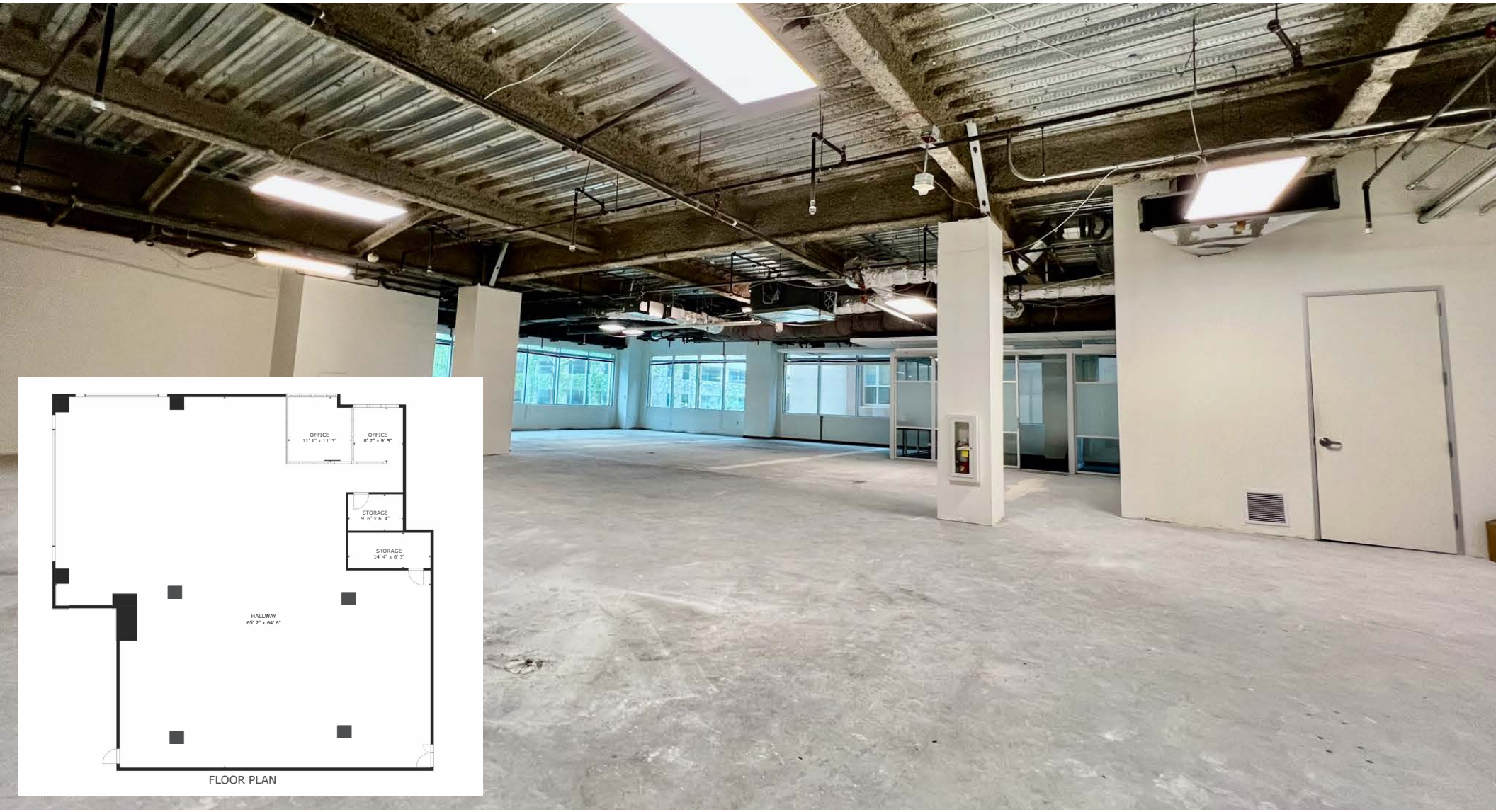
Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Interior Photos

SUITE 203 | ±4,598 SF



FLOOR PLAN

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

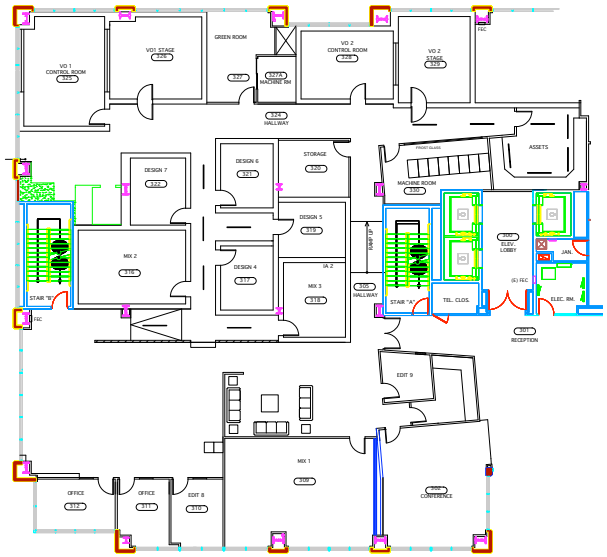
Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Interior Photos

SUITE 350 | ±10,096 SF



David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Interior Photos

SUITE 410 | ±12,009 SF

FLOOR PLAN

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Interior Photos

SUITE 430 | ±5,597 SF

FLOOR PLAN

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

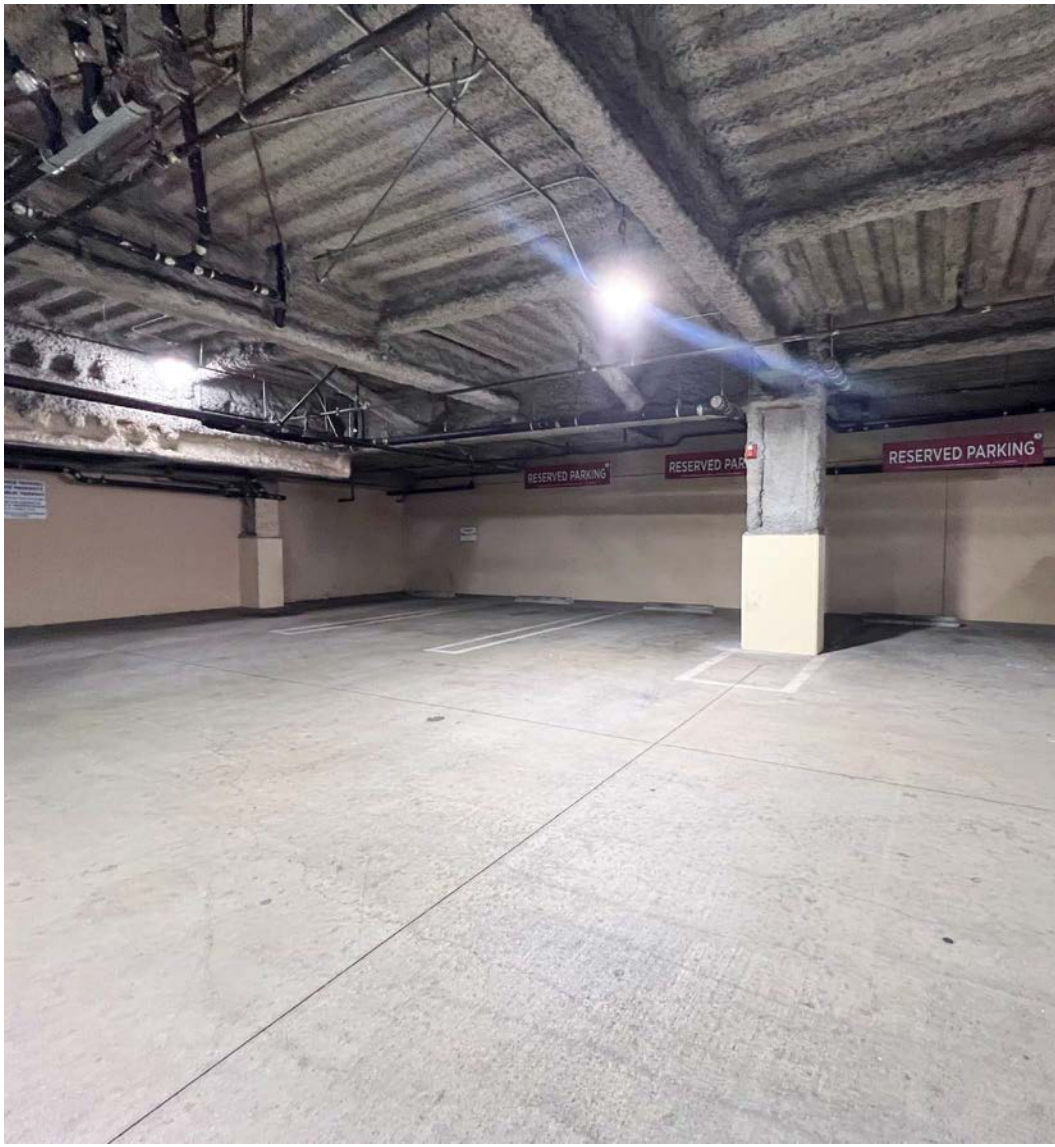
Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Interior Photos

PARKING



David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Exterior Photos

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive
BURBANK, CA

Exterior Photos

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

250 East Olive

BURBANK, CA

David Chen
Principal
626.240.2778
dchen@lee-associates.com
License ID 01923629

Elliott Gallahan
Senior Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

Brendon Shoemake
Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

© 2025 Lee & Associates, Inc. The information contained in this document has been obtained from sources believed reliable. While Lee & Associates, Inc. does not doubt its accuracy, Lee & Associates, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, estimates, or lot boundaries used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.