

Warner Bros. Second Century Burbank Studios

BURBANK, CALIFORNIA

YEAR 2023

SIZE 7 acres

USE Corporate campus, terrace decks, walking paths, courtyards, roof terraces, gathering areas, work pods, event areas, gardens, water features



This legacy Hollywood studio center has a striking new presence on the skyline adjacent to the main studio lot. The building and landscape expression reflect the creative dynamism of the storied Warner Bros. legacy and its promising new century ahead. Two glass-clad staggered towers mediate the space between the hillside and the roadway. Designed by Gehry Partners, the 800,000 SF of office space is carefully knit into the site, with an abundance of outdoor space threaded in three dimensions. A future third building will connect and allow for further expansion.

- + The LEED certified buildings are sited together to create a campus-like setting, with a series of upper-level terrace decks that are richly planted for year-round enjoyment by Warner Bros. employees.
- + The site is easily accessible by vehicle and bicycle, and pedestrian paths create a pleasant circulation between the office buildings, outdoor amenities and the studio lots.
- + Topographical softscape elements and a regionally appropriate planting palette inspired by San Gabriel and the Hollywood Hills help mitigate the 20-foot grade change across the site and allow for vegetated low points to capture stormwater runoff.
- + Courtyards and roof terraces surround the offices, integrating the indoor work environment with a lush outdoor realm.
- + Social spaces, work pods, flexible event areas, kiosks, a garden walk, and cafe are woven throughout the landscape.
- + Custom furnishings including wood benches and water features help delineate active gathering zones. Large-caliper trees fill in the canopy to provide shade and textural interest on the site.