

535

*North
Brand
Boulevard*

GLENDALE, CALIFORNIA

SCOTT UNGER

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Charles Dunn

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 Equity Office



Property Features

Features

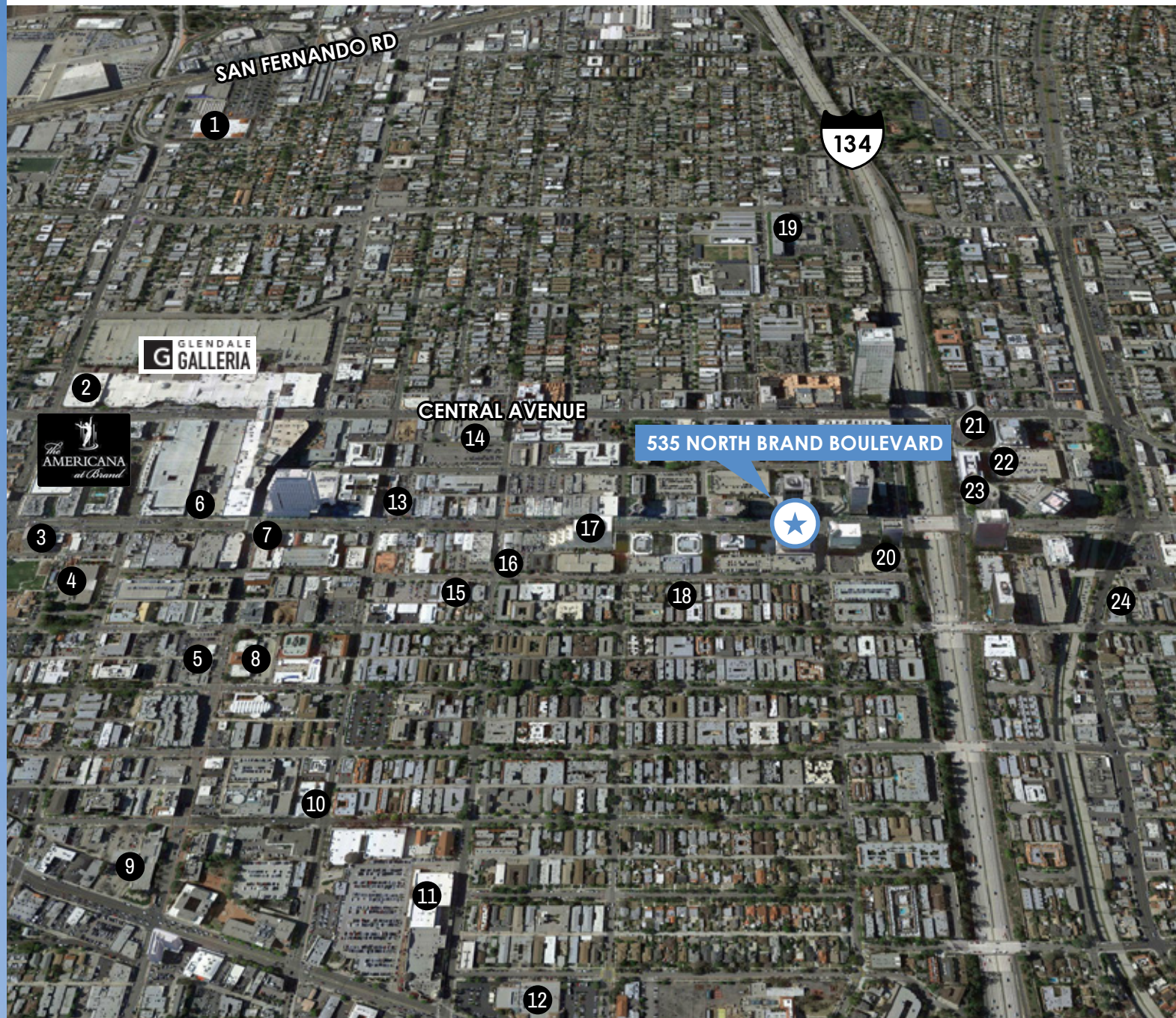
- › Newly renovated building lobby, entry and monument sign
 - › Located in the bustling Downtown Glendale district
 - › Walk score of 91 and is central to numerous restaurants and retail amenities within Downtown Glendale, The Glendale Galleria, The Americana at Brand, and various mixed-use retail and entertainment developments
 - › Convenient access to the 134, 5, and 2 freeways
 - › Close proximity to Burbank Bob Hope Airport
 - › LA Metro and city shuttle stop located directly in front of the building
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- › Parking ratio of 2.30 per 1,000 RSF leased at:
 - \$85.00 per unreserved stall per month
 - \$125.00 per reserved stall per month
 - \$65.00 per tandem stall per month
 - › Onsite management with 24/7 building access



Amenities

- 1 The Home Depot
- 2 Target
- 3 Shake Shack
- 4 Glendale Central Library
- 5 Glendale Marketplace
- 6 In-n-Out Burger
- 7 California Pizza Kitchen
- 8 US Post Office
- 9 Glendale Courthouse
- 10 Glendale Police Department
- 11 Glendale Fashion Center
– Nordstrom Rack & Ross Dress for Less
- 12 Whole Foods
- 13 Tender Greens
- 14 Sears
- 15 24 Hour Fitness Active
- 16 Porto's Bakery
- 17 Bank of America Financial Center
- 18 24 Hour Fitness
- 19 Days Inn Glendale
- 20 Chase Bank
- 21 Embassy Suites
- 22 Hilton Los Angeles North/Glendale
& Executive Meeting Center
- 23 Equinox
- 24 Trader Joes

Coming to Downtown Glendale: Over 2,500 Housing Units



Availabilities

SUITE	RSF	RENTAL RATE	DESCRIPTION
230	219	\$2.50 per RSF per month FSG	Mini-suite. Access to second floor conference room and kitchen included free of charge.
240	188	\$2.50 per RSF per month FSG	Mini-suite. Access to second floor conference room and kitchen included free of charge.
245	158	\$2.50 per RSF per month FSG	Mini-suite. Access to second floor conference room and kitchen included free of charge.
275	263	\$2.50 per RSF per month FSG	Mini-suite. Access to second floor conference room and kitchen included free of charge.
285	256	\$2.50 per RSF per month FSG	Mini-suite. Access to second floor conference room and kitchen included free of charge.
290	564	\$2.50 per RSF per month FSG	Mini-suite. Access to second floor conference room and kitchen included free of charge.
300	8,301	\$2.40 per RSF per month FSG	Full floor opportunity.
420*	2,133	\$2.40 per RSF per month FSG	Move-in ready suite with elevator lobby identity, double door entry, 3 window offices, conference room, open work area, break area, IT/storage and reception area. Contiguous to 4,623 RSF with Suite 450.
450*	2,490	\$2.40 per RSF per month FSG	Move-in ready suite with 2 window offices, conference room, open work area, break area, IT/storage and reception area. Contiguous to 4,623 RSF with Suite 420.
510	2,706	\$2.40 per RSF per month FSG	Move-in ready suite with 6 window offices, conference room, open work area, break room and reception area.
701	1,843	\$2.40 per RSF per month FSG	Move-in ready suite with 6 window offices, conference room, open work area, IT/storage and reception area.
710	2,038	\$2.40 per RSF per month FSG	Move-in ready suite with 3 window offices, conference room, open work area, IT, break room and reception area.
800**	3,345	\$2.40 per RSF per month FSG	Move-in ready suite with 6 window offices, conference room, open work area, break room, IT/storage and reception area. Contiguous to 8,525 RSF.
850**	2,071	\$2.40 per RSF per month FSG	Move-in ready suite with 4 window offices, conference room, open work area, break room, IT/storage and reception area. Contiguous to 8,525 RSF.
880**	3,109	\$2.40 per RSF per month FSG	Move-in ready suite with elevator lobby identity, double door entry, 7 window offices, conference room, open work area, break room, IT/storage and reception area. Contiguous to 8,525 RSF.

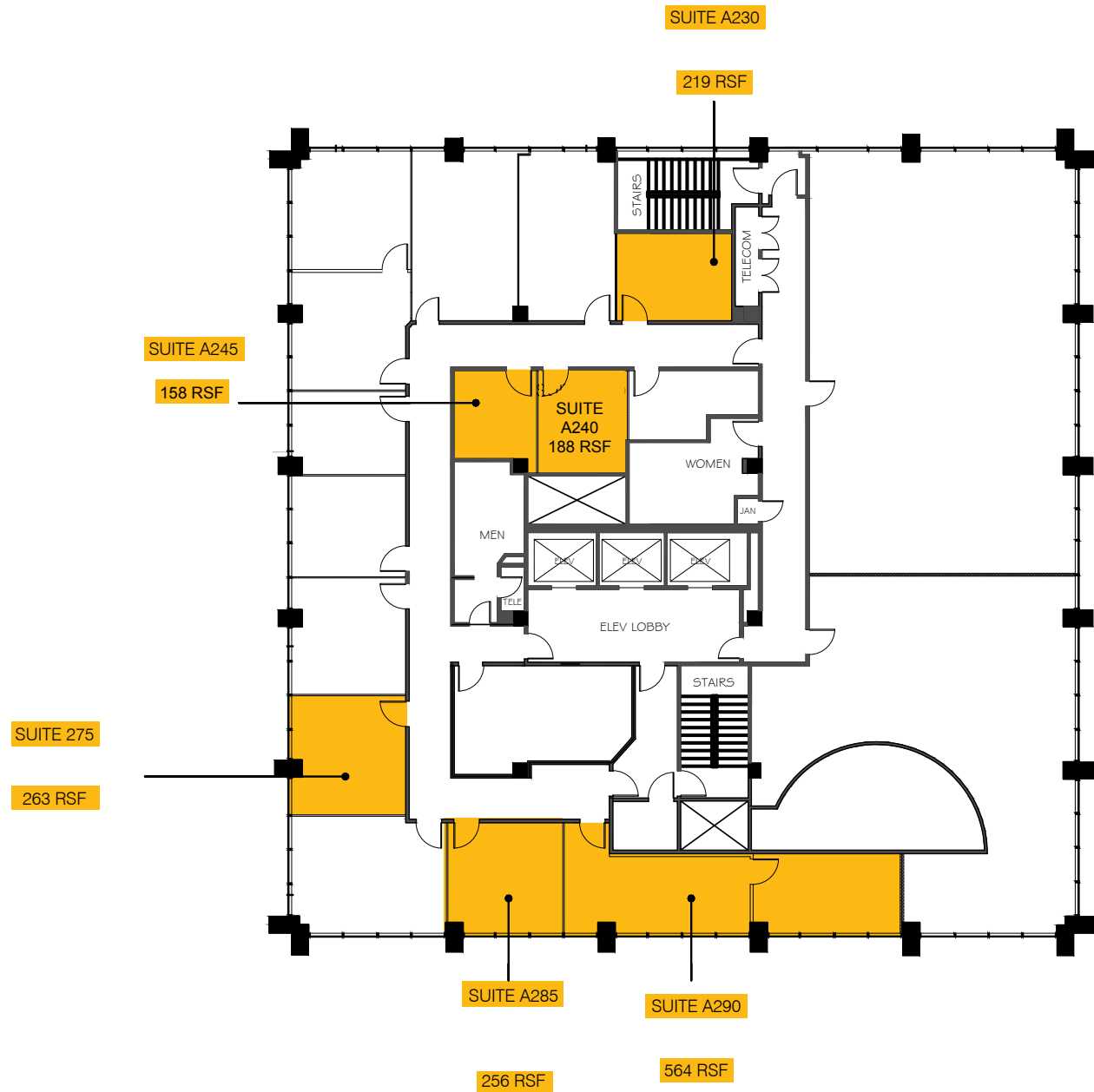
* Contiguous to 4,623 RSF.

** Contiguous to 8,525 RSF.



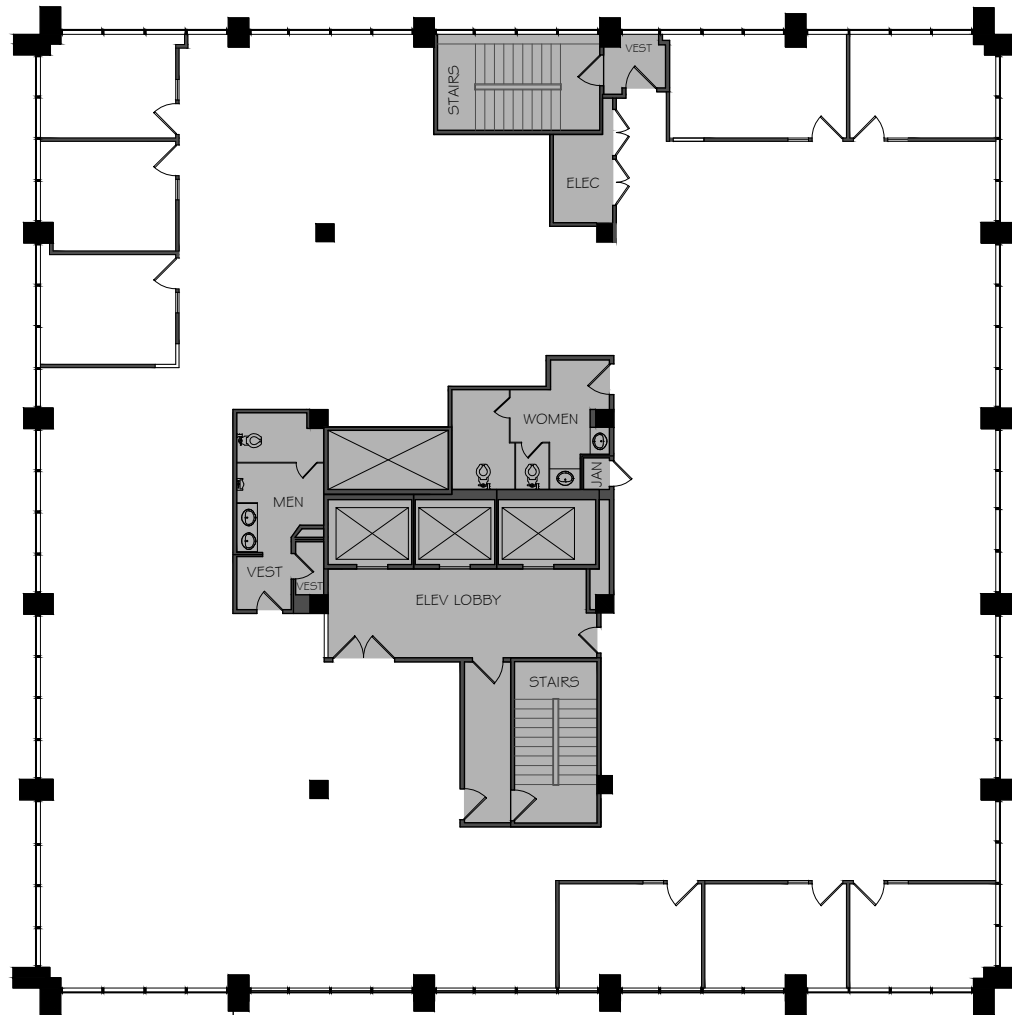
Floor Plans

2nd Floor



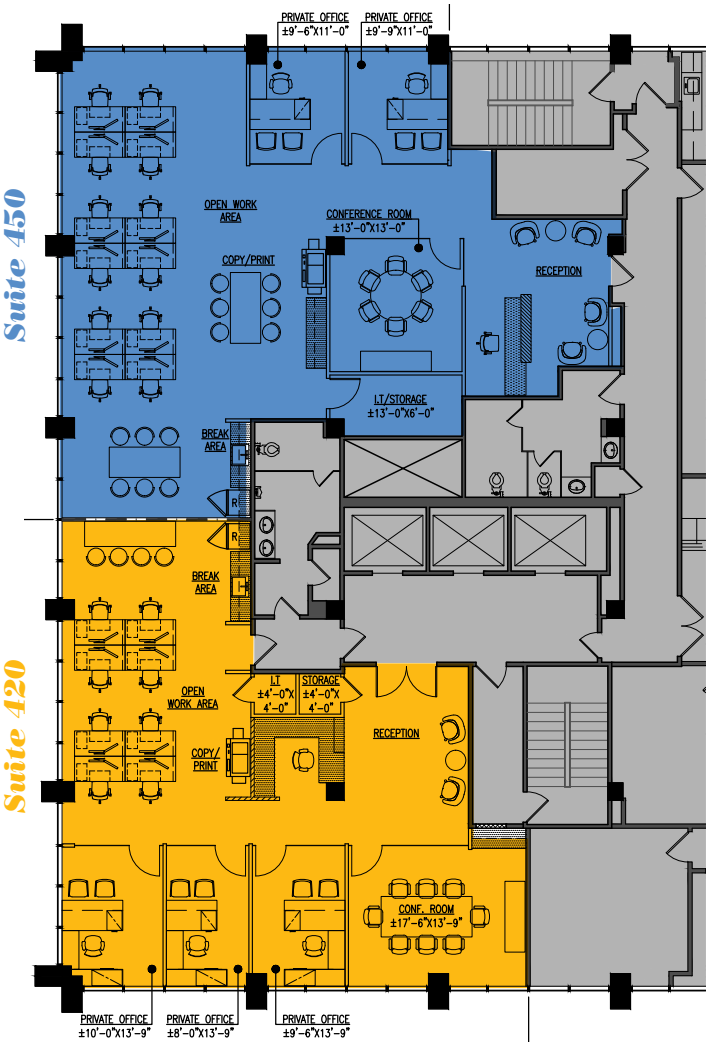
Floor Plans

3rd Floor - 8,301 RSF



Floor Plans

Suites 420 & 450



420

2,133

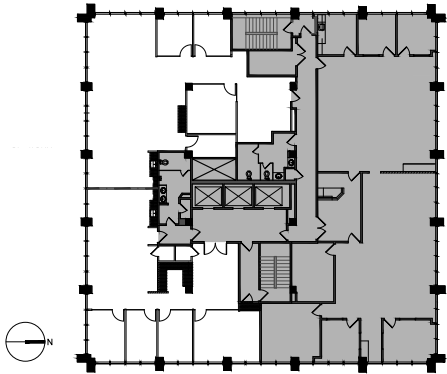
\$2.40 per RSF
per month FSG

450

2,490

\$2.40 per RSF
per month FSG

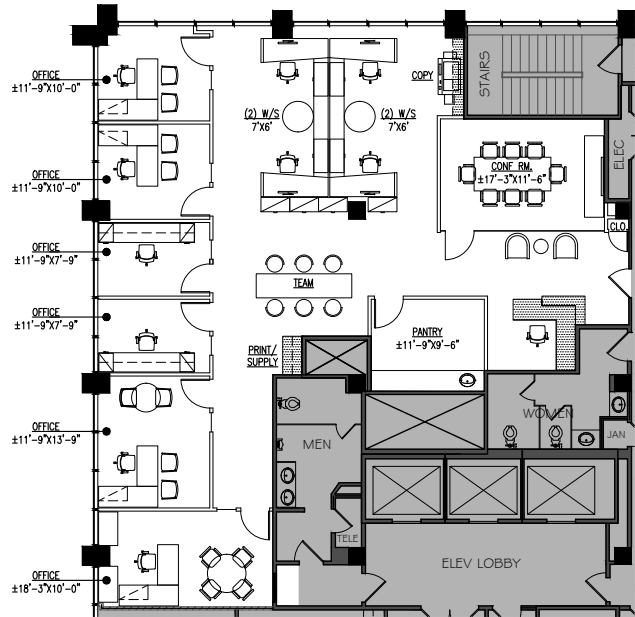
- Move-in ready unit with elevator lobby identity, double door entry
 - 3 window offices, conference room, open work area, break area, IT & storage and reception area
 - Contiguous to 4,623 RSF with Suite 450
- Move-in ready
 - 2 window offices, conference room, open work area, break area, IT & storage and reception area
 - Contiguous to 4,623 RSF with Suite 420



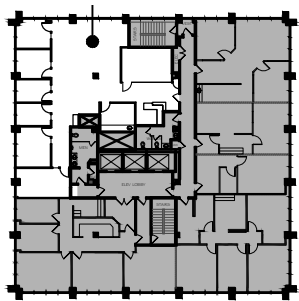
Floor
Location Key

Floor Plans

Suite 510

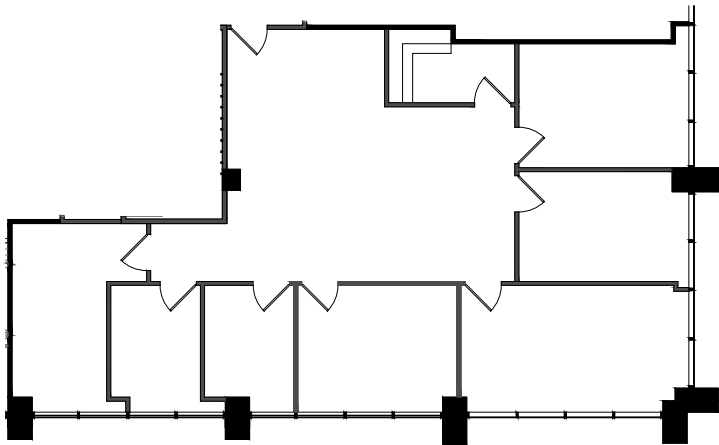


510	2,706	\$2.40 per RSF per month FSG	<ul style="list-style-type: none"> • Move-in ready • 6 window offices, conference room, open work area, break area, and reception area
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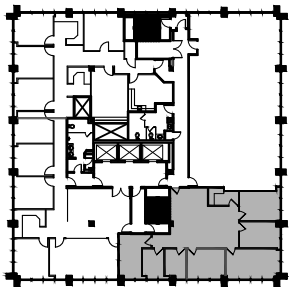


Floor Location Key

Suite 701



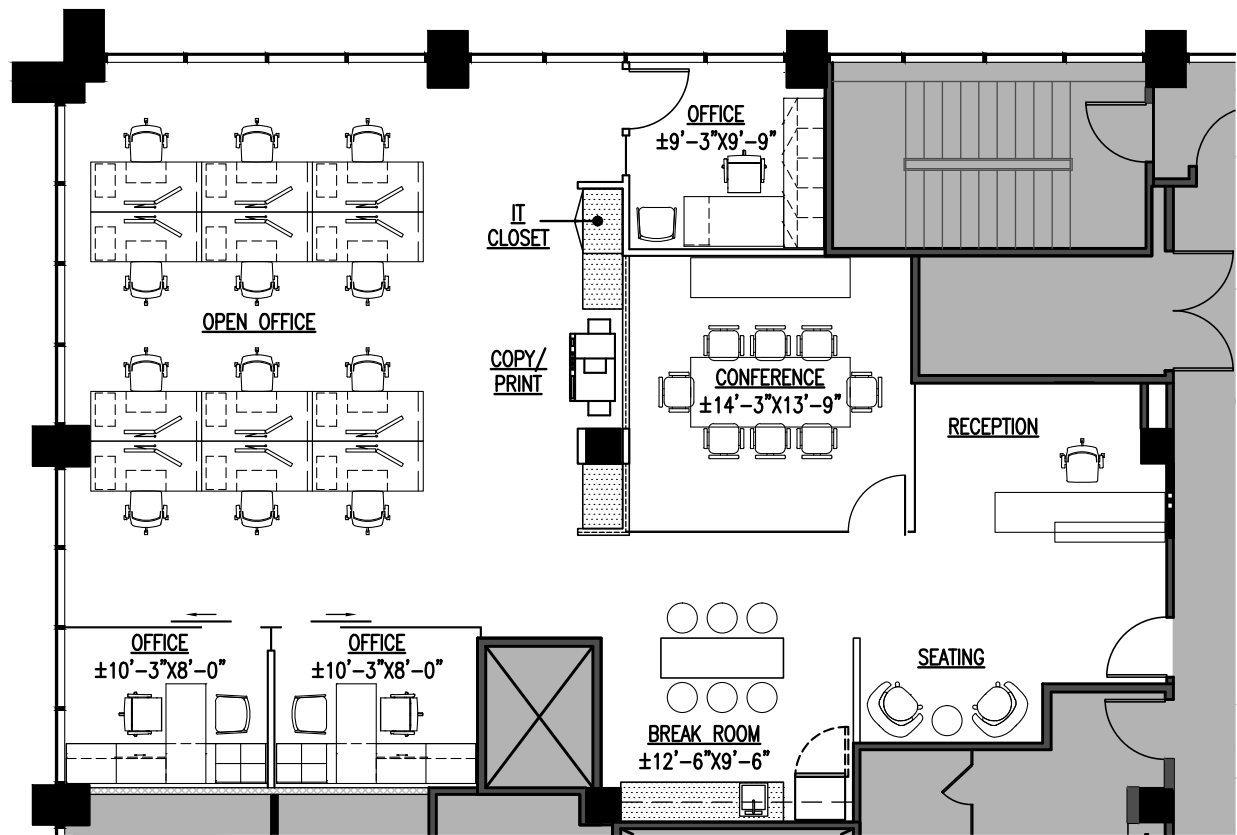
701	1,843	\$2.40 per RSF per month FSG	<ul style="list-style-type: none"> • Move-in ready • 6 window offices, conference room, open work area, IT/storage and reception area
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Floor Location Key

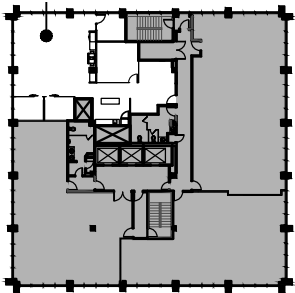
Floor Plans

Suite 710



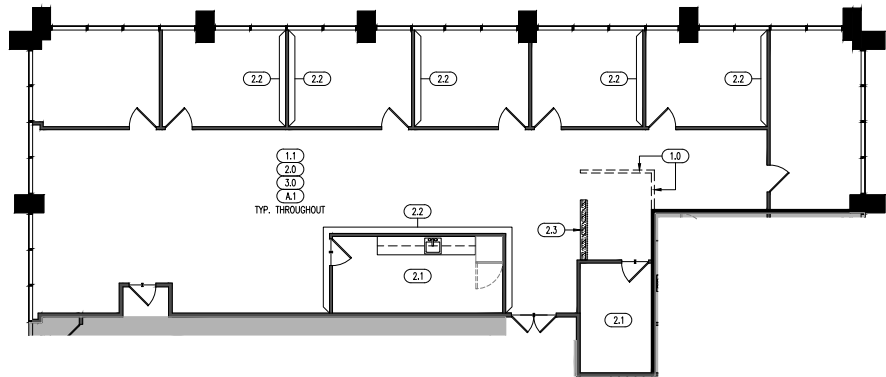
710	2,038	\$2.40 per RSF per month FSG	<ul style="list-style-type: none"> • Move-in ready with • 3 window offices, conference room, open work area, IT, break room and reception area
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Floor Location Key

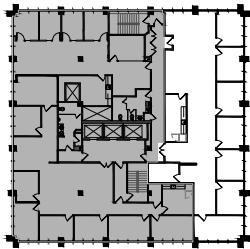


Floor Plans

Suite 800

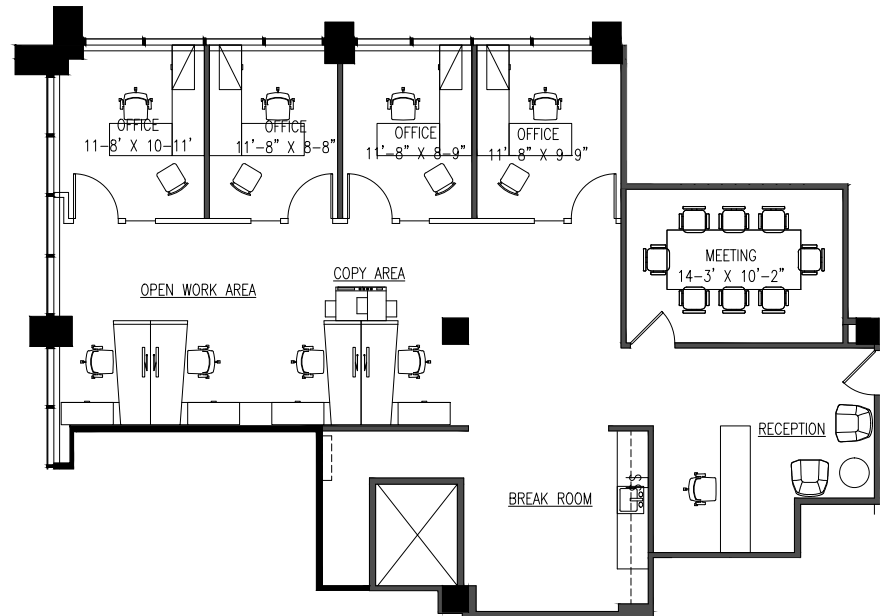


800	3,345	\$2.40 per RSF per month FSG	<ul style="list-style-type: none"> • Move-in ready • 6 window offices, conference room, open work area, break room, IT/storage and reception area • Contiguous to 8,525 RSF
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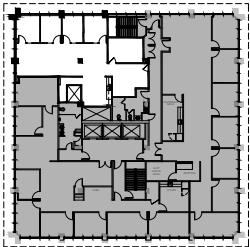


Floor Location Key

Suite 850



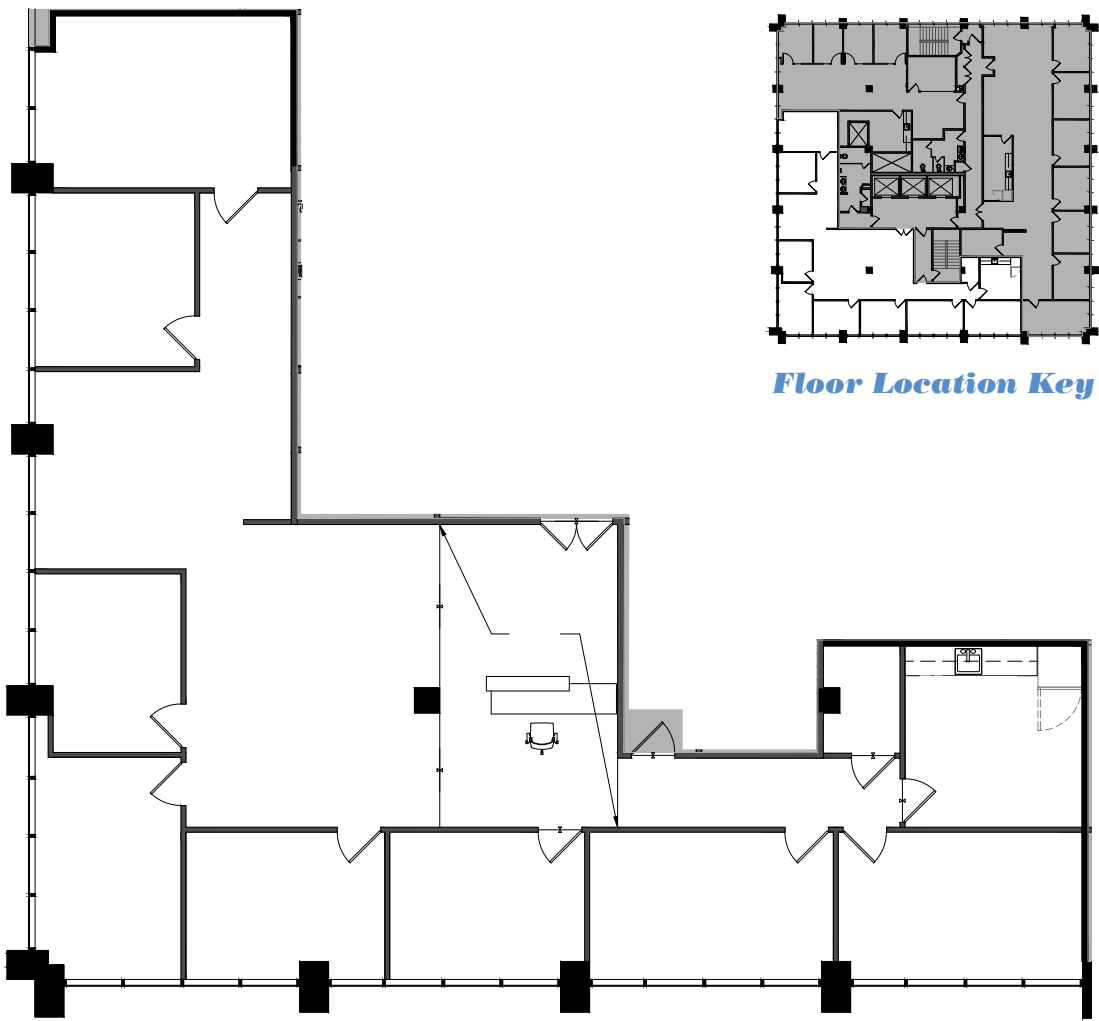
850	2,071	\$2.40 per RSF per month FSG	<ul style="list-style-type: none"> • Move-in ready • 4 window offices, conference room, open work area, break room, IT/storage and reception area • Contiguous to 8,525 RSF
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Floor Location Key

Floor Plans

Suite 880



880	3,109	\$2.40 per RSF per month FSG	<ul style="list-style-type: none">• Move-in ready suite with elevator lobby identity, double door entry• 7 window offices, conference room, open work area, break room, IT/storage and reception area• Contiguous to 8,525 RSF
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FOR MORE INFORMATION, PLEASE CONTACT:

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