

425

West Broadway

GLENDALE, CALIFORNIA

OFFICE SPACE FOR LEASE



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■ PROPERTY FEATURES

425 WEST BROADWAY IS A 4-STORY, 72,610 SQUARE FOOT CLASS A OFFICE BUILDING FEATURING:



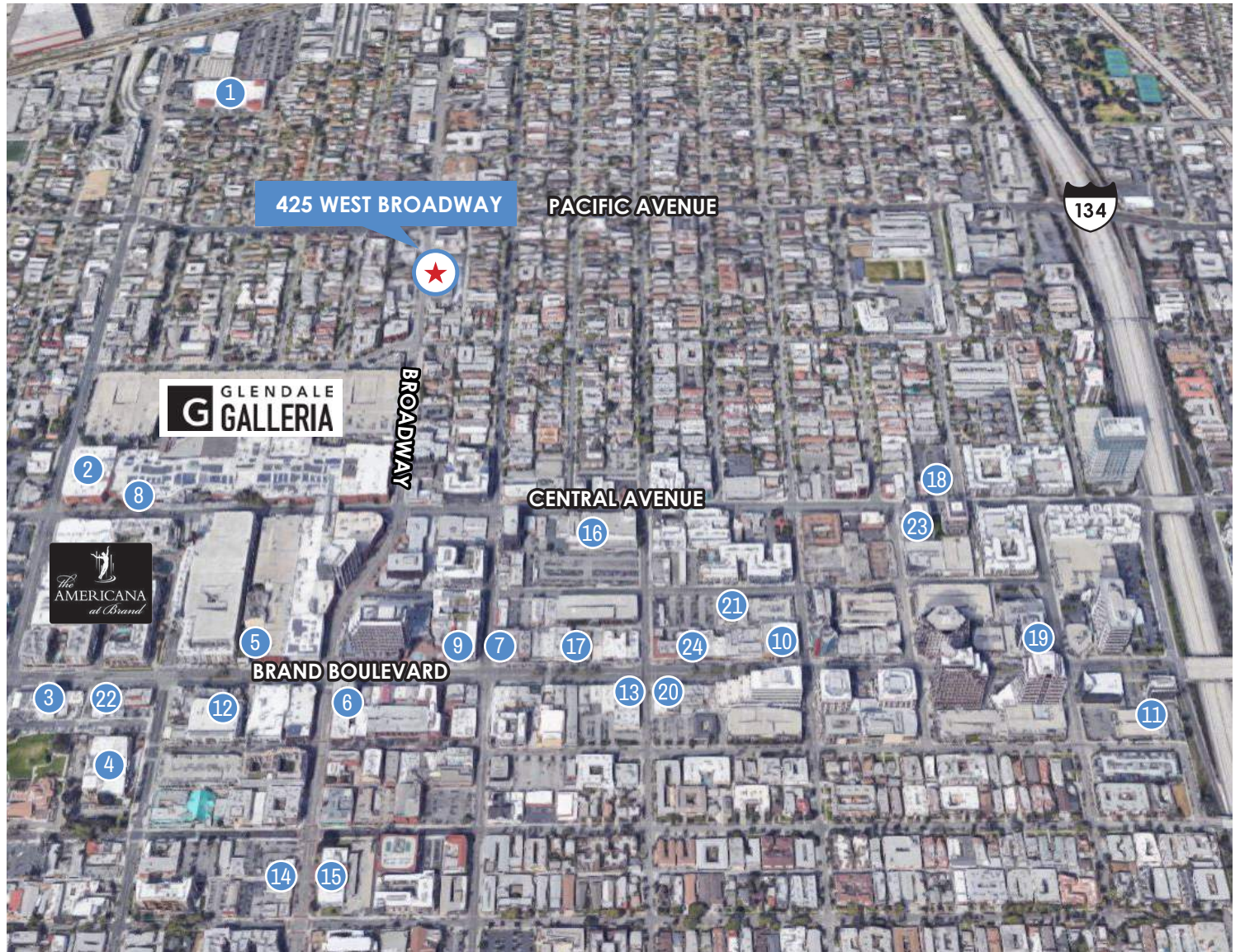
- \$2.45 per RSF fully serviced
- Parking ratio of 3 per 1,000 RSF leased at \$85.00 per unreserved stall per month and \$140.00 per reserved stall per month
- Newly renovated building lobby
- Direct building access from subterranean parking levels
- Convenient access to the 134, 5 and 2 freeways
- 24/7 building access
- Nearby restaurants and retail amenities including the Glendale Galleria and Americana at Brand mixed-use retail and entertainment development

■ AVAILABLE SUITES

SUITE	RSF	DESCRIPTION
205	3,322	Four offices, conference room, break room, storage, open work area and reception. Available June 1, 2018.
410	1,558	Hypothetical layout includes three offices, conference room, open work area and reception.

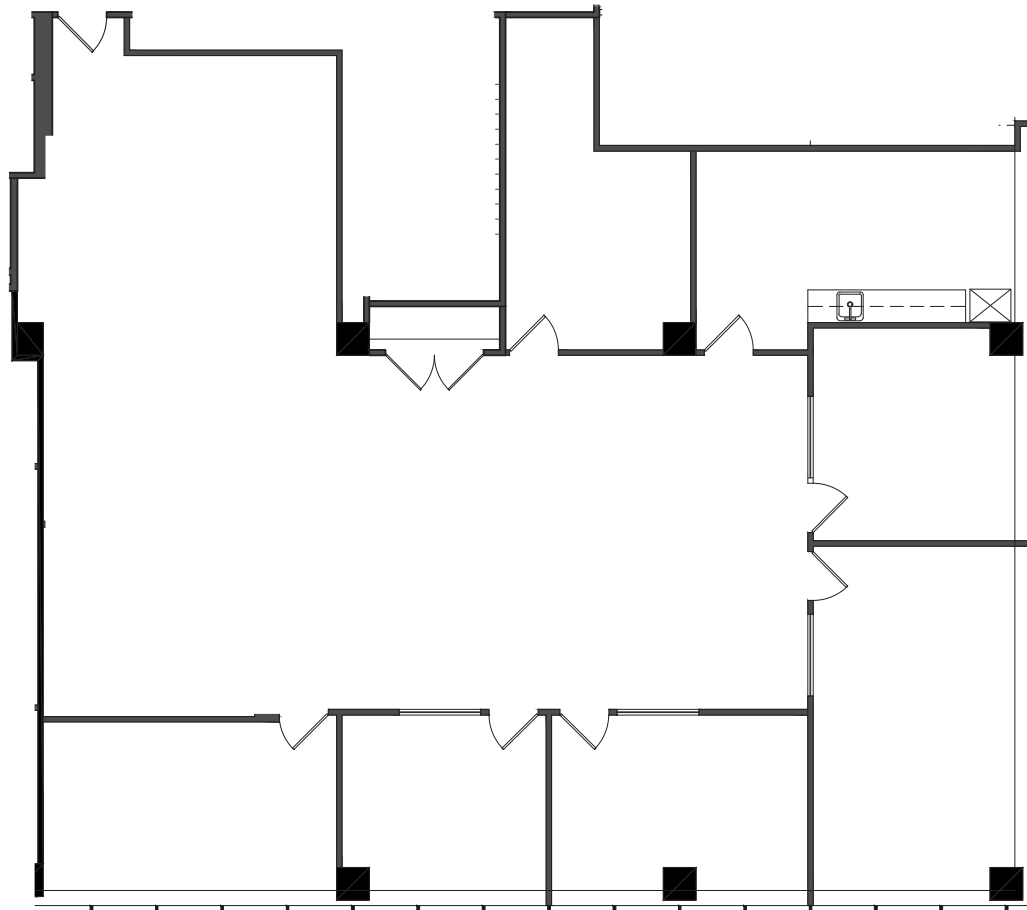
AMENITIES

- 1 The Home Depot
- 2 Target
- 3 Shake Shack
- 4 Glendale Central Library
- 5 In-n-Out Burger
- 6 California Pizza Kitchen
- 7 85C Bakery Cafe
- 8 Starbucks
- 9 Tender Greens
- 10 Bank of America Financial Center
- 11 Chase Bank
- 12 LA Fitness
- 13 24 Hour Fitness
- 14 Glendale Marketplace
- 15 United States Postal Service
- 16 Sears
- 17 FedEx Office Print & Ship Center
- 18 Burger King
- 19 Wells Fargo Bank
- 20 Panera Bread
- 21 Glendale Centre Theatre
- 22 Museum of Neon Art
- 23 McDonald's
- 24 Porto's Bakery and Cafe



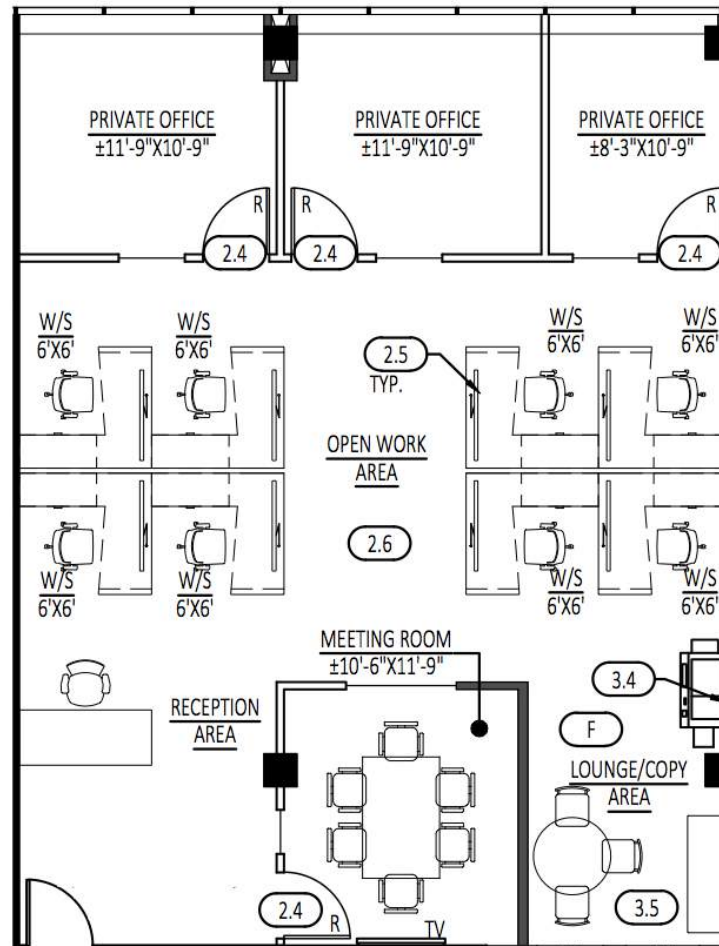
■ FLOOR PLAN - SUITE 205

SUITE	RSF	RENTAL RATE	DESCRIPTION
205	3,322	\$2.45 per RSF per month FSG	Four offices, conference room, break room, storage, open work area and reception. Available June 1, 2018.



FLOOR PLAN - SUITE 410 (HYPOTHETICAL LAYOUT)

SUITE	RSF	RENTAL RATE	DESCRIPTION
410	1,558	\$2.45 per RSF per month FSG	Hypothetical layout includes three offices, conference room, open work area and reception.



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