

OFFICE SPACE FOR LEASE

535 BRAND

535 North Brand Blvd
Glendale, California



PROPERTY HIGHLIGHTS

94

WALK
SCORE

24/7

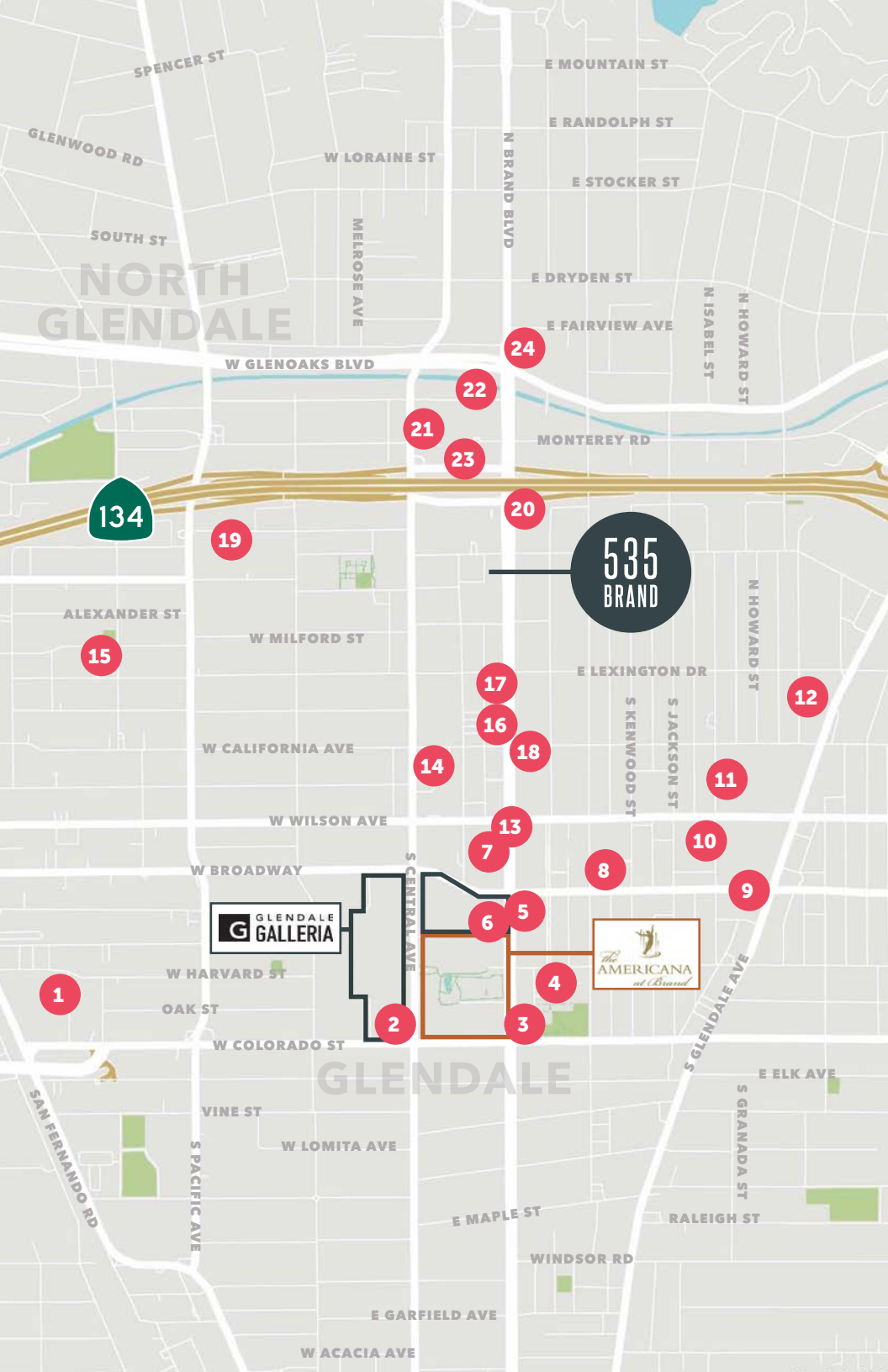
BUILDING
ACCESS

- Owned and managed by Onni Group
- Convenient access to the 134, 5, and 2 freeways
- Newly renovated building lobby, entry and monument sign
- Close proximity to Hollywood Burbank Airport
- Located in the bustling Downtown Glendale district
- LA Metro and city shuttle stop directly in front of the building
- Central to numerous restaurants and retail amenities within Downtown Glendale, Glendale Galleria, Americana at Brand, and various mixed-use retail and entertainment developments
- Parking ratio of 3.00/1,000 RSF leased at:
\$95.00 per unreserved stall/mo.
\$135.00 per reserved stall/mo.
\$85.00 per tandem stall/mo.

535
BRAND

535 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203





THE LOCATION

CENTRAL TO NUMEROUS RESTAURANTS AND RETAIL IN DOWNTOWN GLENDALE, 535 BRAND IS PERFECTLY SITUATED FOR AN AMENITY-RICH EXPERIENCE.

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



AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
101	3,838	\$2.90/RSF per month FSG	Prime ground floor space on Brand Boulevard.
105	577	\$2.90/RSF per month FSG	Ground floor mini-suite.
270	323	\$3.25/RSF per month FSG	Window office mini-suite. Ideal for small office user with access to shared conference room and kitchen. Adjacent to Suite 275 for 653 RSF contiguous.
275	330	\$3.25/RSF per month FSG	Window office mini-suite. Ideal for small office user with access to shared conference room and kitchen. Adjacent to Suite 270 for 653 RSF contiguous.
290	680	\$3.25/RSF per month FSG	Window office mini-suite along Brand Boulevard. Ideal for small office user with access to shared conference room and kitchen.
510	2,772	\$2.90/RSF per month FSG	6 window offices, glass conference room, break room, reception and open work area.
880	3,171	\$2.90/RSF per month FSG	Move-in ready suite with double door identity off the elevator lobby with 7 window offices, conference room, break room, open work area and reception.

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SUITE 101

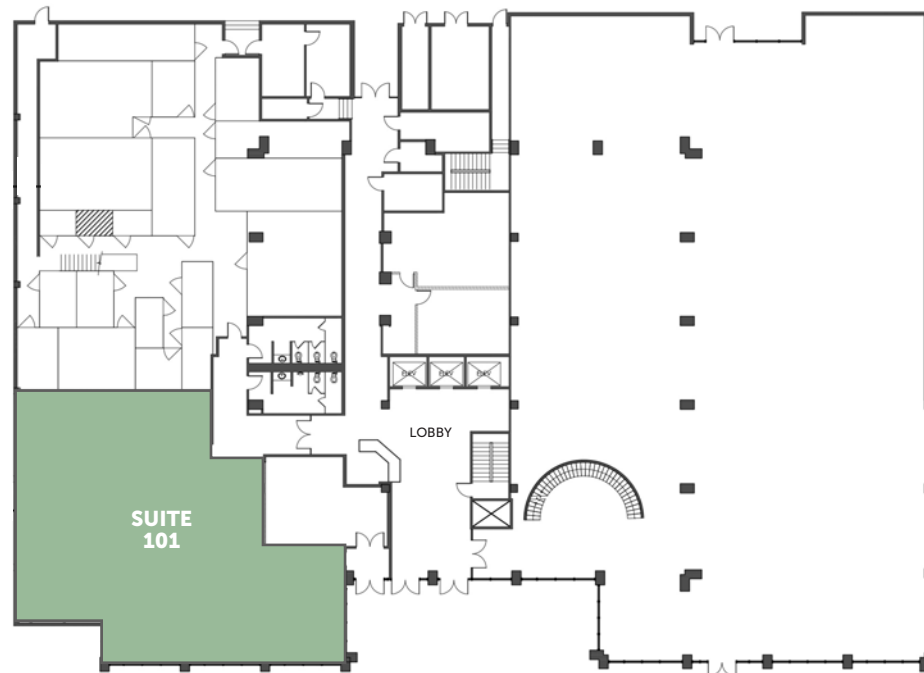
3,838

SQUARE
FEET

\$2.90

RSF/MO
FSG

PRIME GROUND FLOOR SPACE ON BRAND BOULEVARD.



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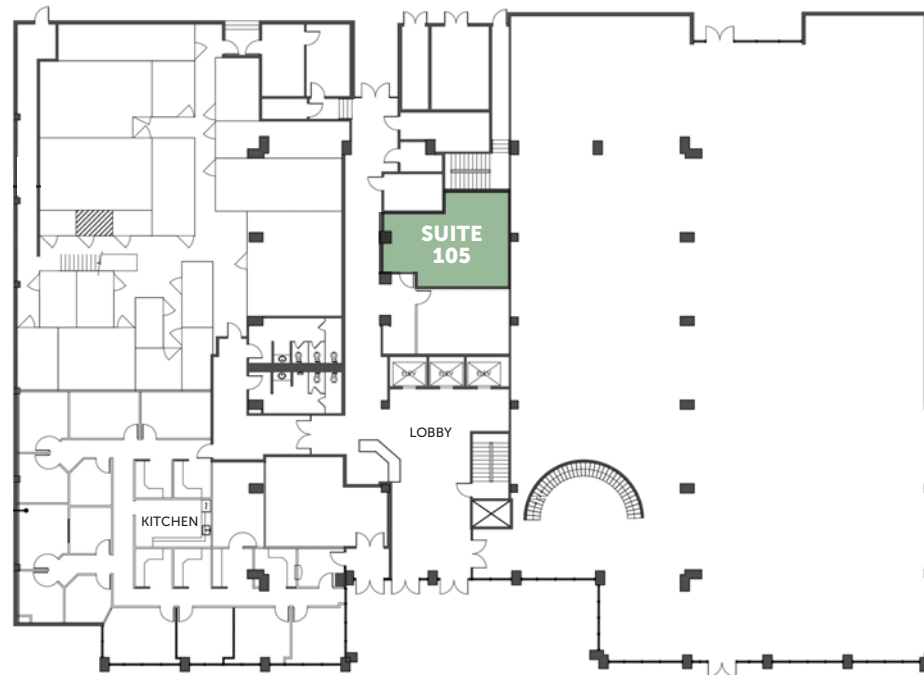
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SUITE 105

577
SQUARE
FEET

\$2.90
RSF/MO
FSG

GROUND FLOOR MINI-SUITE.



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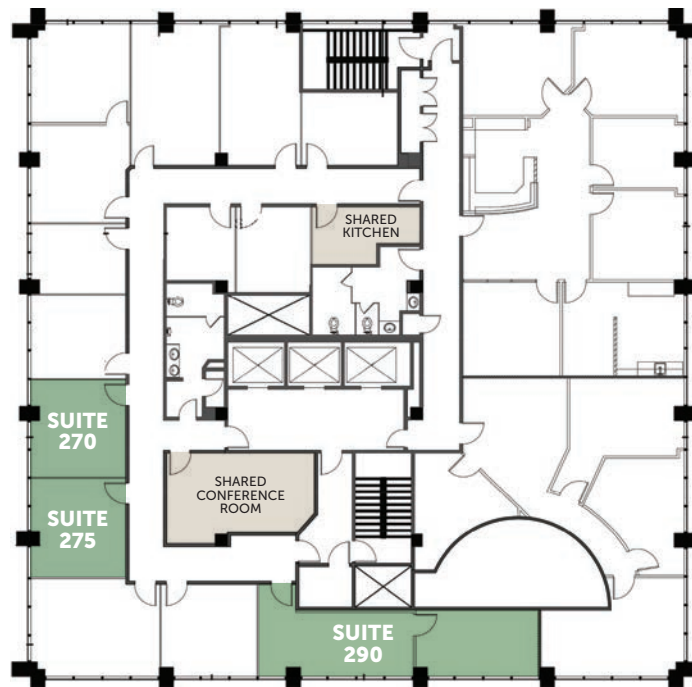
km Kidder
Mathews

2ND FLOOR

\$3.25

RSF/MO
FSG

WINDOW OFFICE MINI-SUITES. IDEAL FOR SMALL OFFICE USER WITH ACCESS TO SHARED CONFERENCE ROOM AND KITCHEN.



SUITE 270

323 RSF

SUITE 275

330 RSF

SUITE 290

680 RSF

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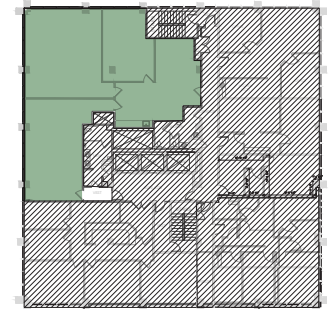
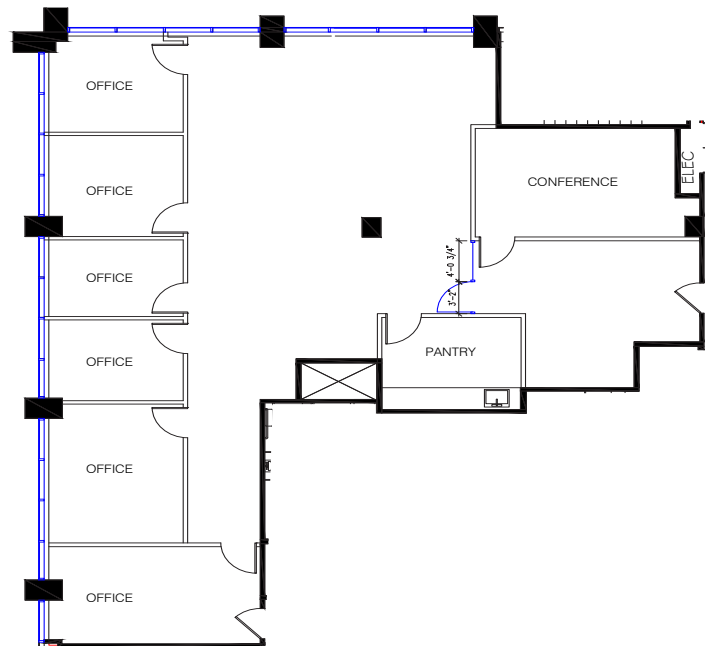
km Kidder
Mathews

SUITE 510

2,772
SQUARE
FEET

\$2.90
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FSG

6 WINDOW OFFICES, GLASS CONFERENCE ROOM, BREAK ROOM, RECEPTION AND OPEN WORK AREA.



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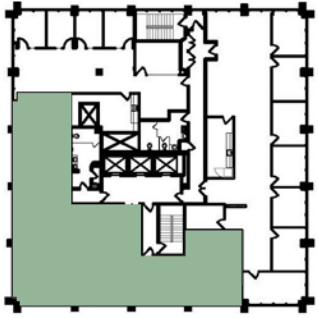
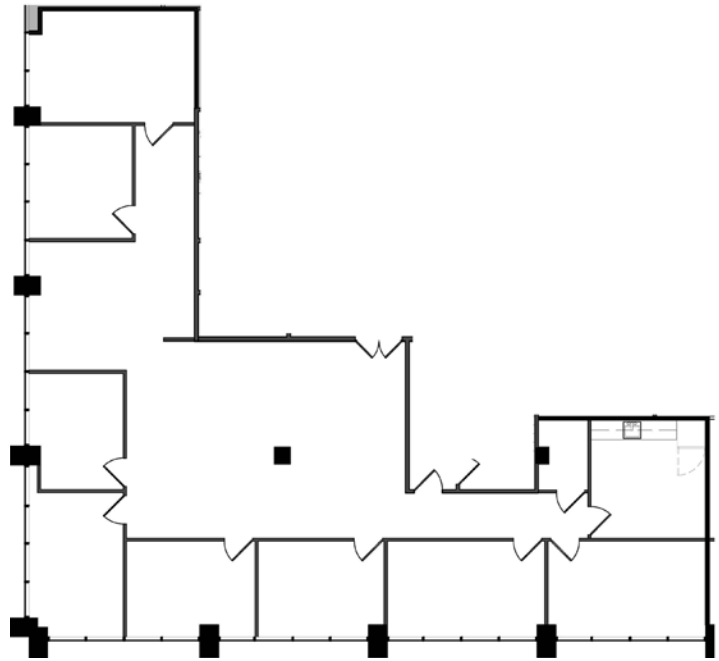


SUITE 880

3,171
SQUARE
FEET

\$2.90
RSF/MO
FSG

MOVE-IN READY SUITE WITH DOUBLE DOOR IDENTITY OFF THE ELEVATOR WITH 7 WINDOW OFFICES, CONFERENCE ROOM, BREAK ROOM, STORAGE, OPEN WORK AREA AND RECEPTION.



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KIDDER.COM

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