

AWARD-WINNING CLASS A
OFFICE SPACE FOR LEASE

611 BRAND

611 North Brand Blvd
Glendale, California



onni
group



Kidder
Mathews

611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

PROPERTY HIGHLIGHTS

94

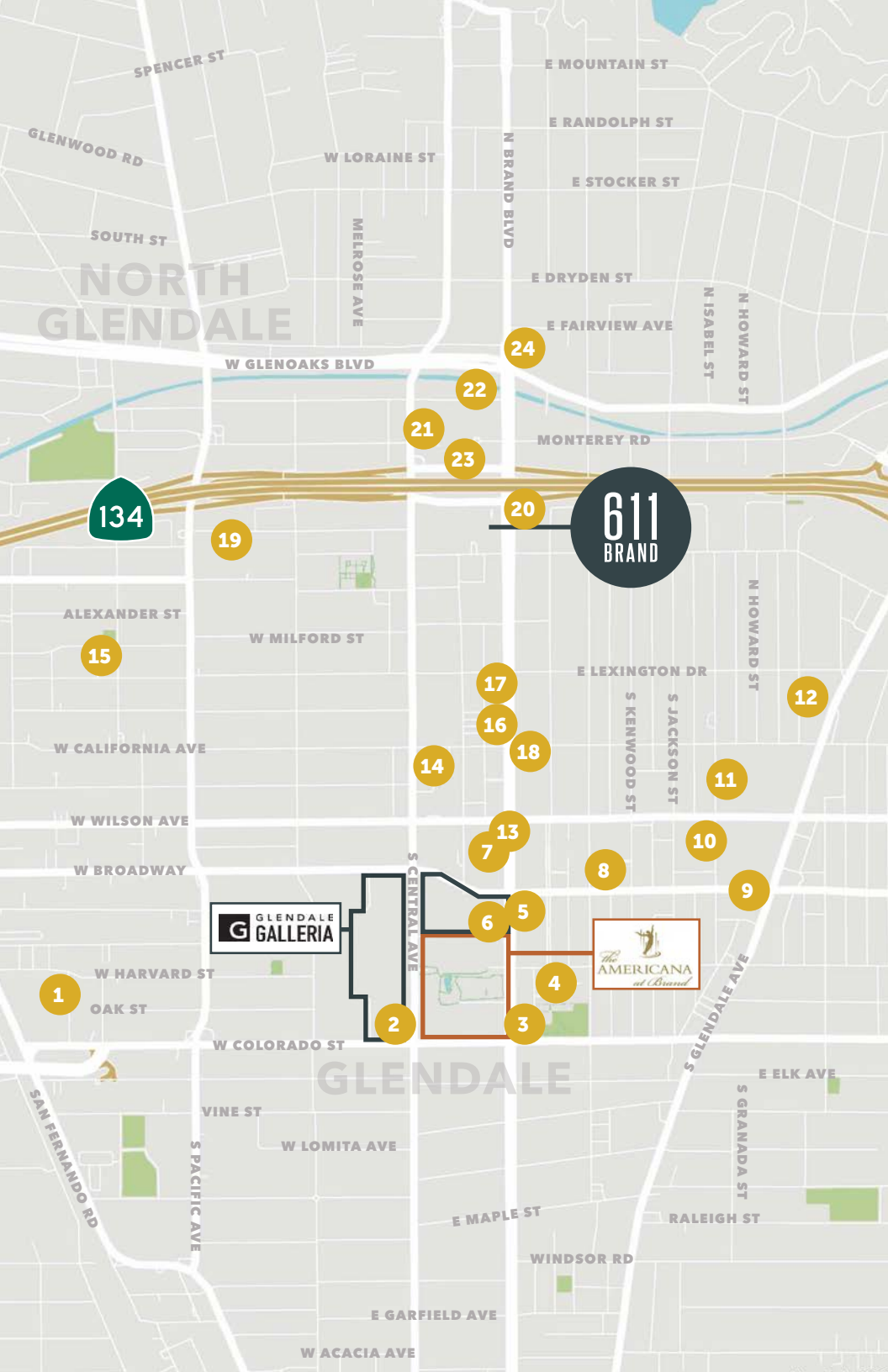
WALK
SCORE

24/7

BUILDING
ACCESS

- Owned and managed by Onni Group
- Convenient access to the 134, 5, and 2 freeways
- Recently completed tenant amenity lounge and fitness center
- Close proximity to Hollywood Burbank Airport
- Located in the bustling Downtown Glendale district
- On-site management with 24/7 security
- 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:
\$100.00 per unreserved stall/mo.
\$140.00 per reserved stall/mo.





THE LOCATION

CENTRAL TO NUMEROUS RESTAURANTS AND RETAIL IN DOWNTOWN GLENDALE, 611 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 | | |



TENANT AMENITY LOUNGE AND FITNESS CENTER RECENTLY COMPLETED



UP TO 150,382 RSF OF CONTIGUOUS SPACE AVAILABLE

Flr	Available RSF				
7	25,535 RSF	Suite 700 25,535 RSF			
6	25,535 RSF	Suite 600 25,535 RSF			
5	25,535 RSF	Suite 500 25,535 RSF			
4	25,540 RSF	Suite 400 25,540 RSF			
3	25,541 RSF	Suite 300 25,541 RSF			
2	22,696 RSF	Suite 200 4,981 RSF	Suite 210 6,850 RSF	Suite 220 5,176 RSF	Suite 230 5,689 RSF

611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
200	4,981	\$3.15/RSF per month FSG	Newly constructed move-in ready suite with creative finishes. Double door identity with 3 window offices, glass conference room, open kitchen, open work area and reception. Up to 22,696 RSF contiguous available on the 2nd floor.
210	6,850	\$3.15/RSF per month FSG	Newly constructed move-in ready suite with creative finishes. Double door identity with 5 glass offices, 2 glass conference rooms, open kitchen, open work area and reception. Up to 22,696 RSF contiguous available on the 2nd floor.
220	5,176	\$3.15/RSF per month FSG	Newly constructed move-in ready suite with creative finishes. Double door identity with 3 glass offices, glass conference room, open kitchen, open work area and reception. Up to 22,696 RSF contiguous available on the 2nd floor.
230	5,689	\$3.15/RSF per month FSG	Newly constructed suite with creative finishes. Double door identity with 3 window offices, glass conference room, open kitchen, open work area and reception. Up to 22,696 RSF contiguous available on the 2nd floor.



611 BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
300	25,541	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available December 1, 2020.
400	25,540	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available December 1, 2020.
500	25,545	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available December 1, 2020.
600	25,535	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available immediately.
700	25,535	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available immediately.
Lower Level A	11,515	\$2.50/RSF per month FSG	Ideal for office users, lab users and storage. Available immediately.
Lower Level B	20,626	\$2.50/RSF per month FSG	Ideal for office users, lab users and storage. Available immediately.



SUITE 200

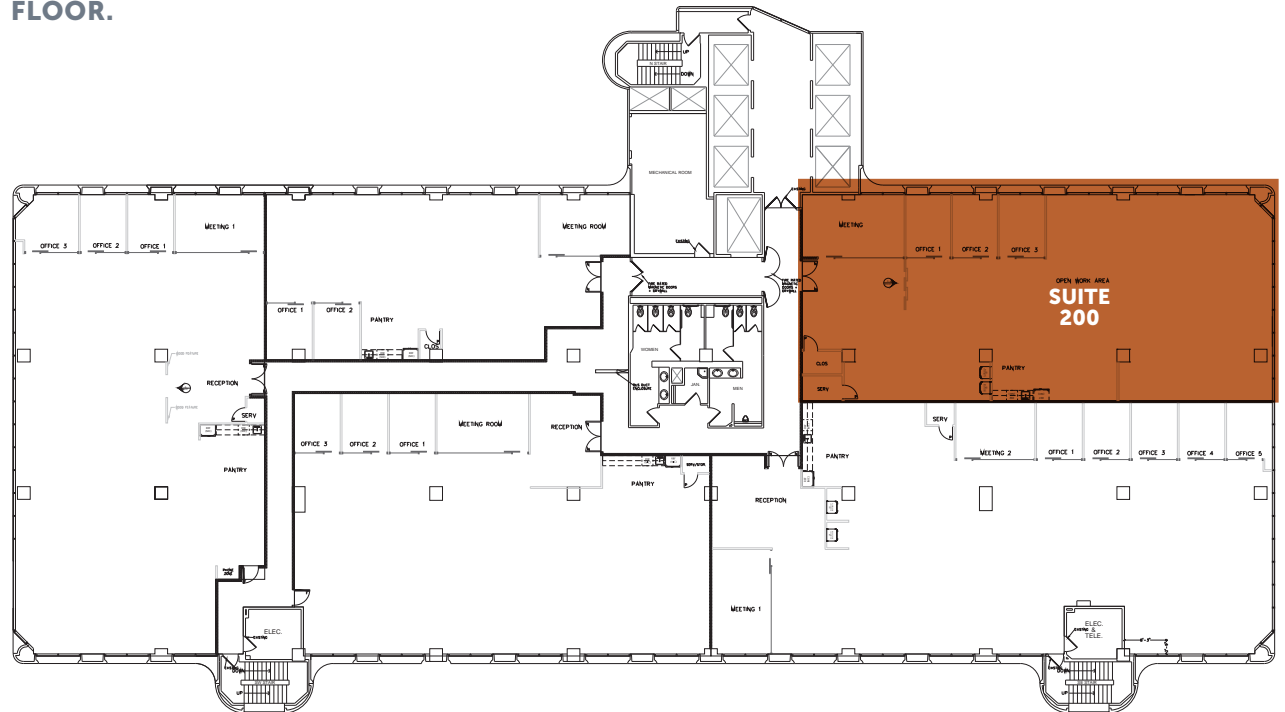
4,981

SQUARE
FEET

\$3.15

RSF/MO
FSG

NEWLY CONSTRUCTED MOVE-IN READY SUITE WITH CREATIVE FINISHES. DOUBLE DOOR IDENTITY WITH 3 WINDOW OFFICES, GLASS CONFERENCE ROOM, OPEN KITCHEN, OPEN WORK AREA AND RECEPTION. UP TO 22,696 RSF CONTIGUOUS AVAILABLE ON THE 2ND FLOOR.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni
group

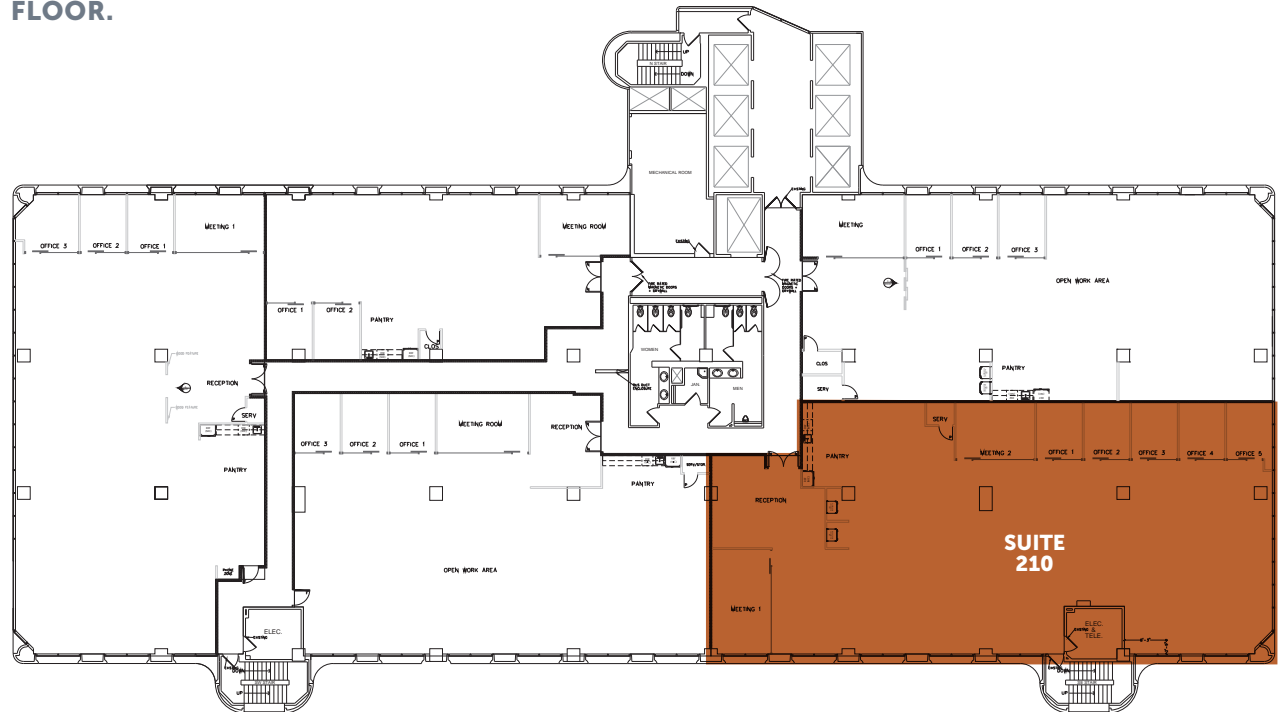
km Kidder
Mathews

SUITE 210

6,850
SQUARE
FEET

\$3.15
RSF/MO
FSG

NEWLY CONSTRUCTED MOVE-IN READY SUITE WITH CREATIVE FINISHES. DOUBLE DOOR IDENTITY WITH 5 WINDOW OFFICES, 2 GLASS CONFERENCE ROOMS, OPEN KITCHEN, OPEN WORK AREA AND RECEPTION. UP TO 22,696 RSF CONTIGUOUS AVAILABLE ON THE 2ND FLOOR.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni
group

km Kidder
Mathews

SUITE 220

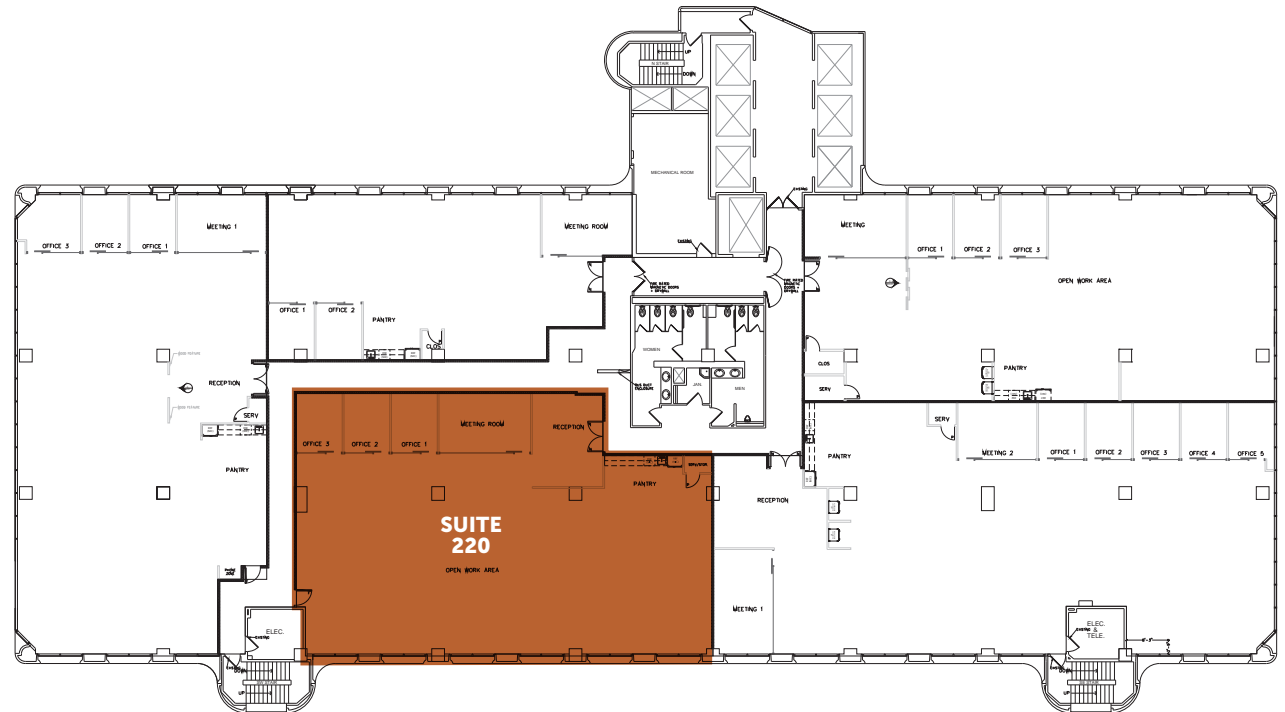
5,176

SQUARE
FEET

\$3.15

RSF/MO
FSG

NEWLY CONSTRUCTED MOVE-IN READY SUITE WITH CREATIVE FINISHES. DOUBLE DOOR IDENTITY WITH 3 GLASS OFFICES, GLASS CONFERENCE ROOM, OPEN KITCHEN, OPEN WORK AREA AND RECEPTION. UP TO 22,696 RSF CONTIGUOUS AVAILABLE ON THE 2ND FLOOR.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni
group

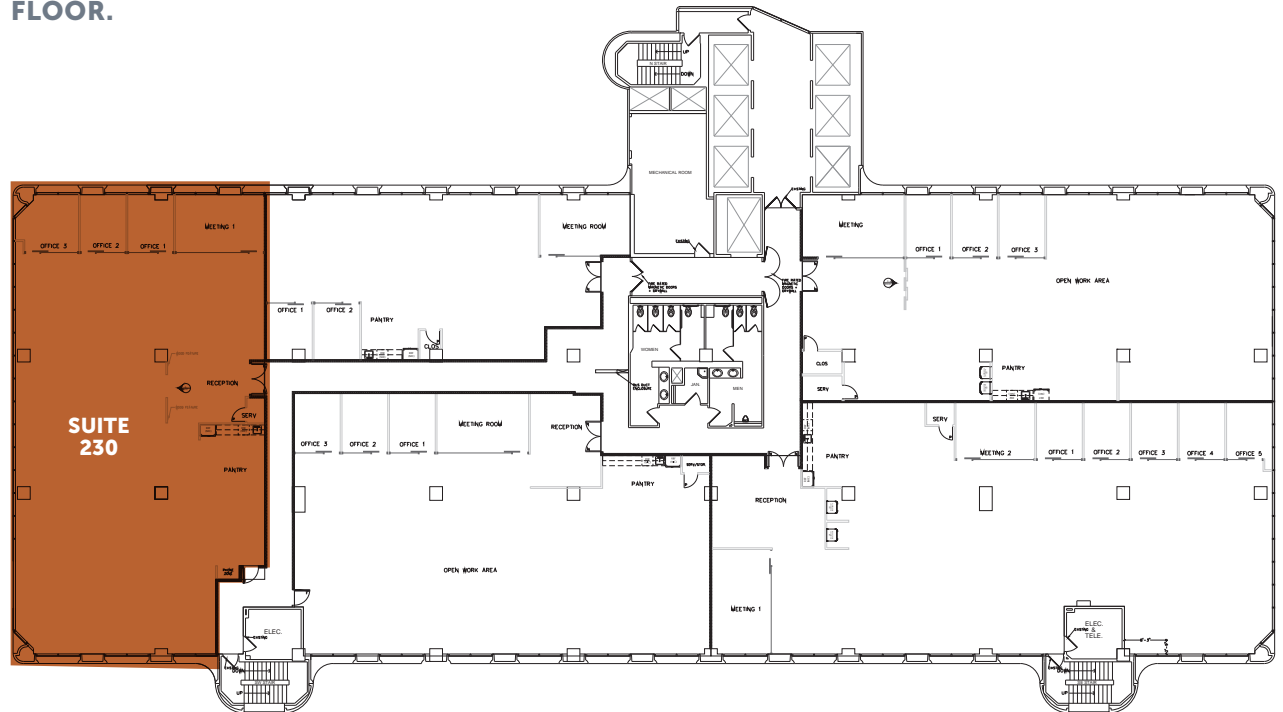
km Kidder
Mathews

SUITE 230

5,689
SQUARE
FEET

\$3.15
RSF/MO
FSG

NEWLY CONSTRUCTED MOVE-IN READY SUITE WITH CREATIVE FINISHES. DOUBLE DOOR IDENTITY WITH 3 WINDOW OFFICES, GLASS CONFERENCE ROOM, OPEN KITCHEN, OPEN WORK AREA AND RECEPTION. UP TO 22,696 RSF CONTIGUOUS AVAILABLE ON THE 2ND FLOOR.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

km Kidder
Mathews

SUITE 300

25,541
SQUARE
FEET

\$3.15
RSF/MO
FSG

FULL FLOOR OPPORTUNITY. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. AVAILABLE
DECEMBER 1, 2020.



611 BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

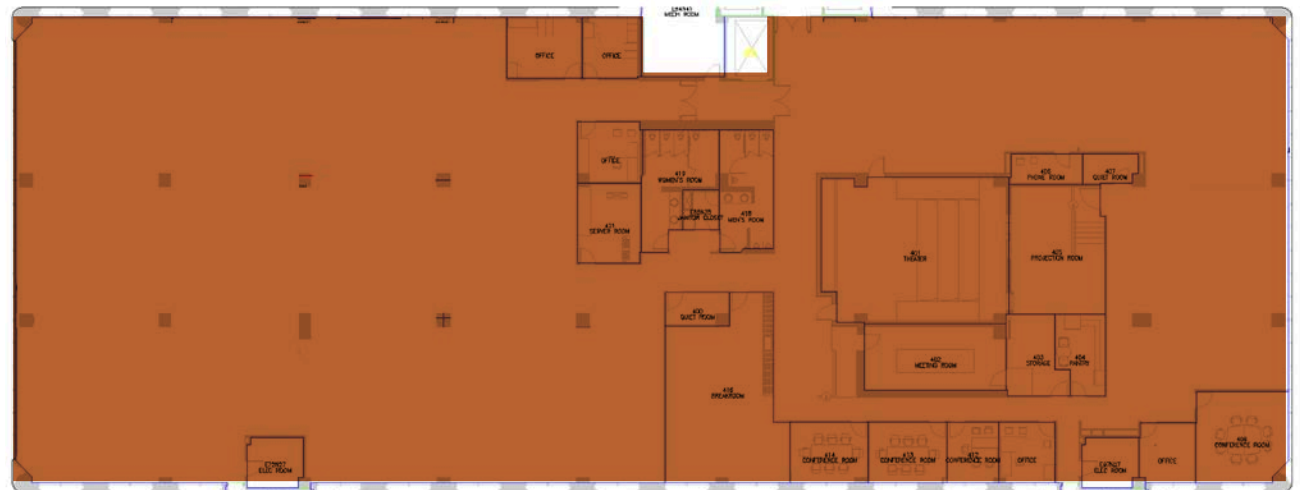
km Kidder
Mathews

SUITE 400

25,540
SQUARE
FEET

\$3.15
RSF/MO
FSG

FULL FLOOR OPPORTUNITY. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. AVAILABLE
DECEMBER 1, 2020.



611 BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

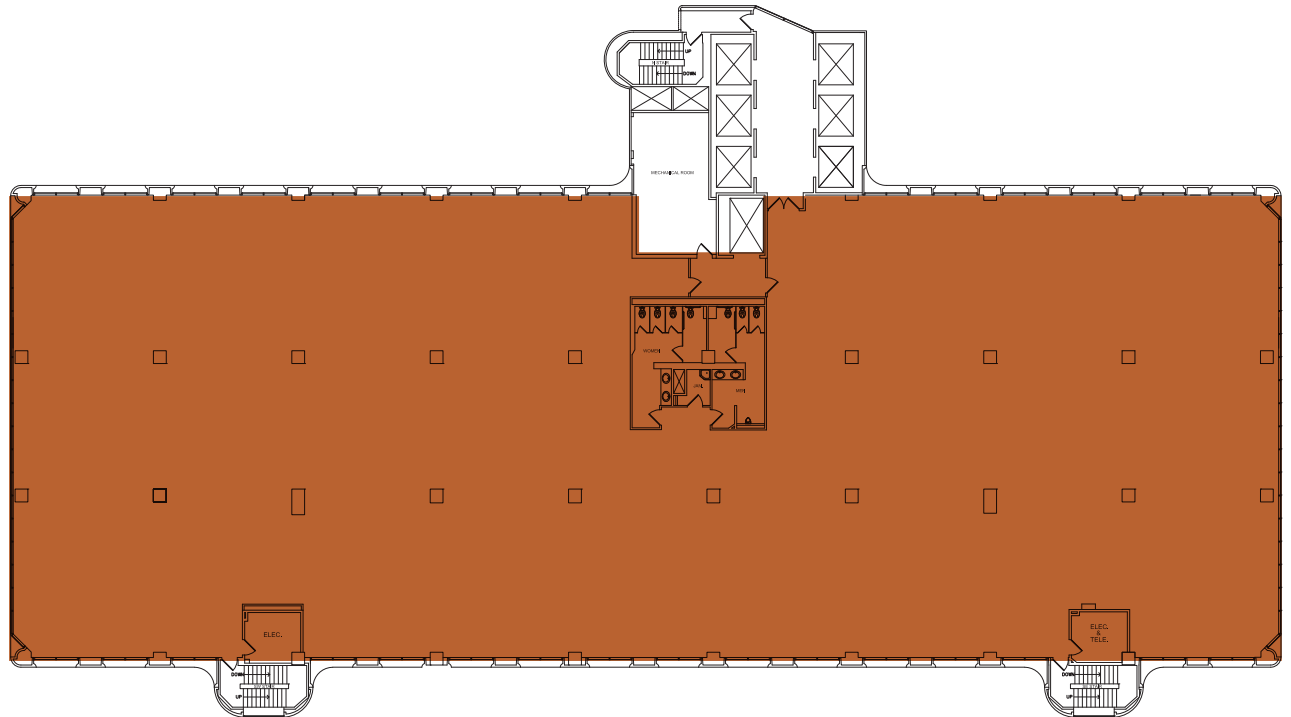
km Kidder
Mathews

SUITE 500

25,535
SQUARE
FEET

\$3.15
RSF/MO
FSG

FULL FLOOR OPPORTUNITY. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. AVAILABLE
DECEMBER 1, 2020.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

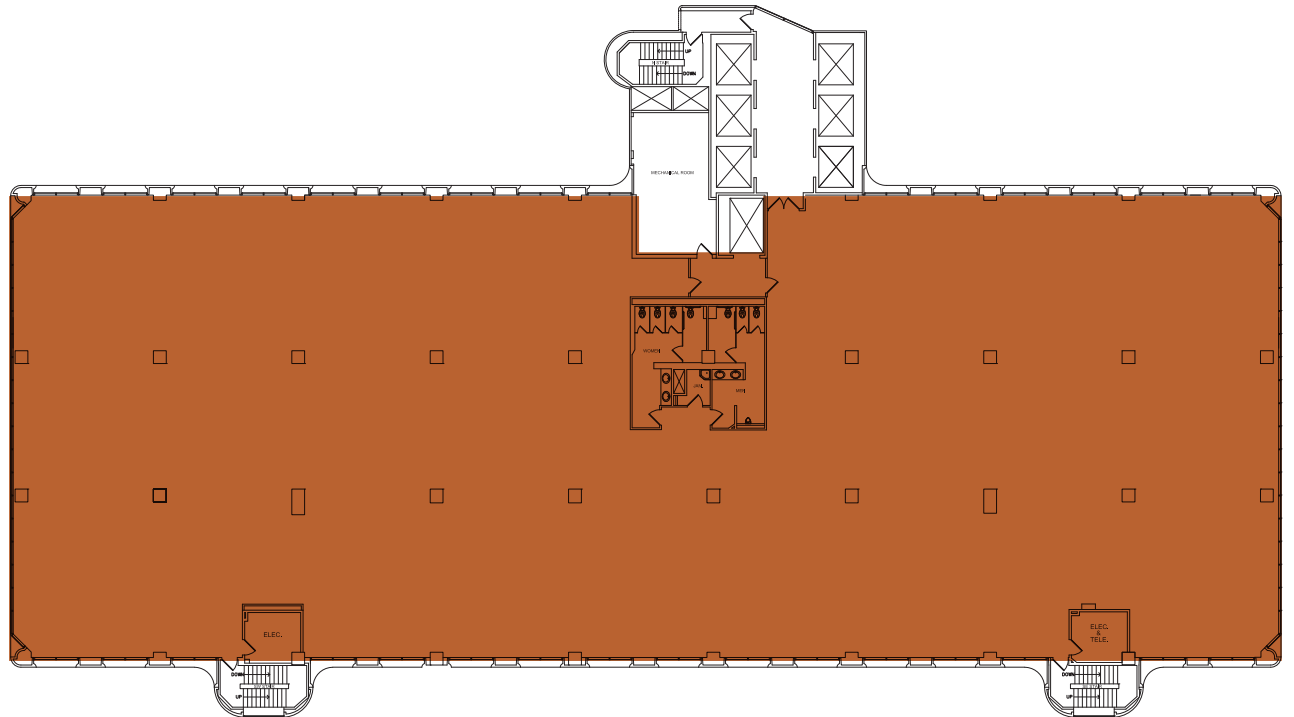
km Kidder
Mathews

SUITE 600

25,535
SQUARE
FEET

\$3.15
RSF/MO
FSG

FULL FLOOR OPPORTUNITY. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. AVAILABLE IMMEDIATELY.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

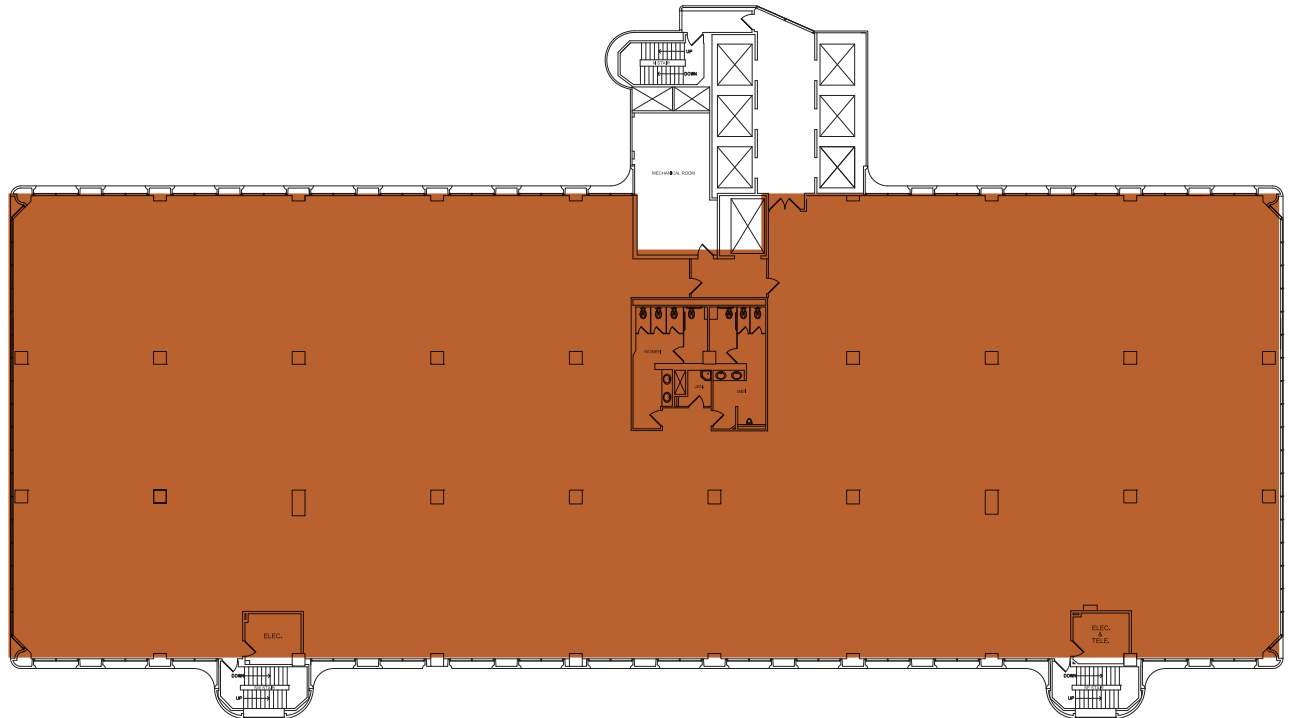
km Kidder
Mathews

SUITE 700

25,535
SQUARE
FEET

\$3.15
RSF/MO
FSG

FULL FLOOR OPPORTUNITY. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. AVAILABLE IMMEDIATELY.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

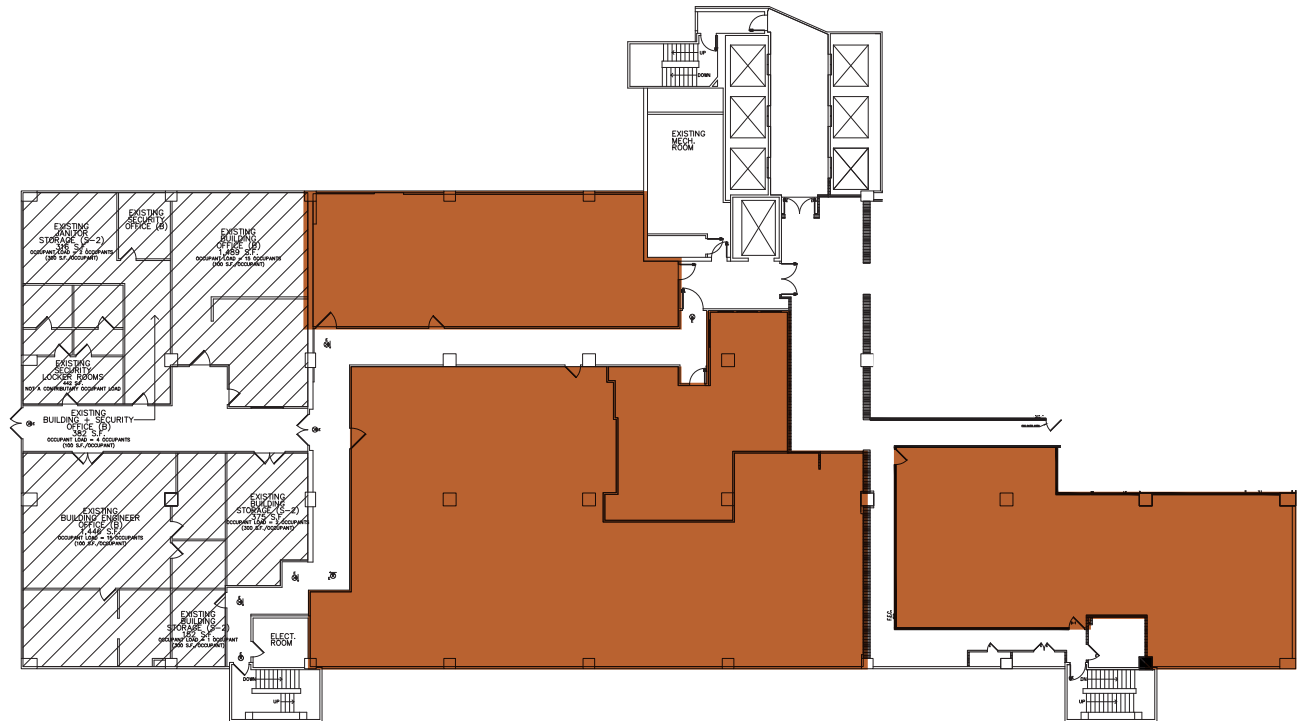
km Kidder
Mathews

LOWER LEVEL A

11,515
SQUARE
FEET

\$2.50
RSF/MO
FSG

IDEAL FOR OFFICES USERS, LAB USERS AND STORAGE. AVAILABLE IMMEDIATELY.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

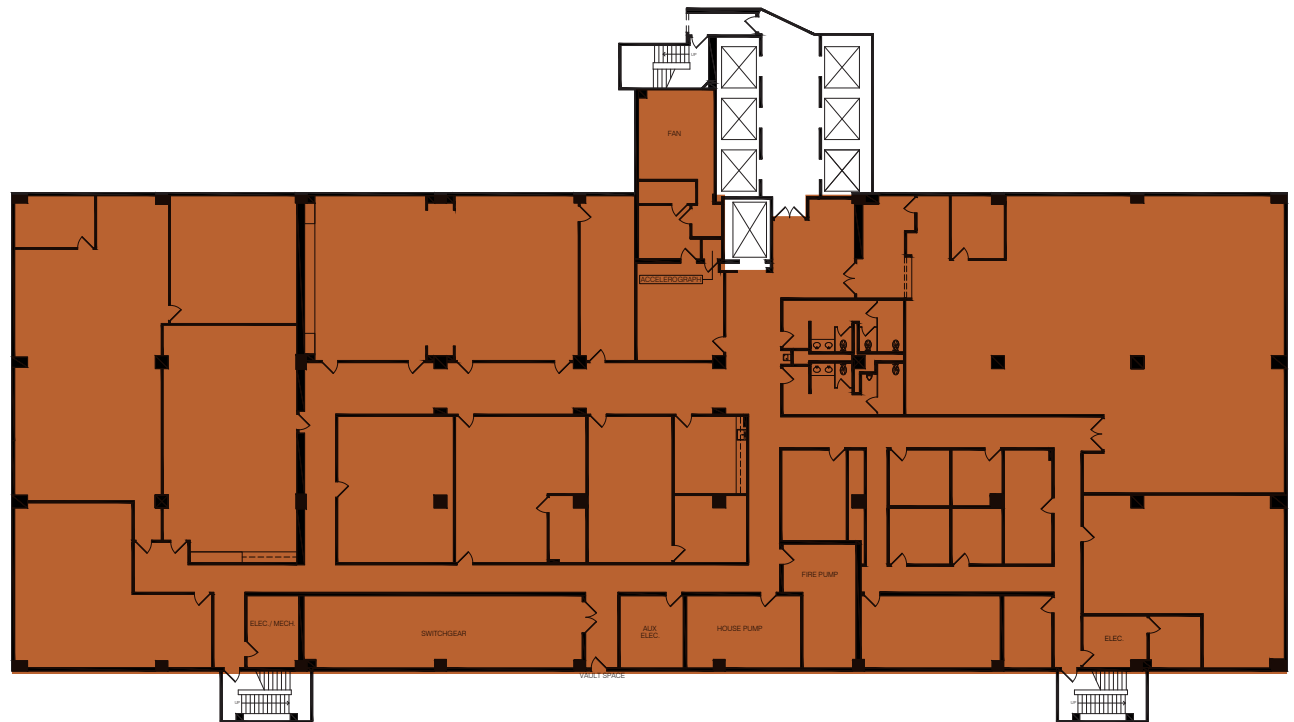
km Kidder
Mathews

LOWER LEVEL B

20,626
SQUARE
FEET

\$2.50
RSF/MO
FSG

IDEAL FOR OFFICES USERS, LAB USERS AND STORAGE. AVAILABLE IMMEDIATELY.



611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

onni[®]
group

km Kidder
Mathews

611 BRAND

611 North Brand Blvd
Glendale, California 91203

FOR MORE INFORMATION, PLEASE CONTACT:

BILL BOYD
818.550.8200
bill.boyd@kidder.com
LIC N° 00816177

LINDA LEE
818.550.8200
linda.lee@kidder.com
LIC N° 01278768

SCOTT UNGER
818.550.8200
scott.unger@kidder.com
LIC N° 01855517

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

