



OFFICES @ GLENDALE GALLERIA

Class A Office Space
Adjacent to Glendale's
Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE



Building Highlights



12-story

Class A office building totaling ±138,000 RSF

24/7

on-site security

3/1,000 Parking

Unreserved: \$90 | Reserved: \$120 | EV Reserved: \$130

- » Professionally owned & managed by Brookfield Properties with property management on site
- » Convenient covered parking with direct access to main lobby and Glendale Galleria
- » No operating expense pass-throughs



Location Highlights



20 min

to Hollywood Burbank Airport

95

Walk Score –
(daily errands do not require a car)

2M SF

of adjacent high-end retail and restaurants

- » Outstanding central Glendale location
- » Proximity to executive and employee residential options
- » Convenient access to the Ventura (134), Interstate 5 and Glendale (2) Freeways
- » Adjacent to Glendale Beeline Shuttle
- » Exempt from L.A. City Gross Receipts Tax

Availabilities



| Suite | RSF | Rate | Available |
|-------|--------|------------|-------------|
| 120 | ±1,730 | \$2.70 FSG | Immediately |
| 600* | ±4,849 | \$2.70 FSG | Immediately |
| 650* | ±9,588 | \$2.70 FSG | Immediately |
| 700 | ±5,504 | \$2.70 FSG | 6/1/2026 |
| 860 | ±2,854 | \$2.70 FSG | 3/1/2026 |
| 920 | ±4,020 | \$2.70 FSG | 10/1/2026 |
| 970^ | ±2,011 | \$2.70 FSG | Immediately |
| 990^ | ±4,172 | \$2.70 FSG | Immediately |
| 1050 | ±1,522 | \$2.70 FSG | Immediately |
| 1100 | ±5,808 | \$2.70 FSG | Immediately |

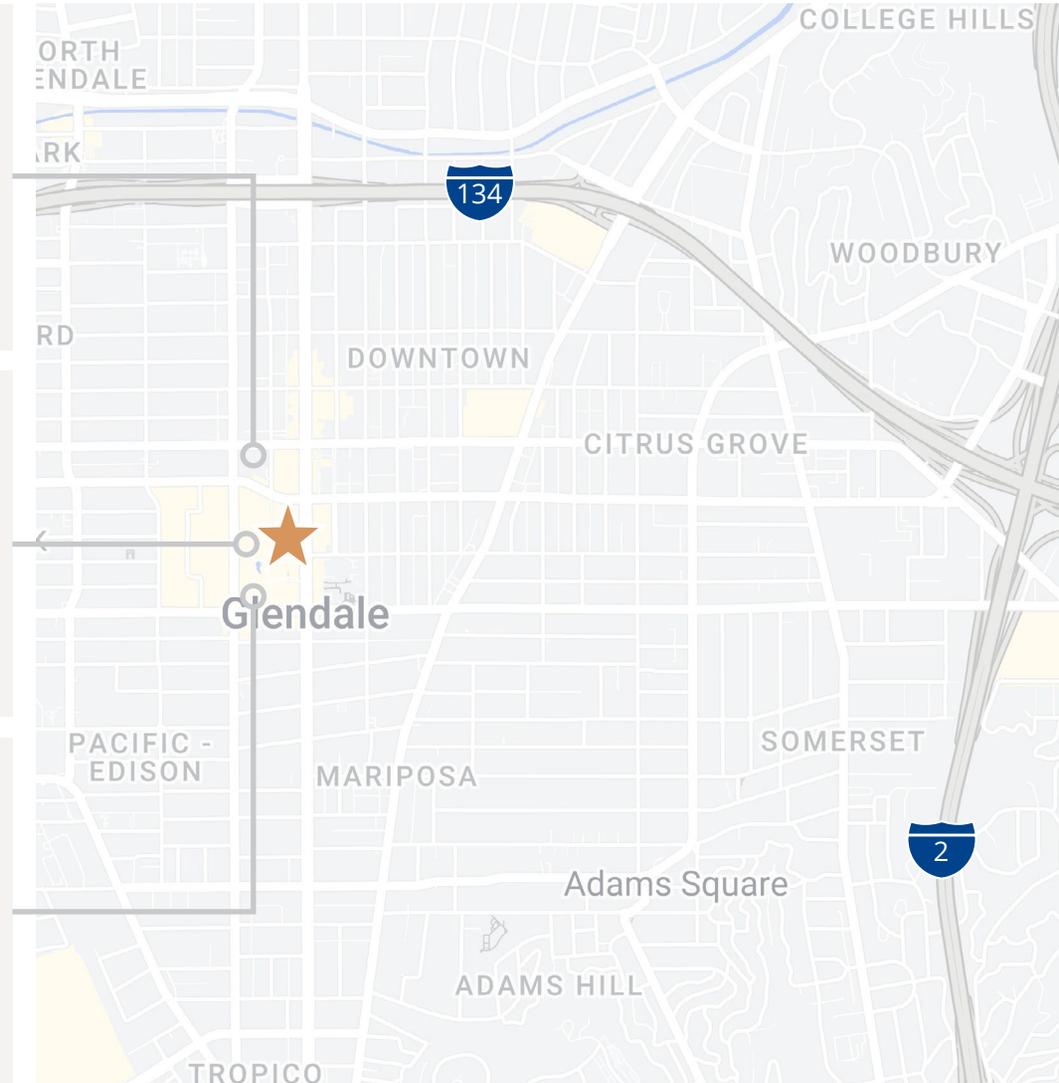
*Suites 600 & 650 Contiguous to ±14,437 RSF

^Suites 970 & 990 Contiguous to ±6,183 RSF

Glendale Galleria Amenities



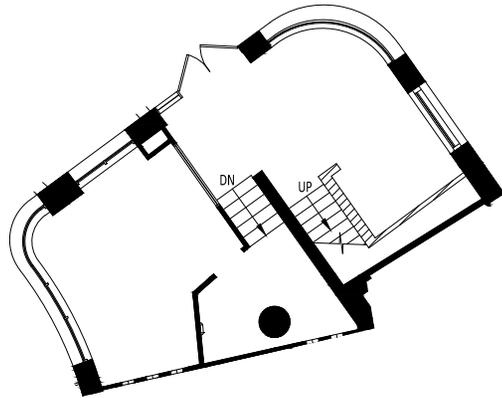
MEN'S WEARHOUSE*



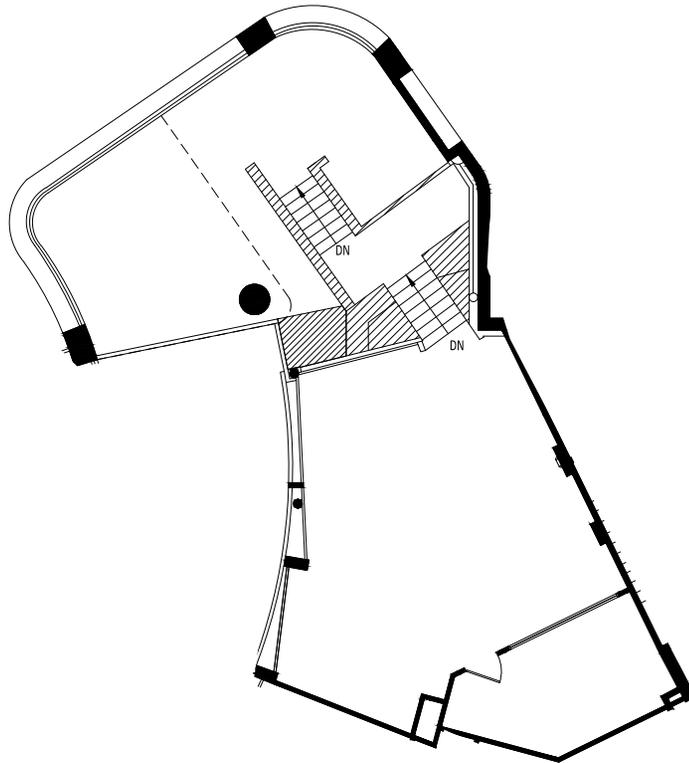
Availabilities

Suite 120

LOBBY FLOOR



MEZZANINE



±1,730

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Direct access from building lobby with second floor mezzanine

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Availabilities

Suites 600 & 650



±14,437

CONTIGUOUS SF

\$2.70

FSG RATE

AVAILABLE

600: IMMEDIATELY | 650: IMMEDIATELY

DESCRIPTION

SUITE 600

- » Double-door elevator entry
- » Seven perimeter offices
- » Six workstations
- » One conference room
- » Reception area
- » Breakroom with sink

SUITE 650

- » 15 private windowed offices
- » Four interior offices
- » One large conference room
- » File rooms, breakroom & reception
- » Space is divisible
- » Outstanding southern views

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Availabilities

Suite 700

±5,504

RENTABLE SF

\$2.70

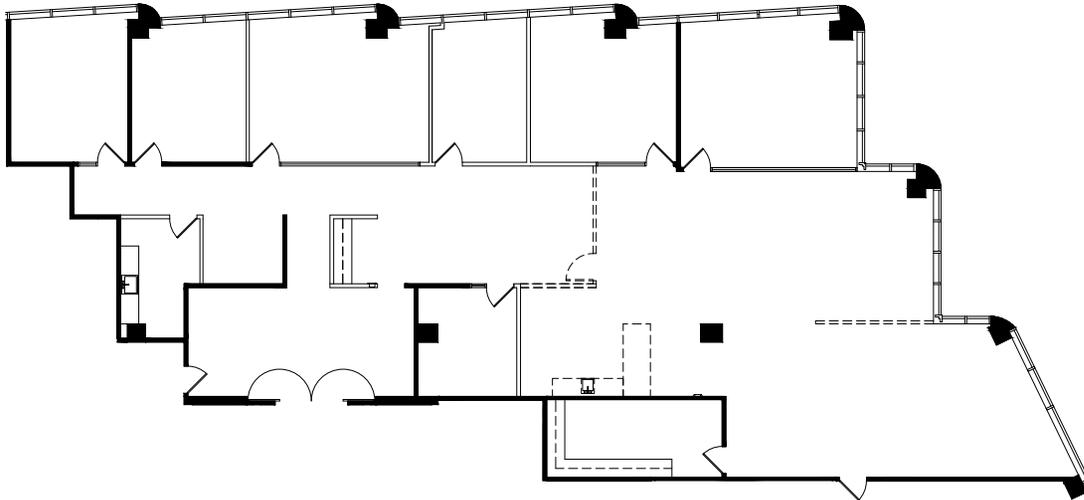
FSG RATE

AVAILABLE

6/1/2026

DESCRIPTION

- » Five private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Kitchen
- » Wellness room
- » Copy room / storage room

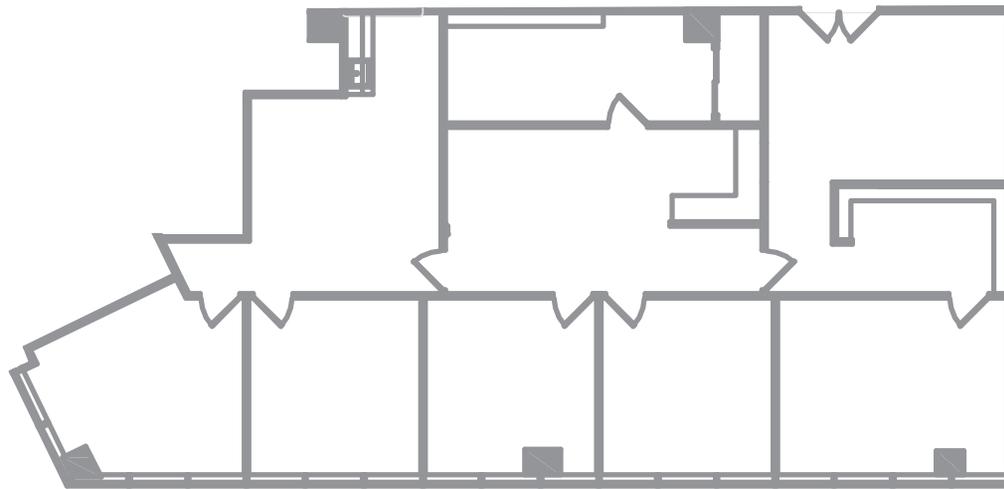


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Availabilities

Suite 860



±2,854

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

3/1/2026

DESCRIPTION

- » Four private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Breakroom with sink
- » Copy room / storage room

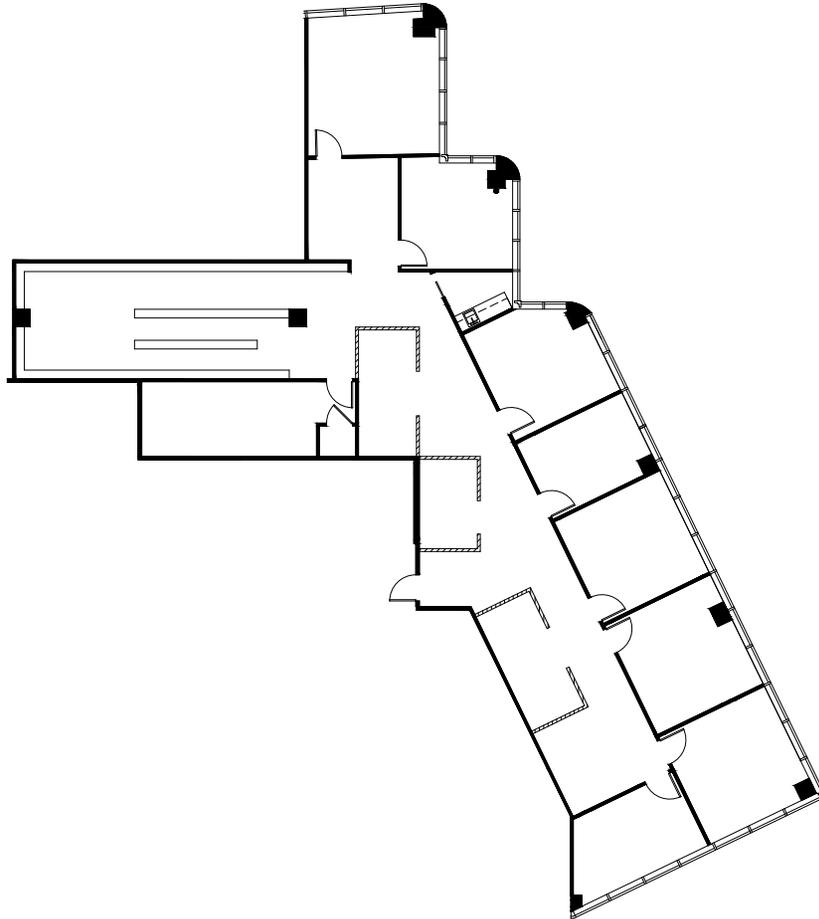


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Availabilities

Suite 920



±4,020

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

10/1/2026

DESCRIPTION

- » Eight private windowed offices
- » Breakroom with sink
- » Copy room / storage room

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Availabilities

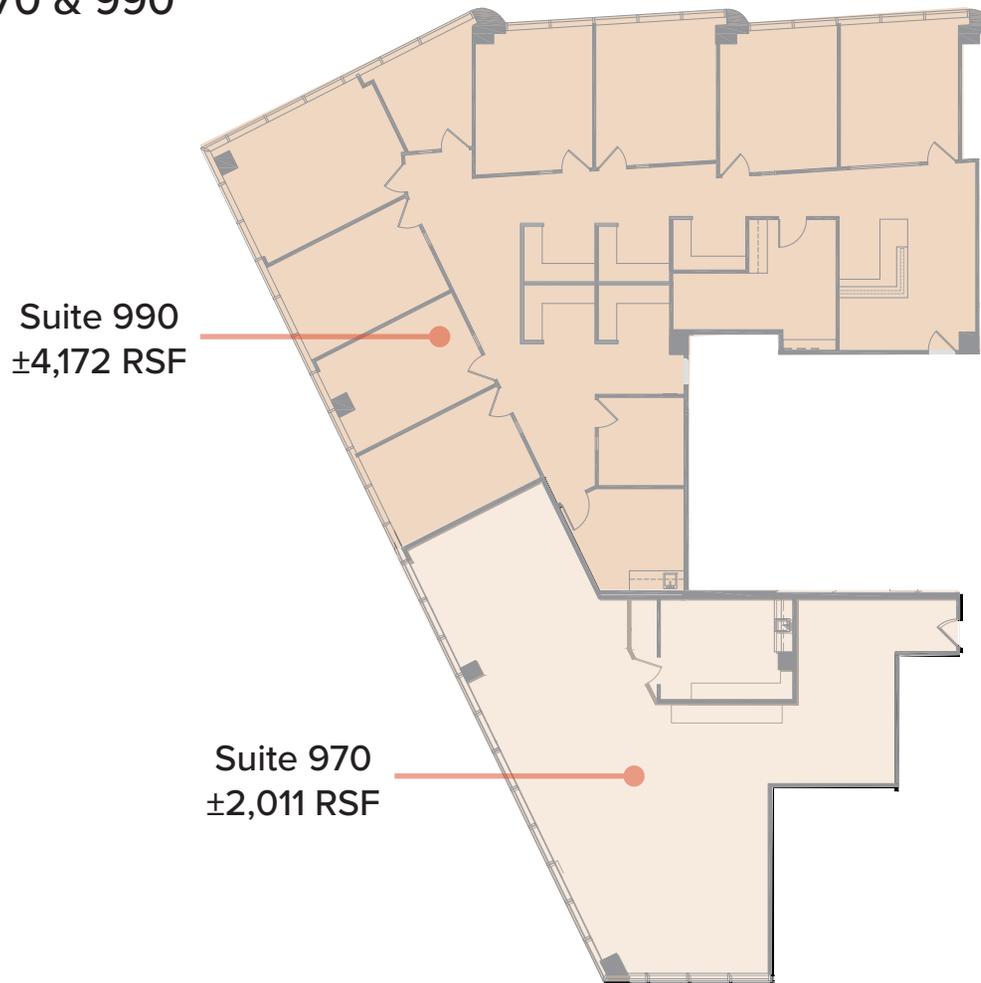
±6,183

CONTIGUOUS SF

\$2.70

FSG RATE

Suites 970 & 990



Suite 990
±4,172 RSF

Suite 970
±2,011 RSF



AVAILABLE

990: IMMEDIATELY | 970: IMMEDIATELY

DESCRIPTION

SUITE 990

- » Eight private windowed offices
- » Conference room
- » Reception with waiting area
- » Breakroom with sink
- » Large IT closet / storage room
- » Bullpen with five built-in cubicles
- » Corner unit with abundant window line
- » Outstanding unobstructed views

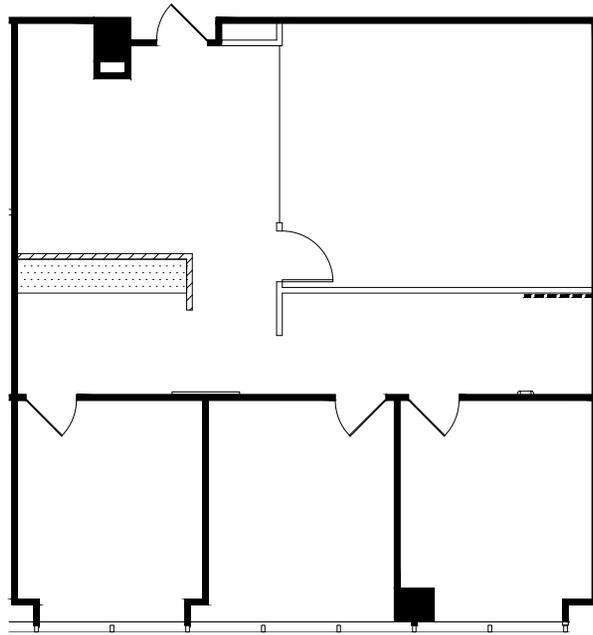
SUITE 970

- » Large open area
- » Breakroom with sink
- » Corner unit with abundant window line
- » Outstanding unobstructed views

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Availabilities

Suite 1050



±1,522

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Three private windowed offices
- » Conference room
- » Large bullpen area
- » Reception area

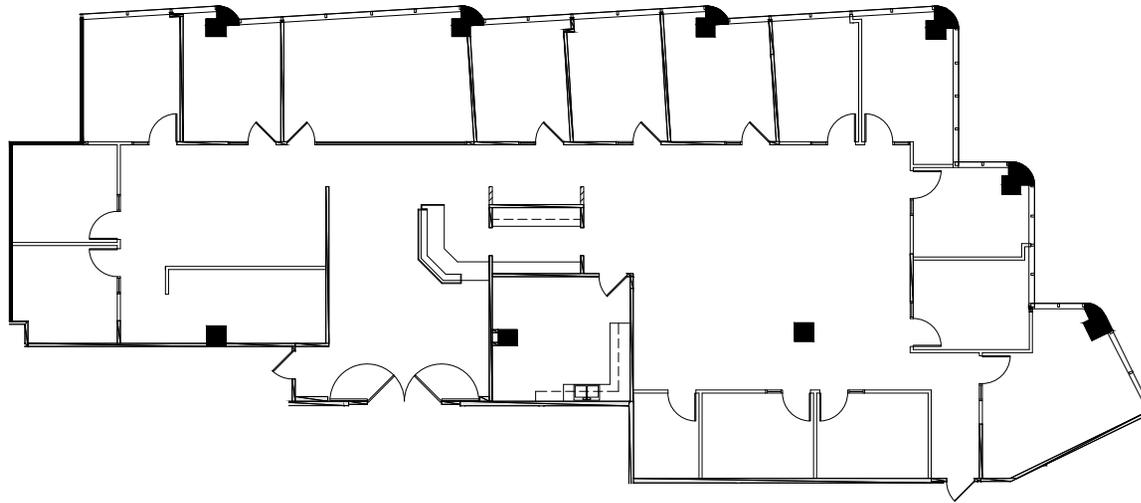


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Availabilities

Suite 1100



±5,808 \$2.70

RENTABLE SF

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Ten private windowed offices
- » Four interior offices
- » Conference room
- » Reception area
- » Breakroom with sink



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OFFICES @ GLENDALE GALLERIA

Brookfield
Properties



Class A Office Space Adjacent to Glendale's Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE

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