



**NATIONAL**  
— PROPERTIES —

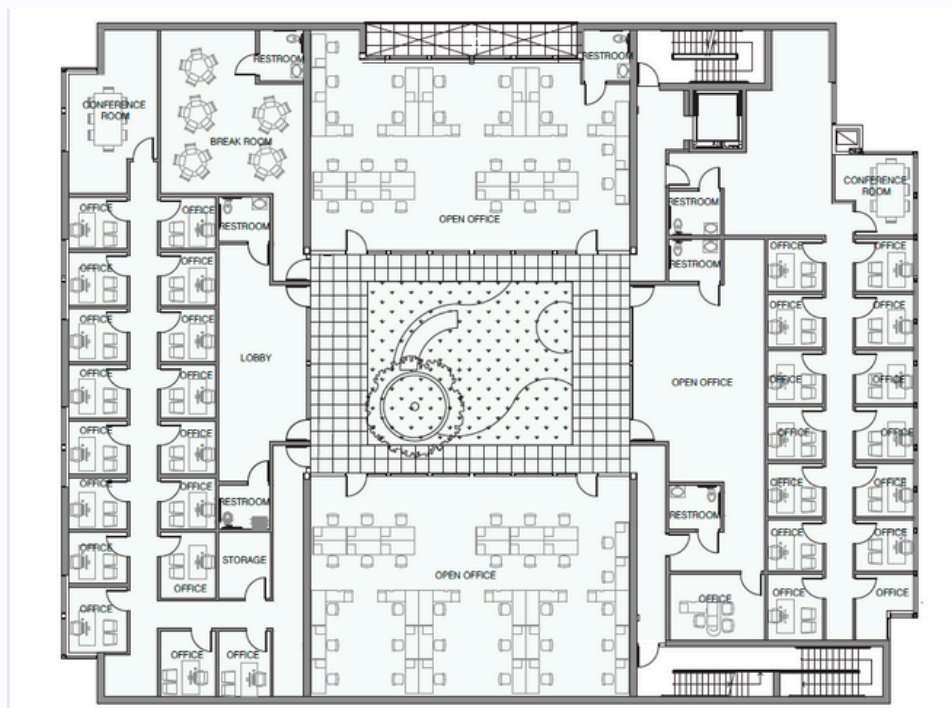
# Broadway **Commercial**

**For Lease**

Listed by: Arthur Ambarchyan



**Discover 610 W Broadway in Glendale:**  
**Your Premier Medical & General**  
**Office Space Opportunity**





# Broadway Commercial

## Overview

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- ▶ Medical offices available ranging from 618 - 9,643 SF
- ▶ General office spaces ranging from 701 - 11,369 SF
- ▶ Ground floor retail spaces ranging from 620 - 1,277 SF
- ▶ Option of combining two or more office units
- ▶ All equipped with private restrooms
- ▶ Delegated parking spaces up to 5 per 1,000 SF



# Property Details

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- ▶ Total Floor Area: 23,645 SF
- ▶ Retail Space: 2 units totaling 1,277 SF
- ▶ Medical Office Space: 12 units totaling 9,643 SF
- ▶ General Office Space: 12 units totaling 9,643 SF
- ▶ General Executive Office Space: 2 units totaling 1,726 SF
- ▶ Lot Size: 14,000 SF
- ▶ Parking: 90 spaces, including EV and handicap parking





# Benefits of 610 Broadway Commercial Offices

- **Prime Location:** Enhanced visibility boosts the chances of your business being noticed by potential customers, driving organic growth and strengthening brand recognition.
- **Aesthetic Appeal:** A sleek, modern office presents a more professional and inviting image, which can attract both clients and high-quality staff.
- **Compliance:** A newly built office will meet the latest health and safety regulations, minimizing legal risks. It can also be constructed to have current standards for earthquakes and other environmental hazards, providing a safer environment for both clients and staff.
- **Accessibility Compliance:** A new building ensures full compliance with modern ADA (Americans with Disabilities Act) standards, providing ease of access for all patients.
- **Space for Specialized Services:** Custom-built general and medical offices can incorporate space for specialized care (e.g., imaging suites, lab spaces), making it easier to offer a comprehensive range of services under one roof.
- **Privacy:** New layouts can prioritize client privacy with better soundproofing and more discrete offices and exam rooms.



# Convenience & Accessibility

- **Ample Parking:** Enjoy the convenience of 90 parking spaces, including EV and handicap spots, ensuring easy access for employees and clients.
- **Central Location:** Situated on a 14,000 square foot lot, 610 W Broadway is in the heart of Glendale, providing excellent visibility and accessibility.



Don't miss this exclusive opportunity to lease a prime commercial space in Glendale. These offices are condominiums, offering the potential option to purchase the space you occupy if it becomes available. With flexible space options, 610 W Broadway is the ideal location to grow your business and invest in your future.



# Flexibility & Customization

- **Combine Units:** Our versatile units can be combined to meet the unique requirements of your business. Whether you need more retail space, a larger office area, or a mix of both, 610 W Broadway can accommodate your growth.
- **Tailored Interiors:** Create a workspace that truly reflects your brand and operational needs. From layout to finishes, you have the freedom to build out your units exactly as you envision.



# FLOOR PLANS

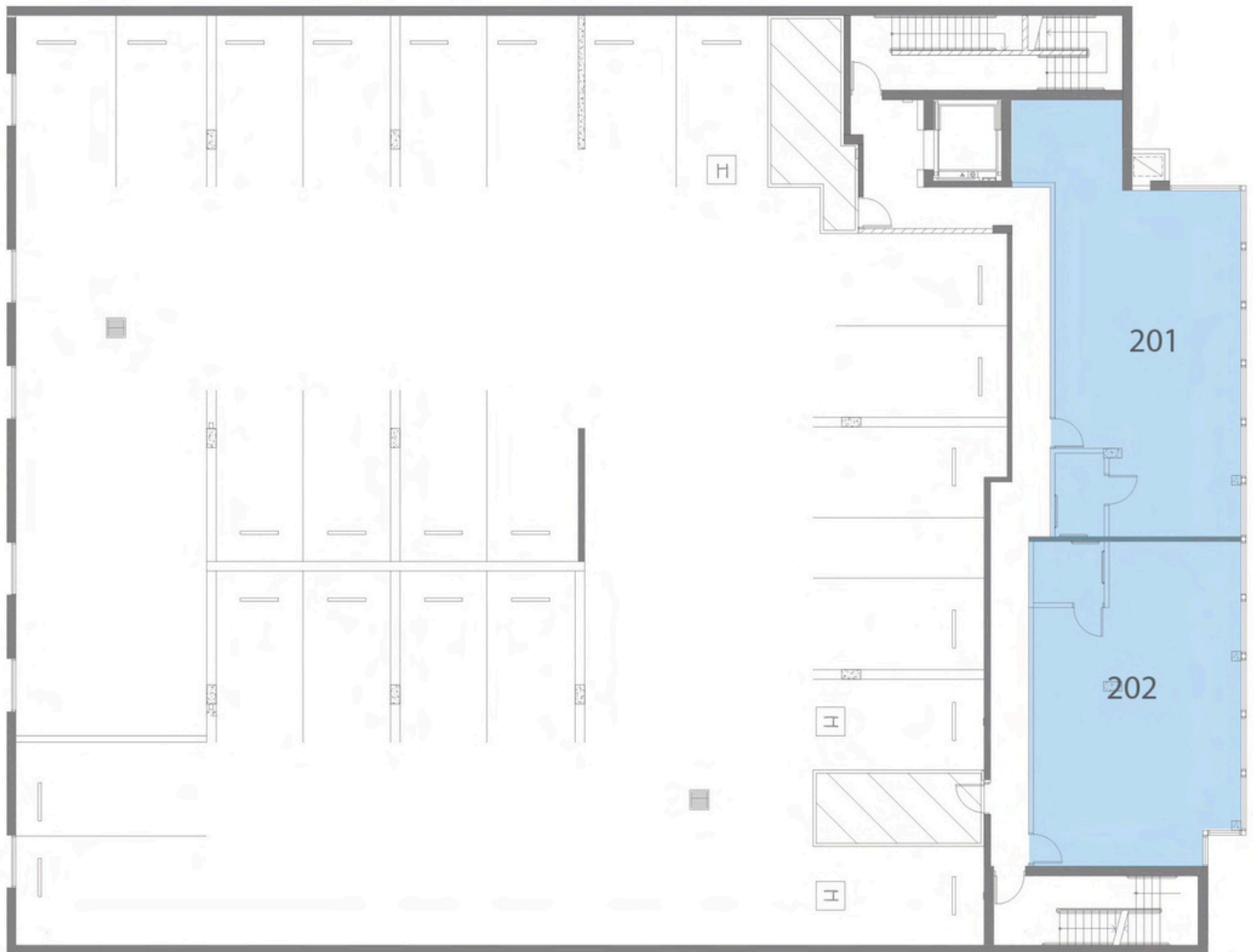
## First Floor





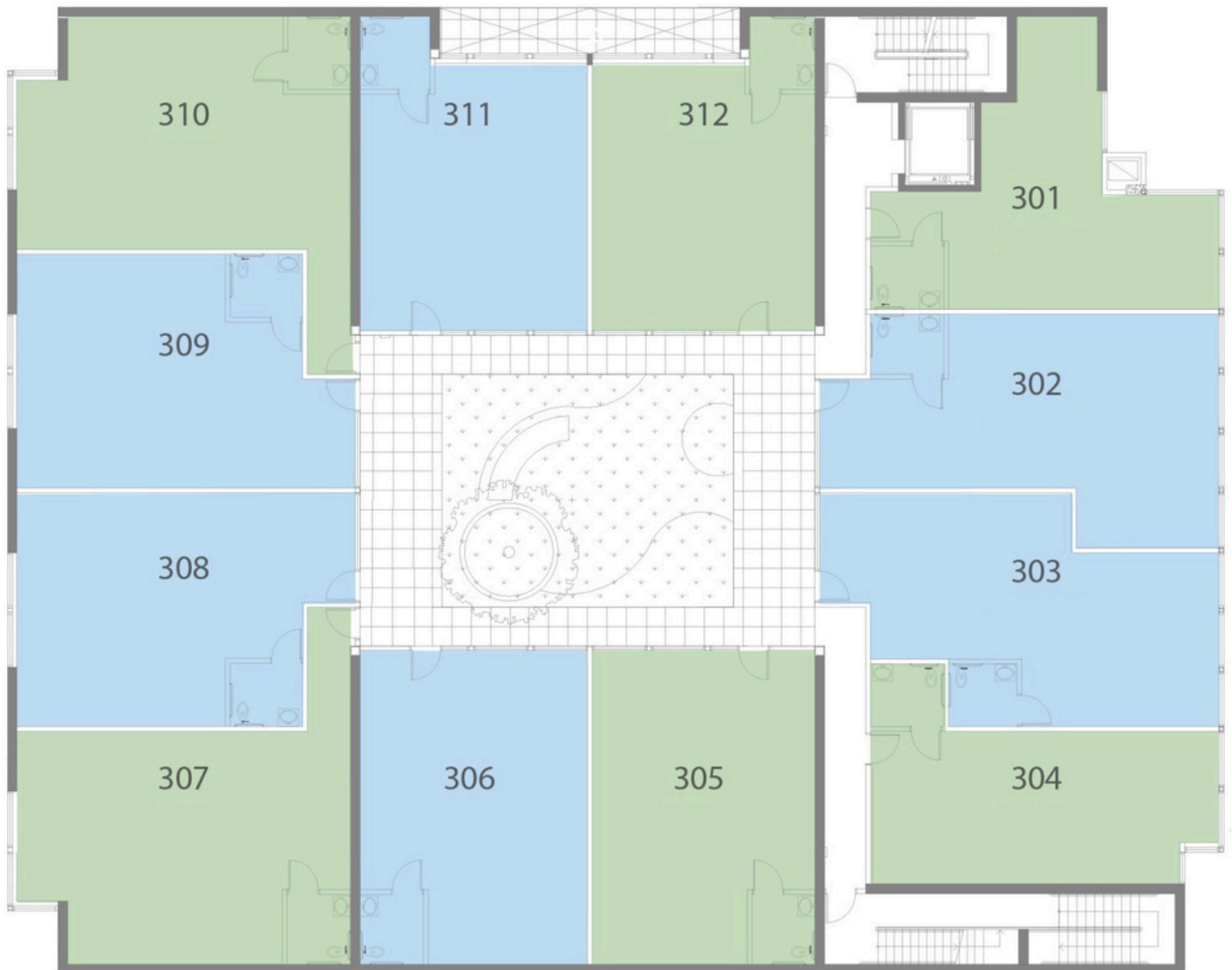
# FLOOR PLANS

## Second Floor



# FLOOR PLANS

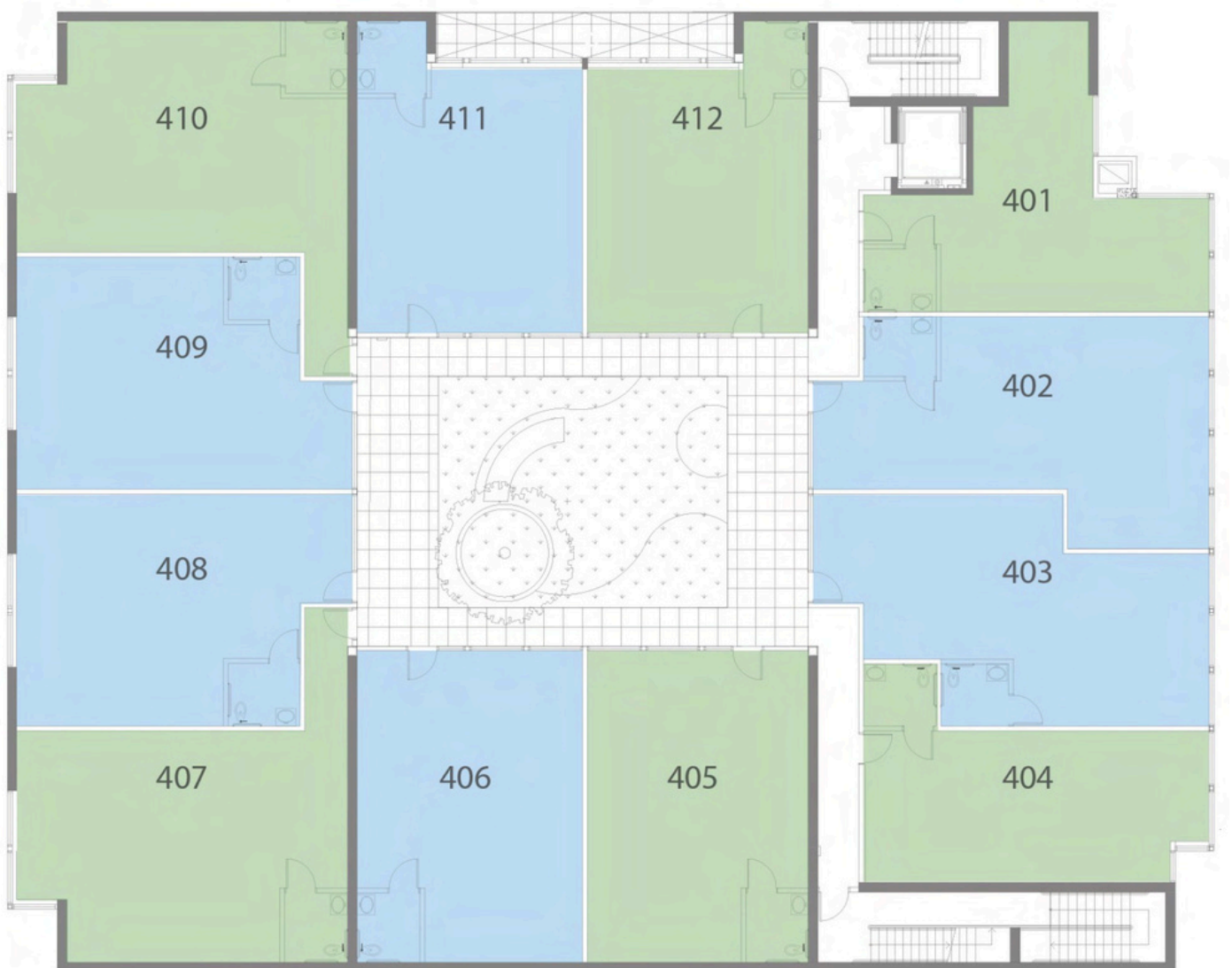
## Third Floor





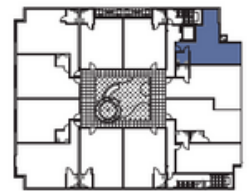
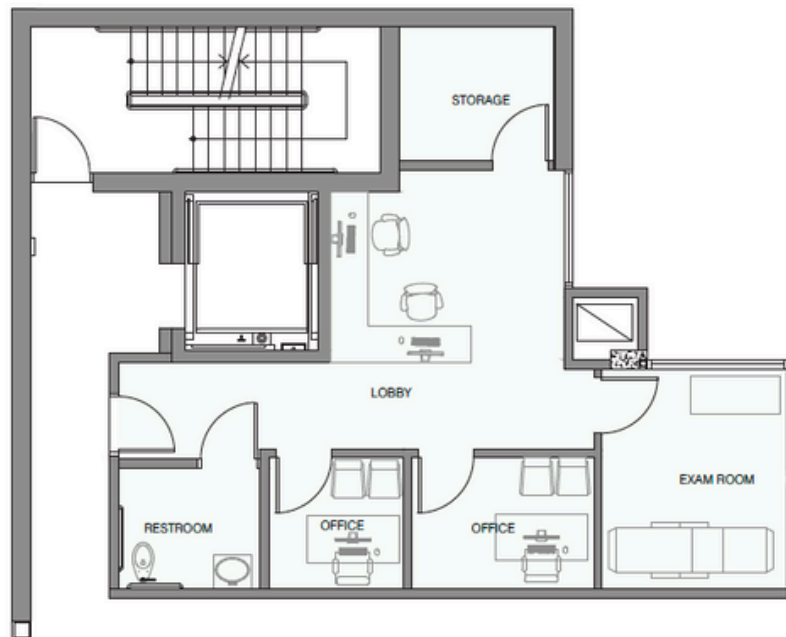
# FLOOR PLANS

## Fourth Floor



# FLOOR PLANS

## Unit 304 701 SF



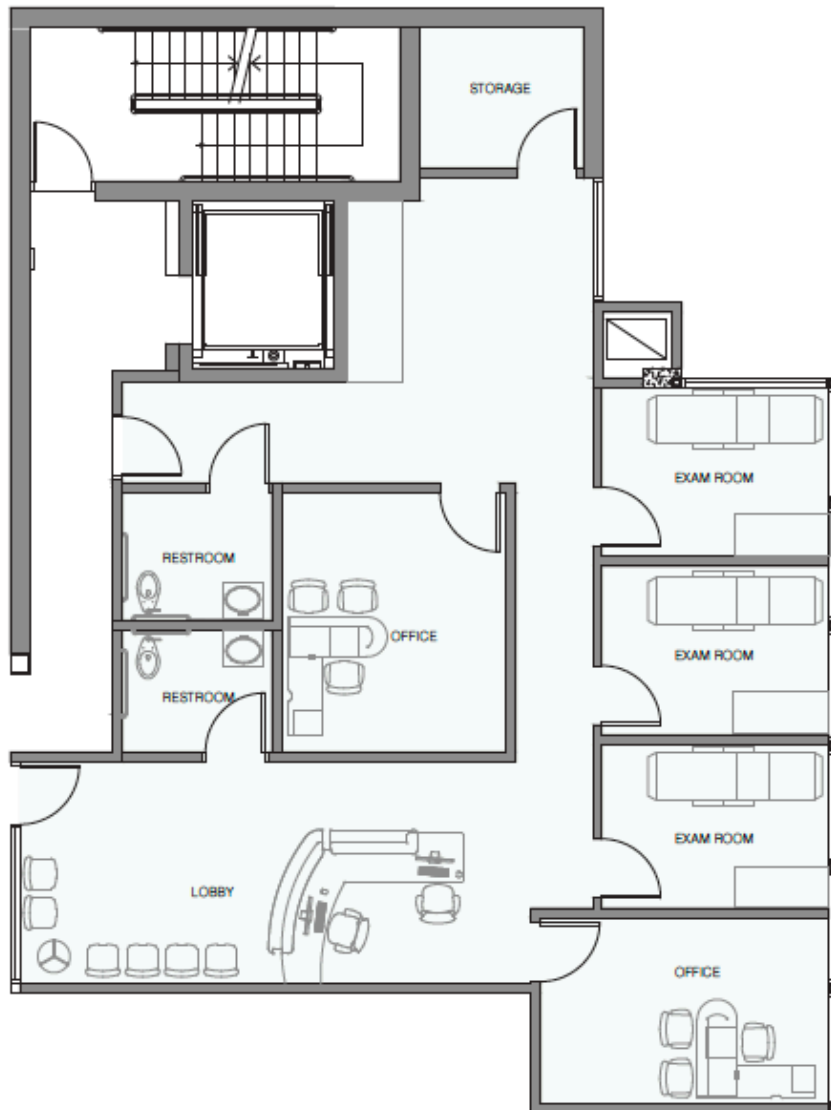
KEY PLAN



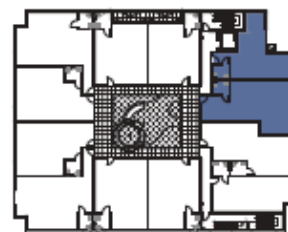


# FLOOR PLANS

## Option to combine units 304 – 306



**1,538 SQ FT**



KEY PLAN

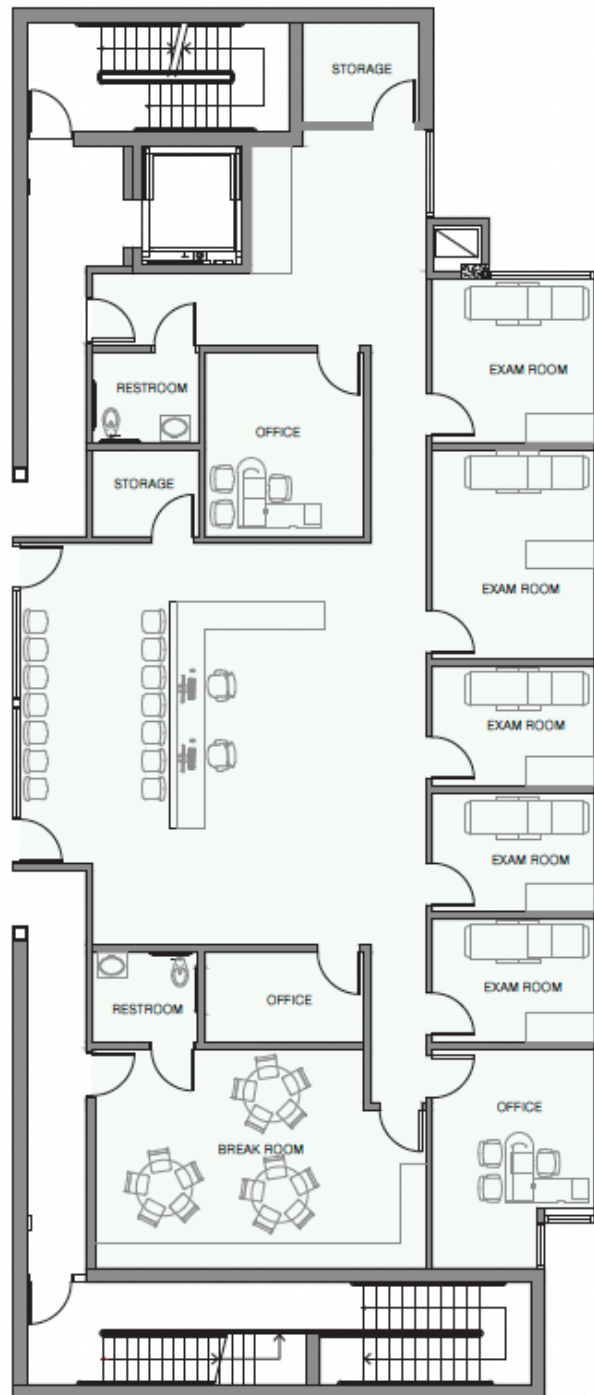
# FLOOR PLANS

## **Option to combine units 304 – 306**

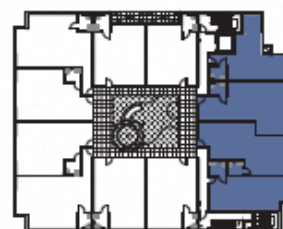


# FLOOR PLANS

## Option to combine units 304 – 310



**3,002 SQ FT**



KEY PLAN

# FLOOR PLANS

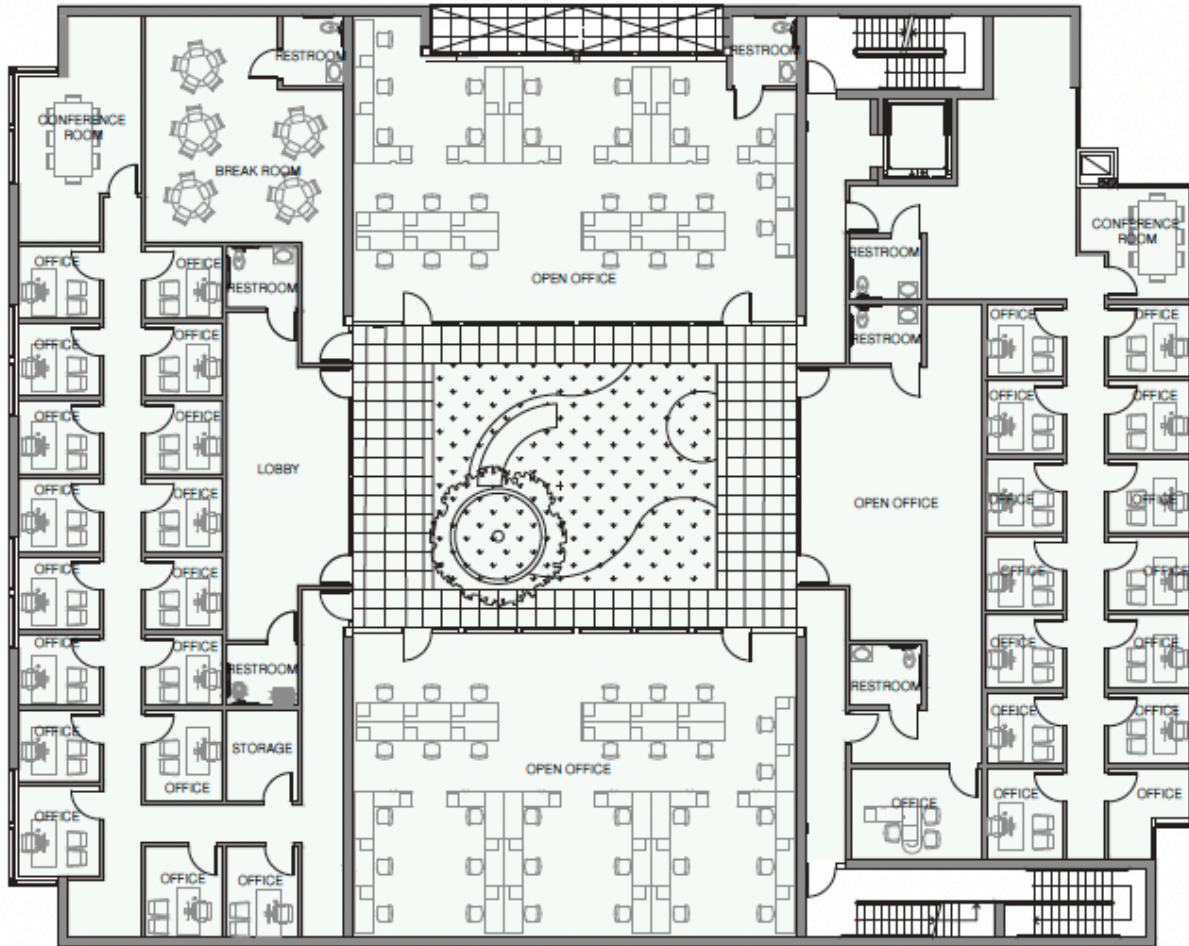
## **Option to combine units 304 – 310**



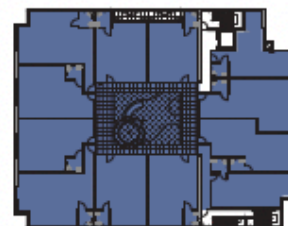


# FLOOR PLANS

## Option to combine units 304 - 326



**11,000 SQ FT**



KEY PLAN

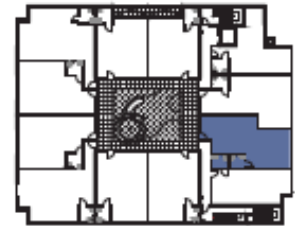
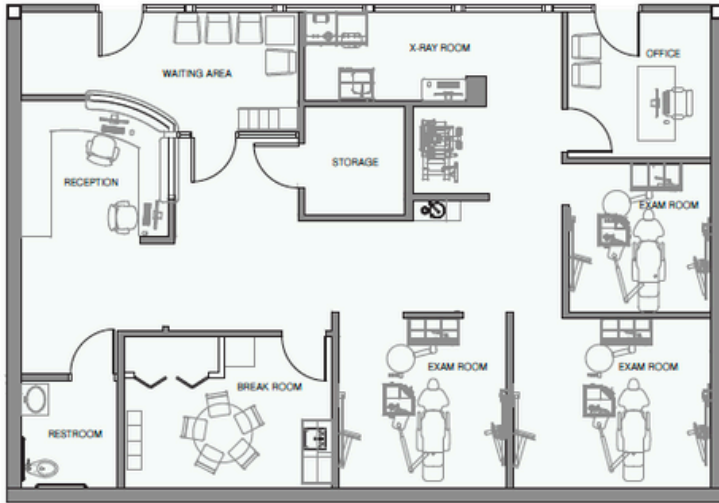
# FLOOR PLANS

## Option to combine units 304 – 326



# FLOOR PLANS

## Option to combine units 305 – 306



KEY PLAN

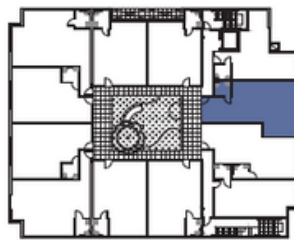
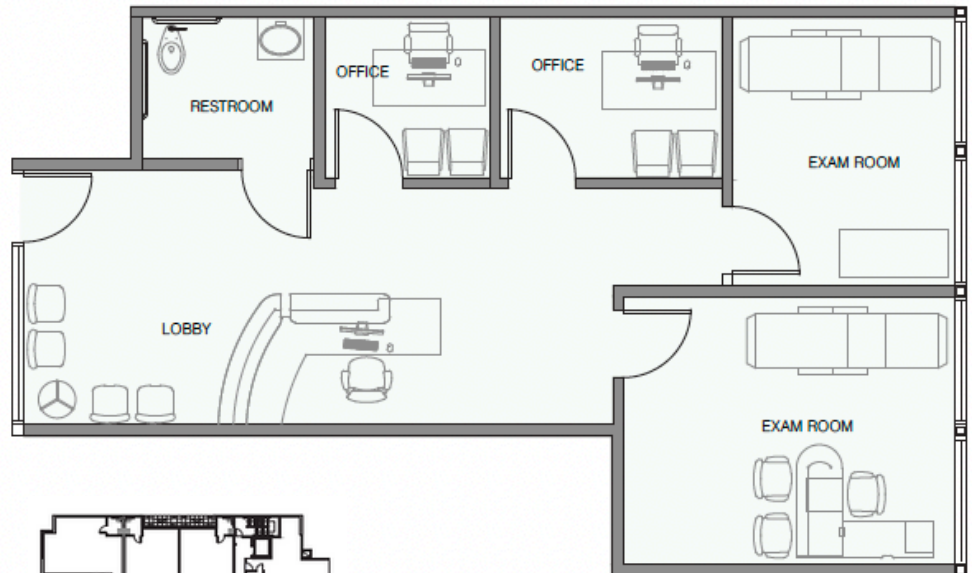
**1,613 SQ FT**





# FLOOR PLANS

**Unit 306**  
**837 SF**



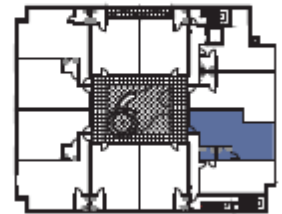
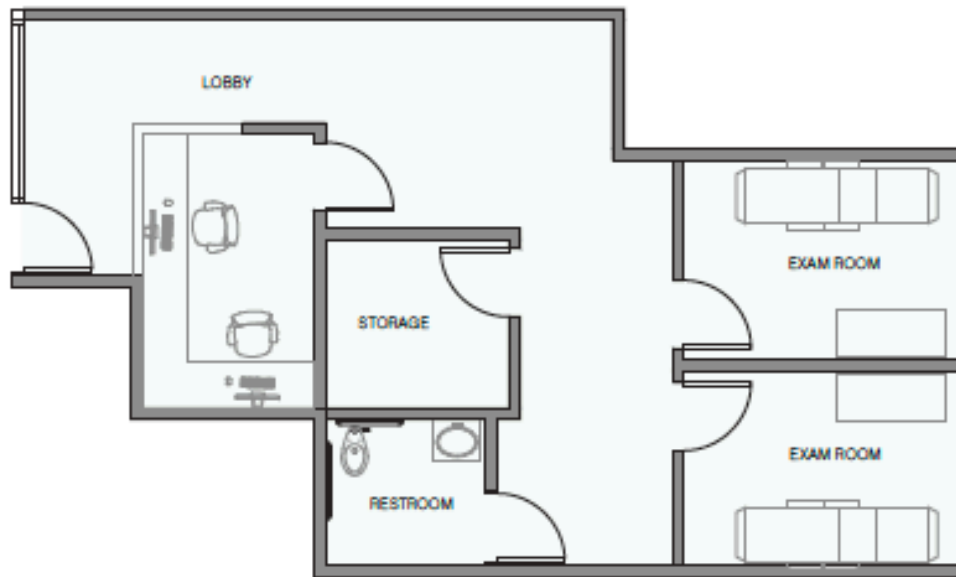
KEY PLAN





# FLOOR PLANS

## Unit 307 812 SF

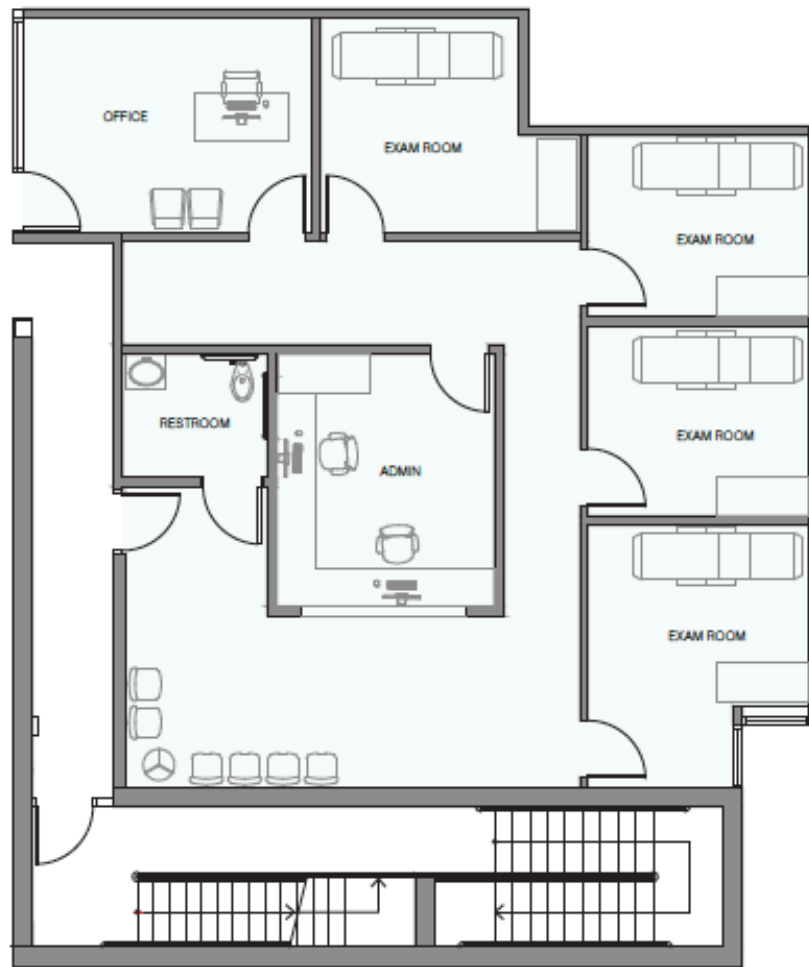


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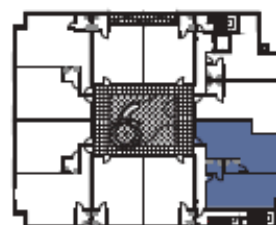


# FLOOR PLANS

## Option to combine units 307 – 310



**1,464 SQ FT**



KEY PLAN

# FLOOR PLANS

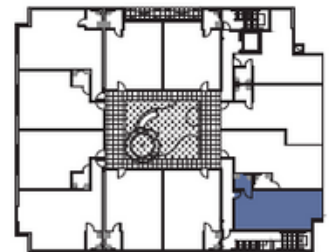
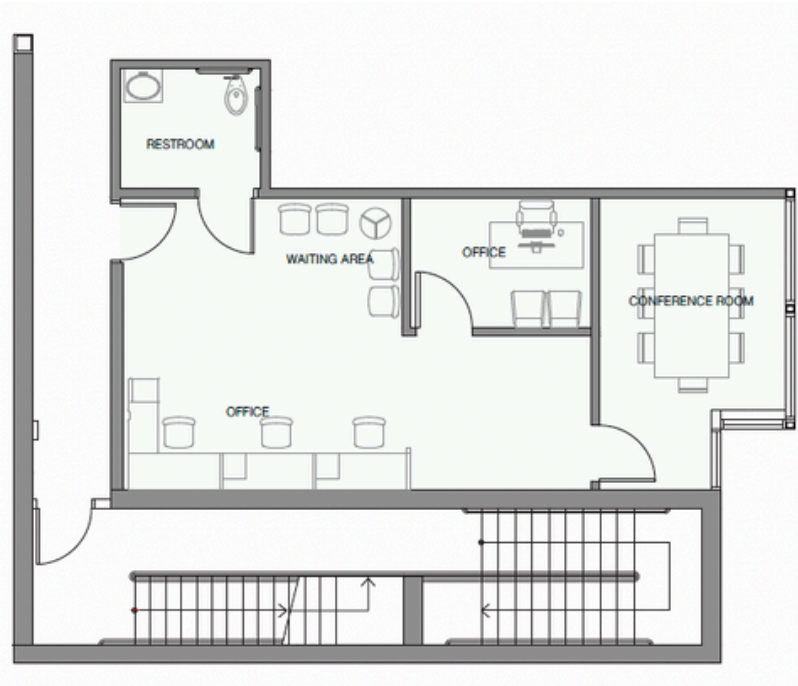
## Option to combine units 307 – 310



# FLOOR PLANS

**Unit 310**

**652 SF**



KEY PLAN

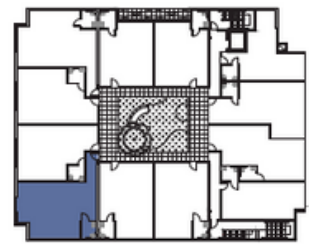




# FLOOR PLANS



**Unit 317**  
**918 SF**

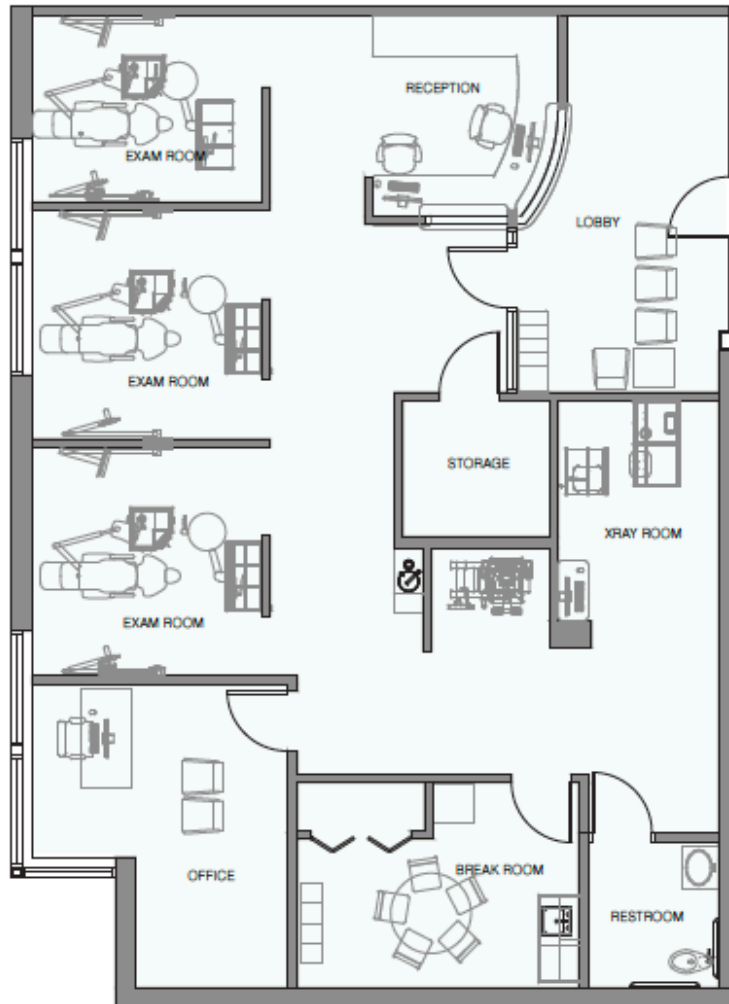


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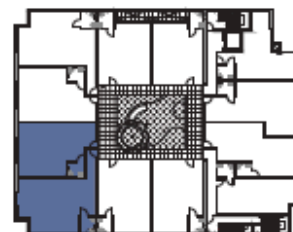


# FLOOR PLANS

## Option to combine units 317 – 319



**1,734 SQ FT**



KEY PLAN

# FLOOR PLANS

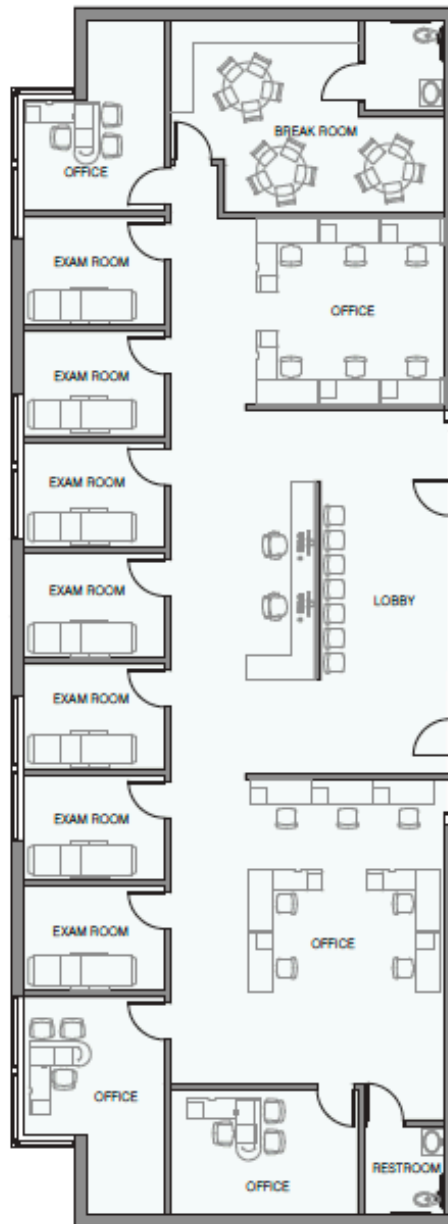
**Unit 317 – 319**

**1,734 SF**

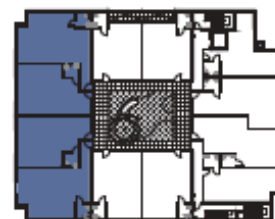


# FLOOR PLANS

## Option to combine units 317 – 322



**3,470 SQ FT**



KEY PLAN



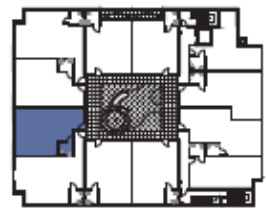
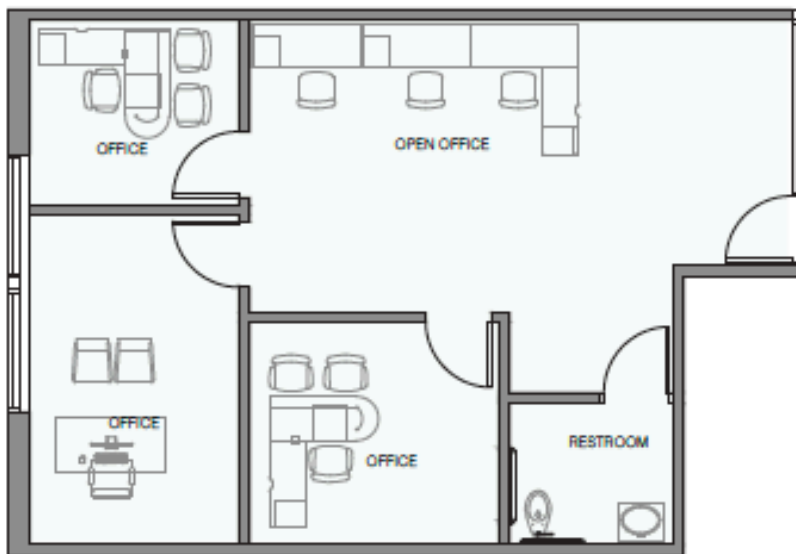
# FLOOR PLANS

**Unit 317 - 322**  
**3,470 SF**



# FLOOR PLANS

## Unit 319 816 SF



KEY PLAN



# Secure Your Future Today

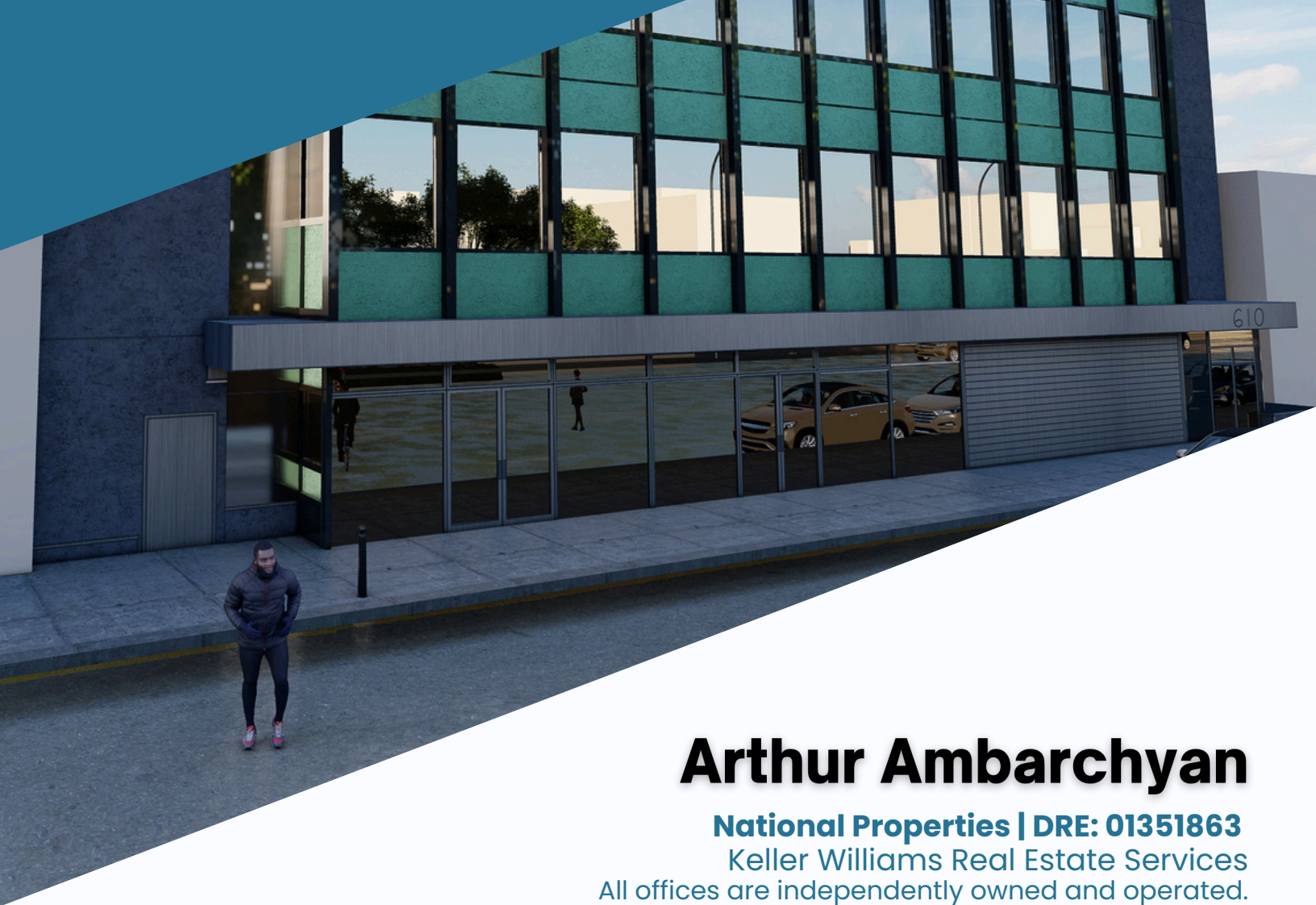
Lease a commercial space that grows with your business. Experience the flexibility of customizable office spaces and personalized leasing options at **610 W Broadway, Glendale.**



**610 W Broadway** – Where your business potential meets limitless possibilities. Don't miss this exclusive opportunity to lease a prime commercial office space. With flexible space options, attractive lease terms, and the myriad benefits of a new built building, 610 W Broadway is the ideal location to grow your business and invest in your future.

**To learn more about available units, leasing, and to schedule a tour, visit our website or call our sales team.**





# Arthur Ambarchyan

**National Properties | DRE: 01351863**

Keller Williams Real Estate Services

All offices are independently owned and operated.



## Contact Us :

📞 818-230-3228

🌐 [www.ateamla.com](http://www.ateamla.com)

✉ [arthur@ateamla.com](mailto:arthur@ateamla.com)

📍 889 Americana Way, Suite 408, Glendale, CA 91210



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