



1651 S CENTRAL AVE

GLENDAL, CA 91204

SUITE A

INDX INDUSTRIAL FLEX SPACE FOR LEASE



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GLENDALE, CA 91204



OFFERING SUMMARY

Lease Rate: \$3.25 SF/month (NNN)
\$0.40 SF/month CAM
\$19,658.90 per month

Building Size: 42,000 SF

Available SF: 5,386 SF

Lot Size: 41,452 SF

Year Built: 1942

Zoning: TOD-1
(Transit Oriented District)

PROPERTY OVERVIEW

INDX Glendale is a thoughtfully redeveloped adaptive reuse creative office campus totaling approximately **42,000 SF**, with **Suite A (Approx. 5,386 SF)** currently available. The property features industrial-style steel architectural doors, expansive saw-tooth skylights, exposed sandblasted timber ceilings, exposed roof systems, and diamond-ground, clear-coated concrete floors. Modern ADA-compliant restrooms and kitchen/coffee bars (in larger suites) complement the contemporary creative workspace. The exterior is enhanced with recessed gated entries, modern architectural lighting, and drought-tolerant landscaping. Conveniently located across from the Glendale Transportation Center, Metrolink, and Amtrak, INDX Glendale offers immediate access to the 5, 134, and 2 Freeways, just 9 miles from Hollywood Burbank Airport and 26 miles from LAX, with excellent connectivity to Downtown Los Angeles, Burbank Media District, and the Disney Creative Campus.

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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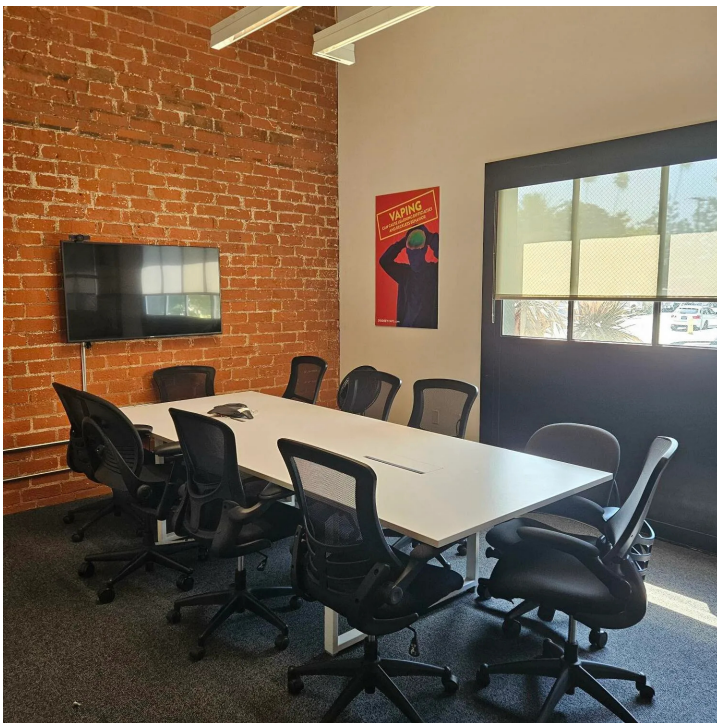
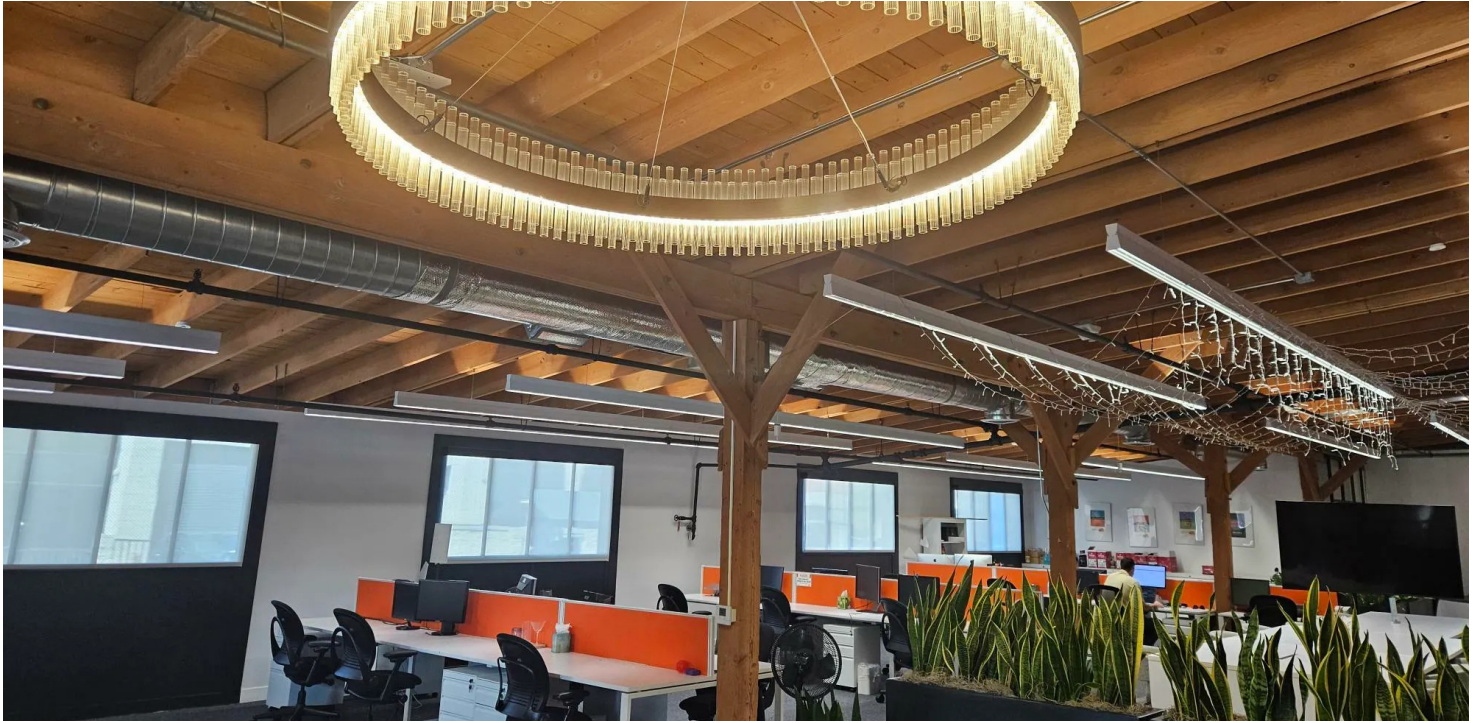


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1651 S CENTRAL AVE SITE PLAN SUITE A

GLENDALE, CA 91204

1651 S CENTRAL AVE. GLENDALE CA, 91204

*ALL SF NOTED ARE GROSS AREAS (INCL. LF 16%)

12/01/2024



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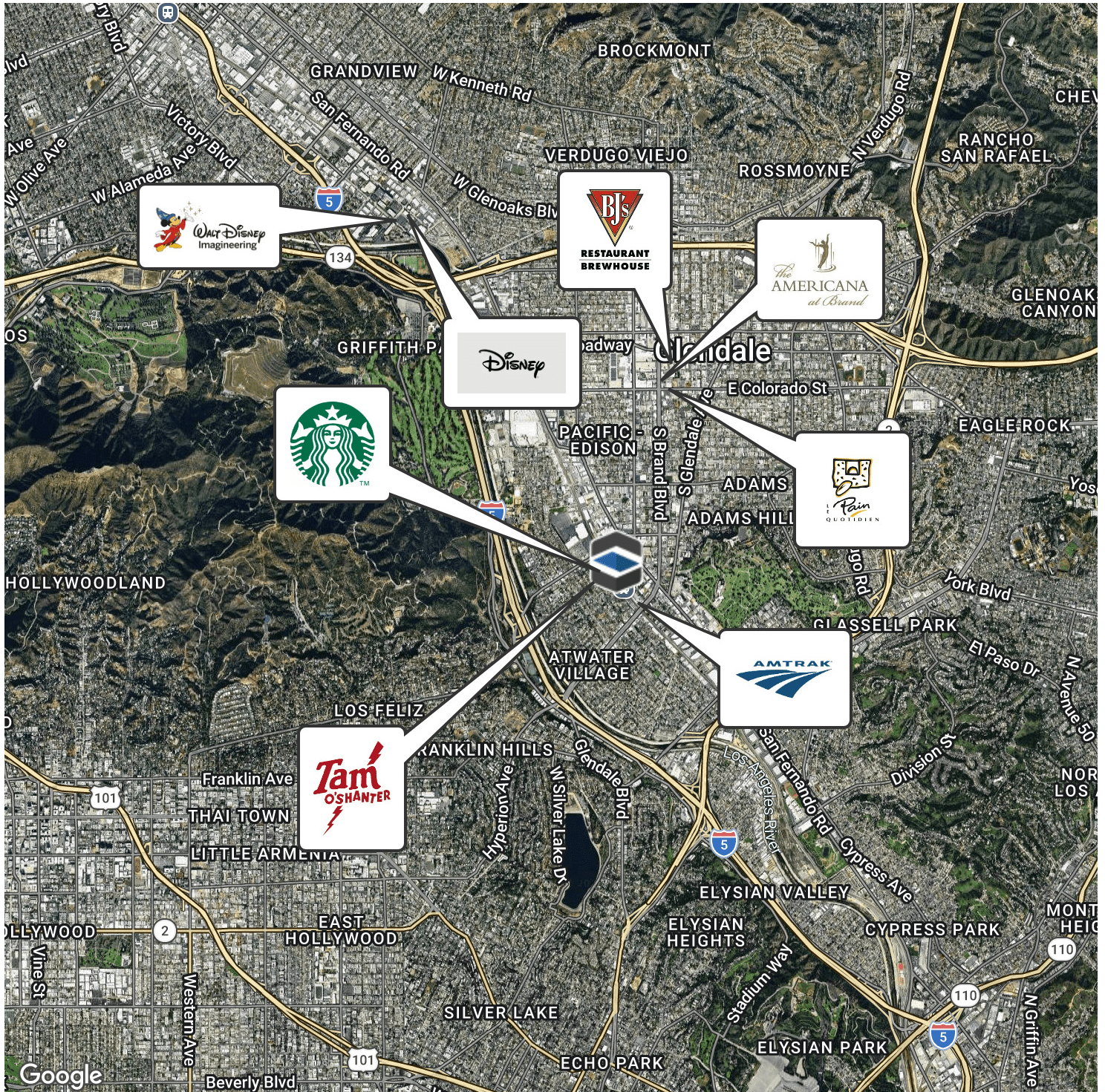


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