

4 NORTH
& 0 BRAND
450 BLVD

UNDER NEW OWNERSHIP

450,000 SF Prime Glendale Office Space

Center of it All!

NEWMARK



PROPERTY OVERVIEW



ASKING RATE

\$3.15/SF FSG



TOTAL AVAILABLE

Suites ranging from
3,509 RSF to a contiguous
block of 75,073 RSF



PARKING RATIO

3.0/1,000 SF



PROPERTY HIGHLIGHTS

- Well Capitalized Ownership Ready to make deals
- Ideal location walkable to hundreds of retail, restaurants, gyms and housing
- Close Proximity to freeways (134, 2 & 5)
- Updated courtyard, parking facility & conference center
- Internet & fiber providers
- Full service restaurant on-site with outdoor seating
- On-site coffee and sundries store
- 24-hour on-site security
 - Building access system
 - Strategic surveillance system
- Efficient and cost effective HVAC system
- Lobby/courtyard background music
- Digital touchscreen tenant directory
- Courtyard summer concerts
- State-of-the-art bike room
- On-site:



AVAILABLE FOR THE FIRST TIME AT 450 N. BRAND: **75,073 RSF**

FLOOR 7 | 23,680 RSF

(Full floor of spec suites in process)

FLOOR 5 | 23,513 RSF*

FLOOR 4 | 23,513 RSF*

FLOOR 3 | 28,047 RSF*

GROUND FLOOR | 8,315 RSF

* Contiguous for 75,073 RSF



BUILDING TOP SIGNAGE AVAILABLE

450 North Brand Blvd- Building Top Signage Opportunity



450 N BRAND HYPOTHETICAL RENDERINGS

HYPOTHETICAL INTERCONNECTING STAIRWELL FOR 75,073 RSF LARGE CONTIGUOUS BLOCK OPPORTUNITY



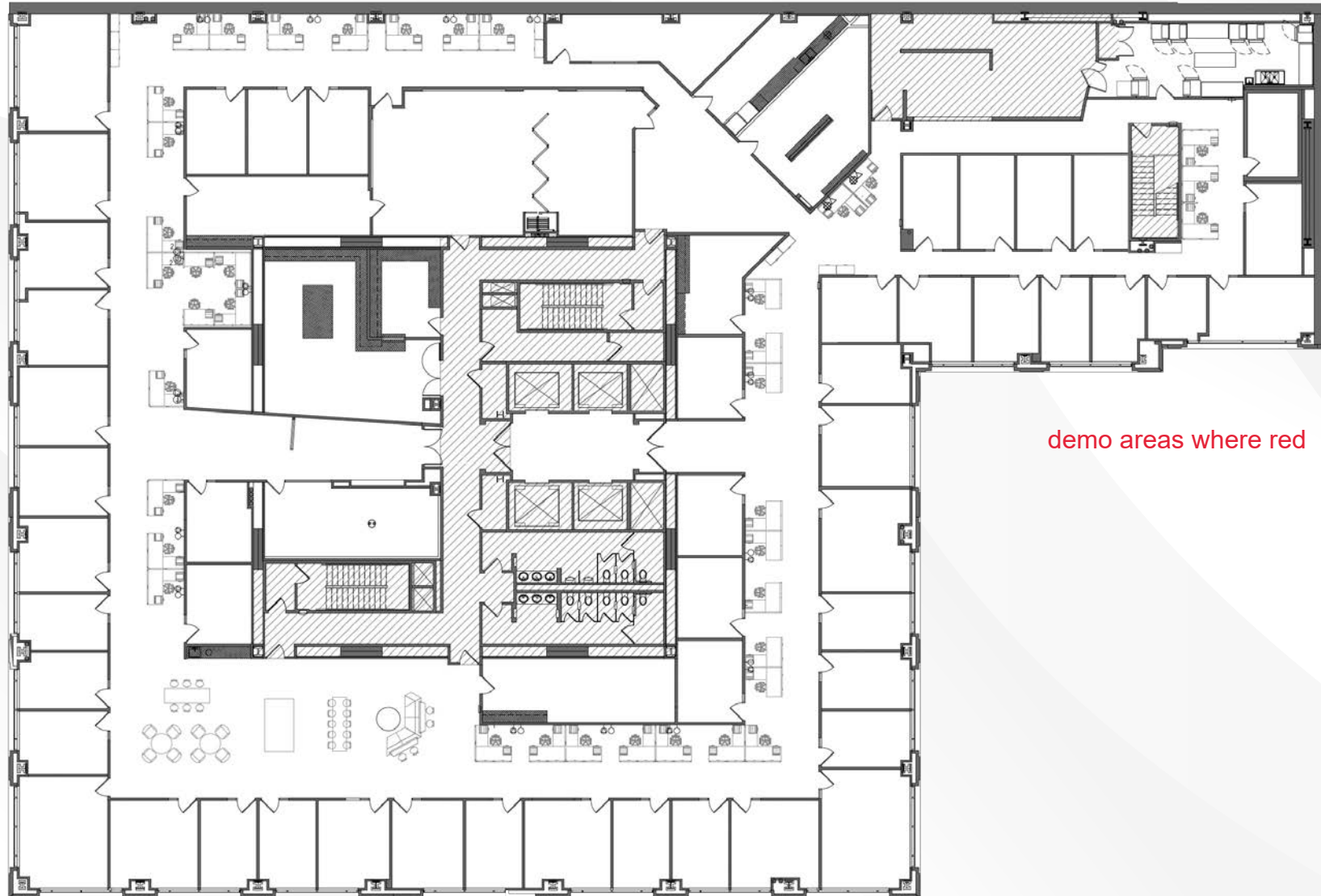
HYPOTHETICAL EXCLUSIVE OUTDOOR/INDOOR DECK ON 4TH FLOOR



FLOORPLAN | 450 N BRAND BLVD | 3RD FLOOR

28,047 RSF AS-BUILT PLAN

* Contiguous to 75,073 RSF

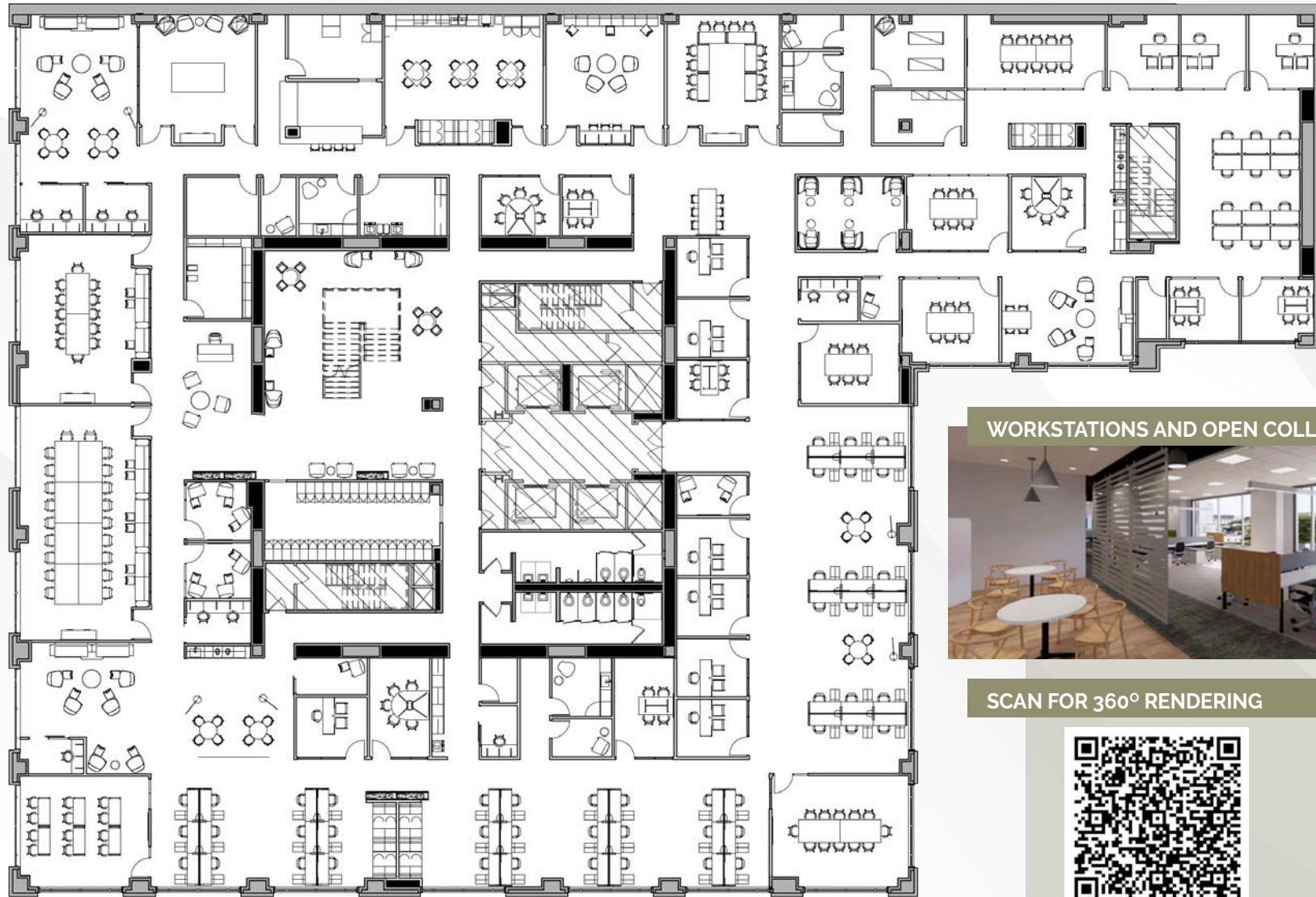


demo areas where red

FLOORPLAN | 450 N BRAND BLVD | 3RD FLOOR*

28,047 RSF HYPOTHETICAL PLAN

* Contiguous to 75,073 RSF



WORKSTATIONS AND OPEN COLLABORATION



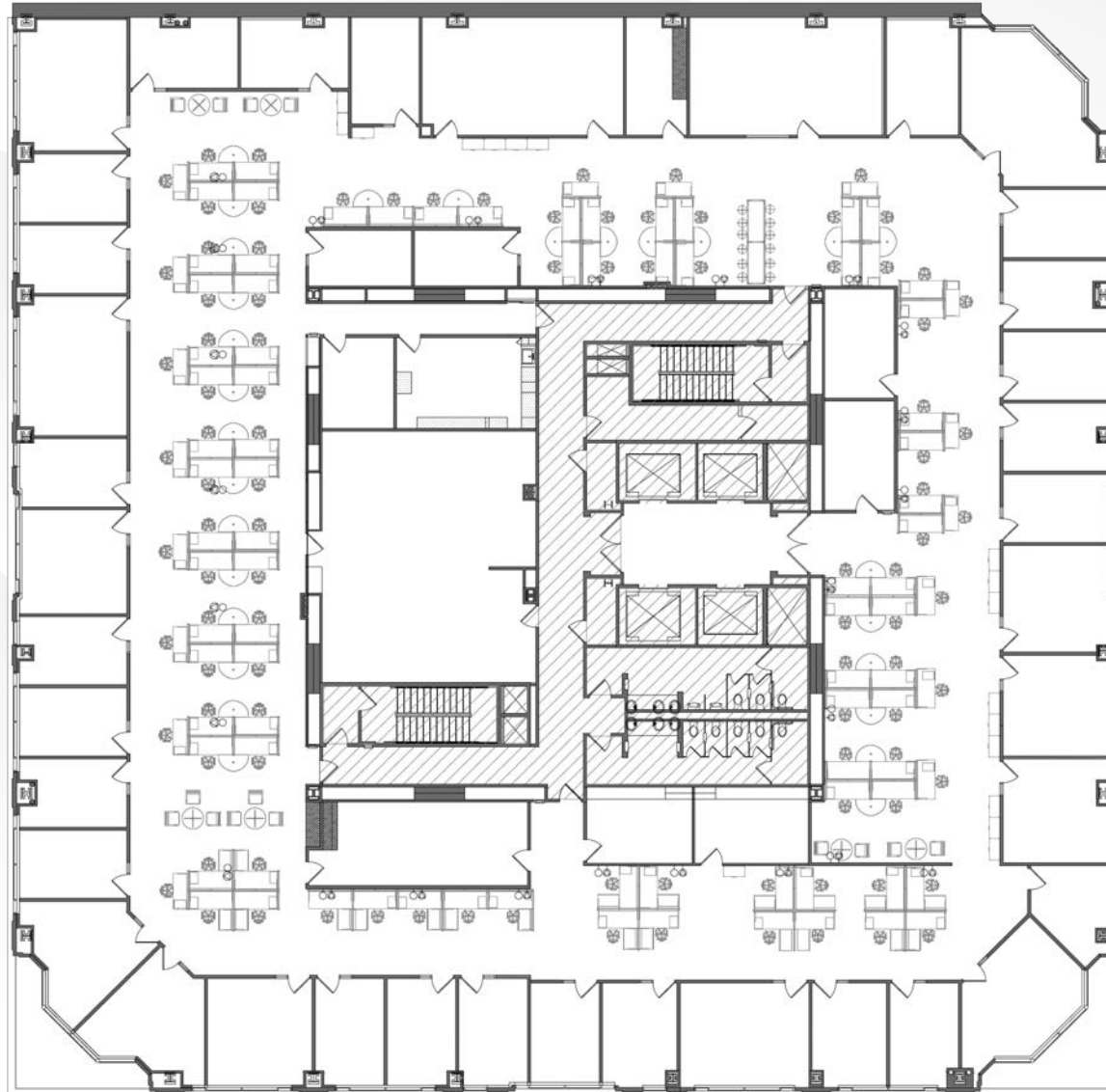
SCAN FOR 360° RENDERING



FLOORPLAN | 450 N BRAND BLVD | 4TH FLOOR*

23,513 RSF AS-BUILT PLAN

* Contiguous to 75,073 RSF



HYPOTHETICAL
OUTDOOR DECK ENTRY

FLOORPLAN | 450 N BRAND BLVD | 4TH FLOOR*

23,513 RSF HYPOTHETICAL PLAN

* Contiguous to 75,073 RSF

HYPOTHETICAL EXCLUSIVE OUTDOOR DECK



SCAN FOR 360° RENDERING



WORKSTATIONS, OPEN COLLABORATION, AND OFFICES



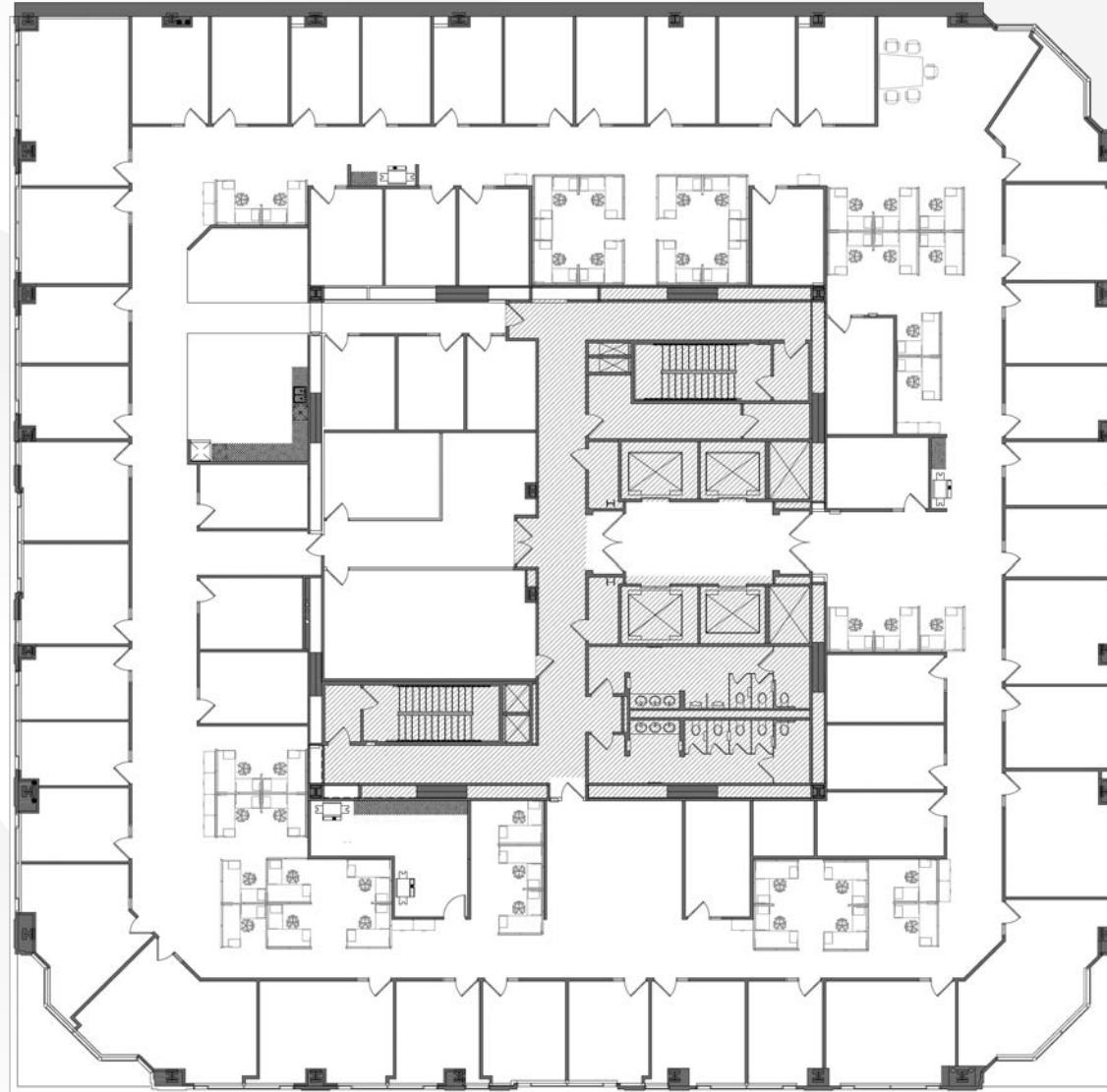
SCAN FOR 360° RENDERING



FLOORPLAN | 450 N BRAND BLVD | 5TH FLOOR*

23,513 RSF AS-BUILT PLAN

** Contiguous to 75,073 RSF*



**WORKSTATIONS, OPEN COLLABORATION,
FOCUS ROOMS, TECH BAR**

SUITE D
7,541 SF

SUITE E
1,964 SF

SUITE F
2,889 SF

SUITE C
3,321 SF

SUITE B
2,372 SF

SUITE A
5,592 SF



SCAN FOR 360° RENDERING



**WORKSTATIONS, OPEN COLLABORATION,
FOCUS ROOMS, TECH BAR**



SCAN FOR 360° RENDERING



FLOORPLAN | 400 N BRAND BLVD | SUITE 210

8,804 RSF AS-BUILT PLAN



FLOORPLAN | 400 N BRAND BLVD | SUITE 300

21,690 RSF AS-BUILT PLAN



FLOORPLAN | 400 N BRAND BLVD | 5TH FLOOR

18,730 RSF AS-BUILT PLAN



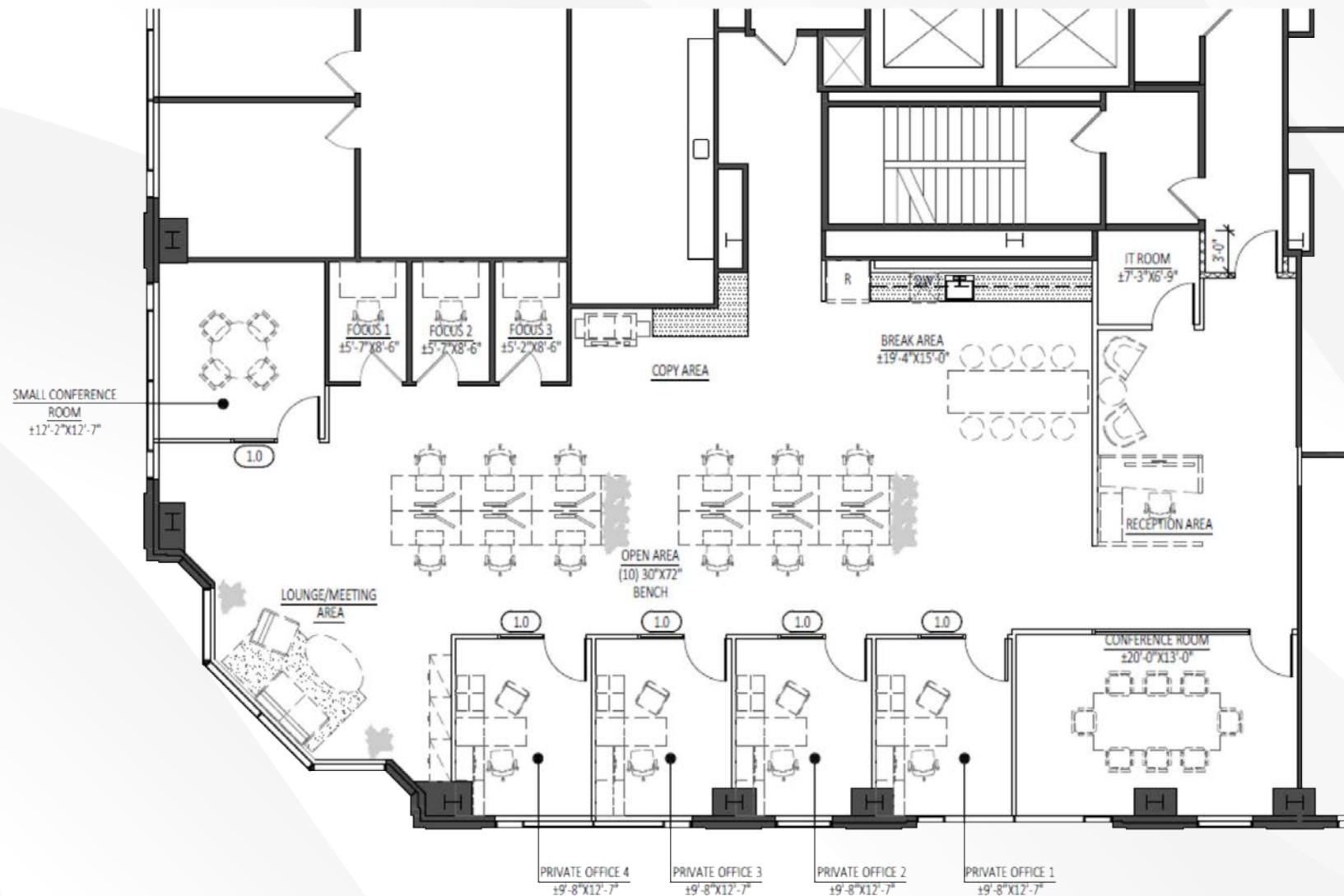
FLOORPLAN | 400 N BRAND BLVD | 7TH FLOOR

18,730 RSF AS-BUILT PLAN



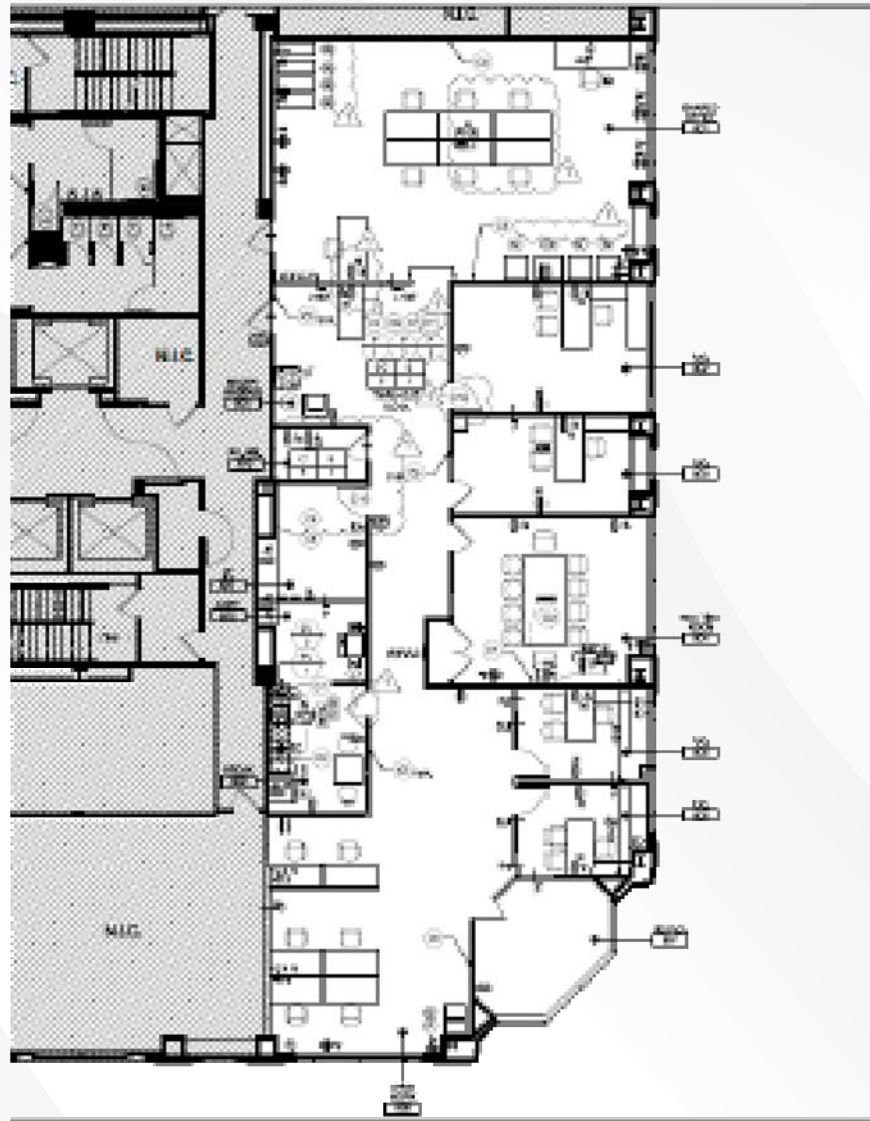
FLOORPLAN | 400 N BRAND BLVD | SUITE 880

3,945 RSF SPEC PLAN



FLOORPLAN | 400 N BRAND BLVD | SUITE 800

5,315 RSF AS-BUILT PLAN



SERVICES & AMENITIES



SUSTAINABLE BUILDING OPERATIONS

- Comprehensive recycling program
- Organics program
- Central recycling center
- Green cleaning program



ALL INCLUSIVE BUILDING WEBSITE www.400brand.com

- Website mobile app
- Access to all building forms
- Online work order system
- Schedule after-hours HVAC and lighting
- Conference room reservation
- Building calendar
- Online new occupant FLS training



COMPREHENSIVE ALTERNATIVE TRANSPORTATION PROGRAM

- Car pool parking
- Electrical car charging stations
- Bike racks
- ZipCars located in parking garage
- Zagster Bike Rental
- MTA & Metro passes available



ON-SITE GLENDALE TRANSPORTATION MANAGEMENT SERVICES

- Free alternative transportation educational workshops
- Access to all public transportation materials
- Assist in developing tenant specific transportation program
- Emergency and route revision email notifications
- Guaranteed emergency ride home for ATP participants
- Ride share and van pool formation and networking



FIRST-RATE PARKING FACILITY

- 3/1000 parking ratio
- Executive parking
- Automated pay on exit system
- After-hour parking escort service
- New elevator finishes, paint and lighting

AREA NEIGHBORS



LOCAL AMENITIES

RESTAURANT/MARKET

- 1 Starbucks
- 2 Acapulco
- 3 Shakers
- 4 Tratoria 25 on Central
- 5 Trader Joe's
- 6 Porter's Steakhouse
- 7 Trofi
- 8 Conrad's
- 9 Starbucks
- 10 McDonald's
- 11 Panini Café
- 12 Gauchos Village
- 13 Phoenicia Mediterranean
- 14 JAX Bar & Grill
- 15 Sushi on Brand
- 16 Carousel
- 17 Damon's Steakhouse
- 18 Porto's Bakery & Café
- 19 Panera Bread
- 20 Thai in LA
- 21 Ramen & Shabu Shabu
- 22 Wooden Fork
- 23 Brand Terrace
- 24 Sedthee Tai
- 25 Clancy's Crab Broiler
- 26 Teriyaki Me
- 27 Far Niente Ristorante
- 28 California Pizza Kitchen
- 29 Panda Inn
- 30 Starbucks
- 31 Island's Fine Burgers
- 32 BJ's Restaurant
- 33 Starbucks
- 34 Daphne's Greek Café
- 35 Baja Fresh
- 36 Coldstone
- 37 Ralphs
- 38 Whole Foods
- 39 Starbucks

HOTELS

- 40 Hilton
- 41 Embassy Suites

RETAIL

- 42 Walgreens
- 43 Home Goods
- 44 Staples
- 45 PetCo
- 46 World Market
- 47 Michaels

ENTERTAINMENT

- 48 Horizons Lounge
- 49 Alex Theatre
- 50 Mann Theatre

GYM/FITNESS

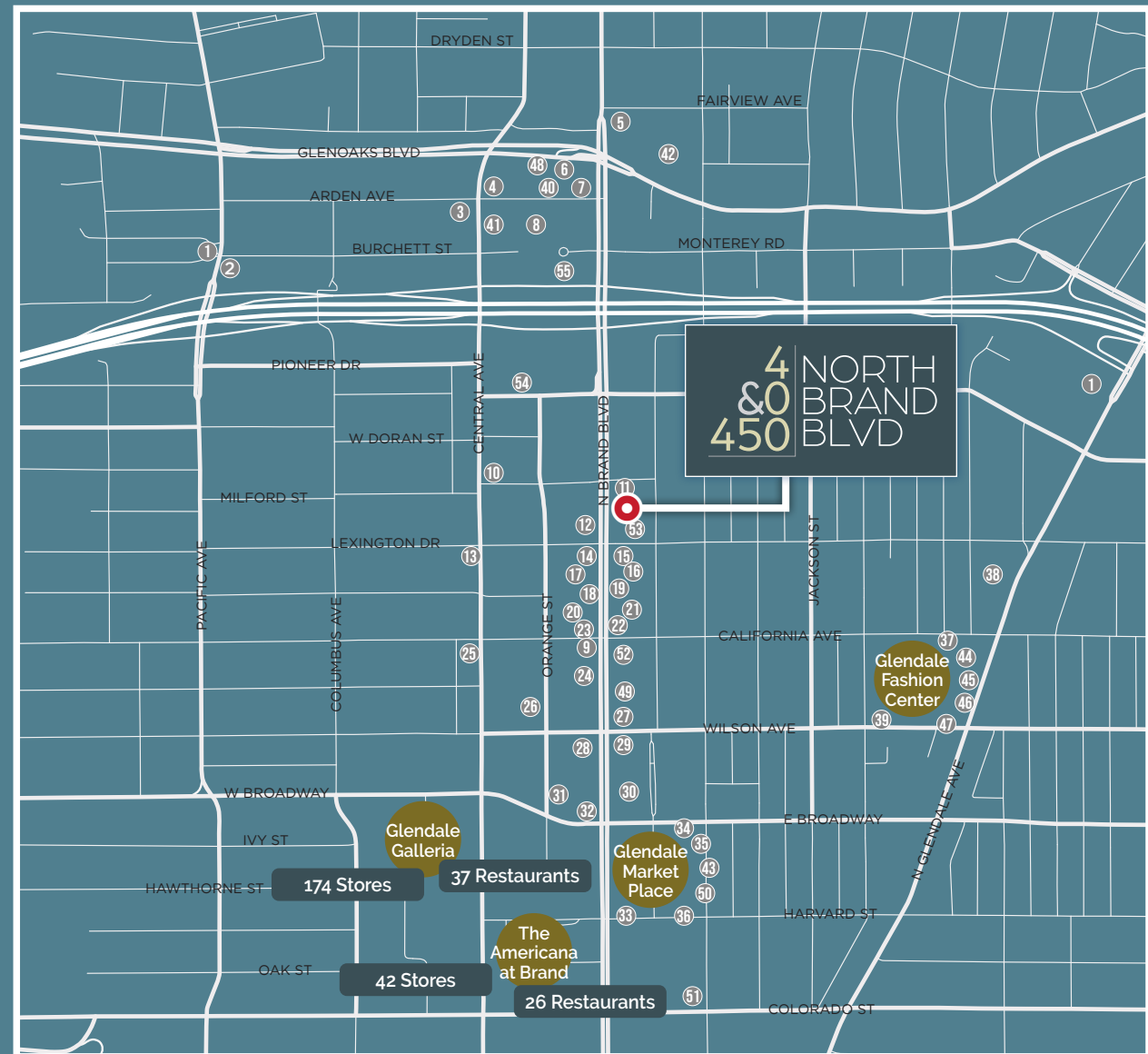
- 51 LA Fitness
- 52 24 Hour Fitness
- 53 24 Hour Fitness
- 54 Total Woman Gym
- 55 Equinox

GLENDALE GALLERIA

- Abercrombie
Adidas
Apple
Banana Republic
Bloomingdales
Coach
Gap
Macy's
Target
Victoria's Secret

THE AMERICANA AT BRAND

- Anthropologie
Apple
Barnes & Noble
Barneys
BCBG Maxazria
David Yurman
Dian Von Furstenberg
H&M
J.Crew
Kate Spade
Kiehl's
Lululemon
Macy's
Madwell
Nordstrom
Sephora
Tiffany & Co.
TOMS
Tory Burch



4 & 0 450 NORTH BRAND BLVD

SHAUN STILES

Executive Managing Director

t 213-596-2255

shaun.stiles@nrmk.com

CA RE Lic. #01125641

KATIE COWAN

Managing Director

t 213-596-2289

katie.cowan@nrmk.com

CA RE Lic. #01758914

HAYDEN CLEGG

Director

t 213-340-5715

hayden.clegg@nrmk.com

CA RE Lic. #02053411

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