

OFFICE SUITE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

301 EAST GLENOAKS BOULEVARD, SUITE 8

GLENDAL, CA 91207

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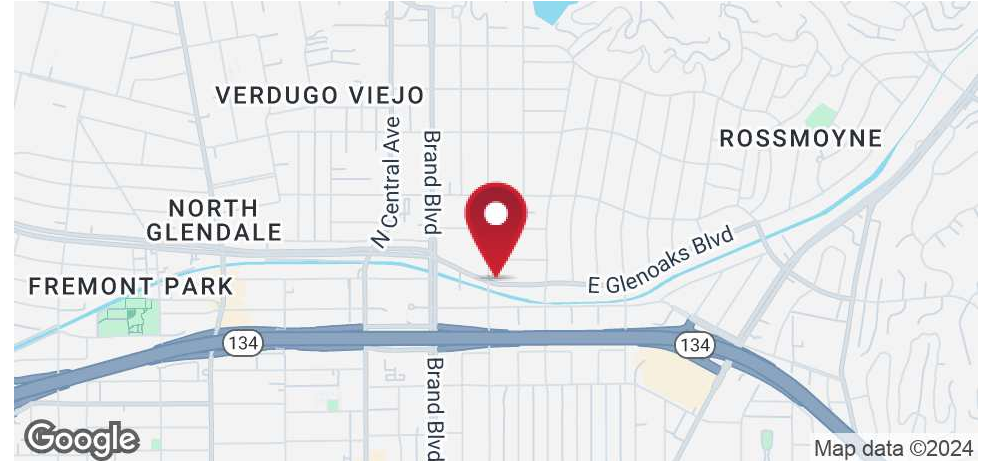
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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space:	1,150 SF
Lease Rate:	\$2.50/SF/MO, MG
Term:	2 - 5 Years
Building Size:	8,505 SF
Lot Size:	10,216 SF
Parking Spaces:	3

PROPERTY OVERVIEW

Office suite available in a garden office building that is comprised of three (3) window offices and a reception area; tenant pays for separately metered electricity; landlord provides janitorial service to the suite; the HVAC is a packaged unit that is controlled by the tenant and dedicated exclusively to the suite; the suite has three (3) parking spaces at \$50 per space per month located in a semi-subterranean garage; tenant has 24 hour access to the premises; excellent Glendale location north of the 134 Freeway and just east of the intersection of Brand Boulevard and Glenoaks Boulevard (Trader Joe's, Walgreens and Coffee Bean & Tea Leaf).

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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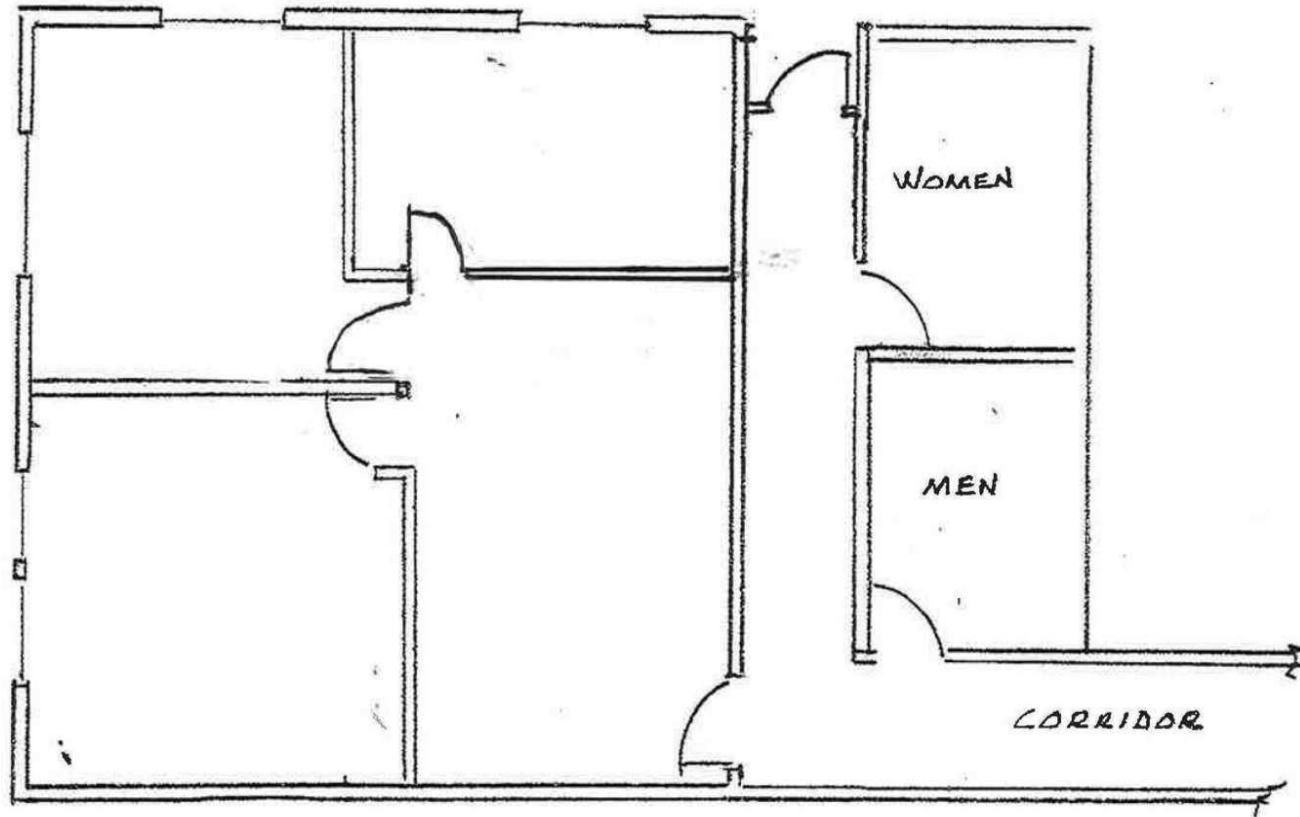
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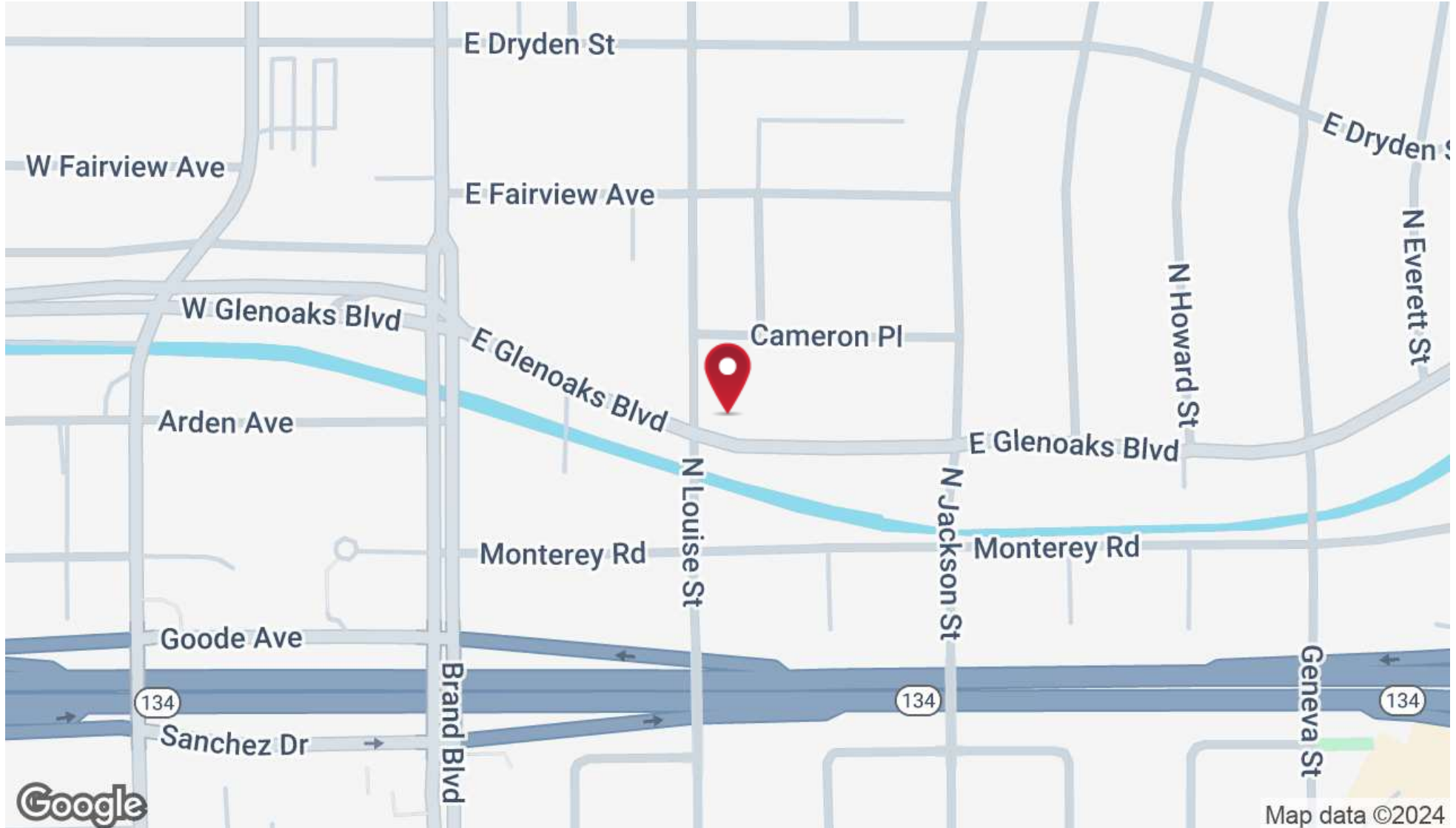
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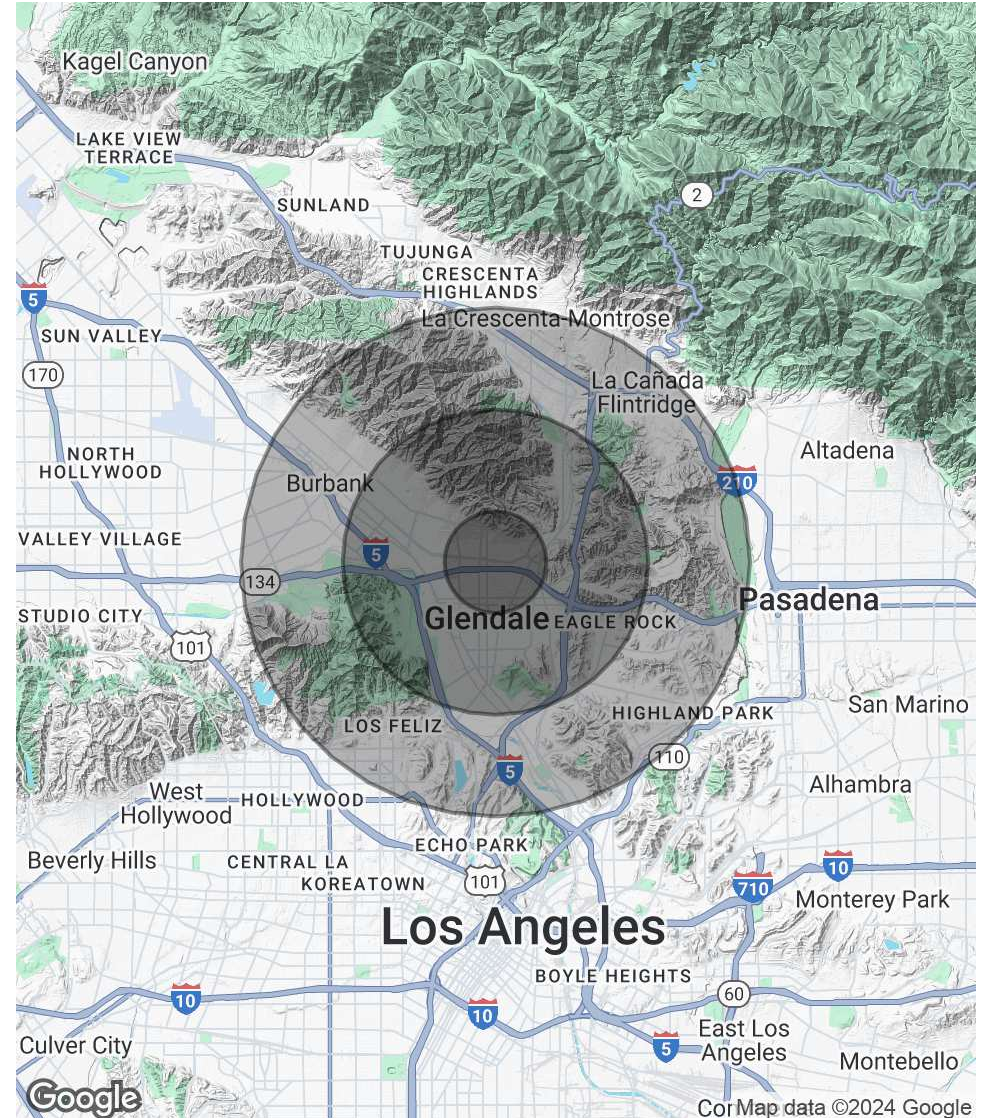
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	55,827	204,920	457,185
Average age	44	44	43
Average age (Male)	42	42	42
Average age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	24,176	81,624	182,801
# of persons per HH	2.3	2.5	2.5
Average HH income	\$109,642	\$117,447	\$134,915
Average house value	\$899,670	\$1,070,184	\$1,178,595

* Demographic data derived from 2020 ACS - US Census



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