



**TOP FLOOR  
MEDICAL/OFFICE CONDO  
IN DOWNTOWN GLENDALE**

**FOR SALE**

**240**

**S JACKSON ST, SUITE 310**

**GLENDALE • CA • 91205**

**PRICE  
IMPROVEMENT!**

**EXCELLENT OWNER-USER SALE OPPORTUNITY**

Exclusively Listed By

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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES  
PASADENA

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FOR SALE

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S JACKSON ST, SUITE 310

GLENDALÉ • CA • 91205

Lee & Associates - Pasadena is pleased to present for sale 240 S. Jackson Street, Suite 310 office condo in Downtown Glendale zoned for professional office or medical office use. Don't miss this rare opportunity to own a highly efficient and well-positioned top floor office condo that includes outdoor balconies and full-sized kitchen. Ideal for any owner-user who wants turnkey space in the heart of Downtown Glendale.

CONDO SIZE

Top Floor: ±4,263 SF

Asking Price	\$2,100,000
Price/SF	\$492.61
Total Building SF	±10,917
Year Built	2010
Parking	11 reserved spaces
BOA/Mo.	\$1,546
Zoning	DSP/EB
APN	5642-009-064

## **PROPERTY HIGHLIGHTS**

Three-story mixed-use building with gated, subterranean parking and elevator service

Full Floor to occupy with private elevator entrance

Zoned for professional office or medical office use

Abundant natural light from floor-to-ceiling windows and three private balconies

High-quality interior featuring a full kitchen with dine-in seating, private restrooms, high ceilings, conference room, upscale lighting and outdoor seating

## **EFFICIENT LAYOUT BUILT OUT**

8 Perimeter Offices

Lobby

Reception

Fully Equipped Kitchen

Conference Room

Copier Room

Storage Room

Two Restrooms

Three Balconies





CIVIC CENTER

EAGLE ROCK

## **LOCATION HIGHLIGHTS**

Central Downtown Glendale Location

Walking distance to retail & restaurants on Brand Blvd, The Americana on Brand and Glendale Galleria

Walking distance to City Hall, Courthouse, and Civic Center

Adjacent to ProHealth Urgent Care & 1 mile from Glendale Urgent Care

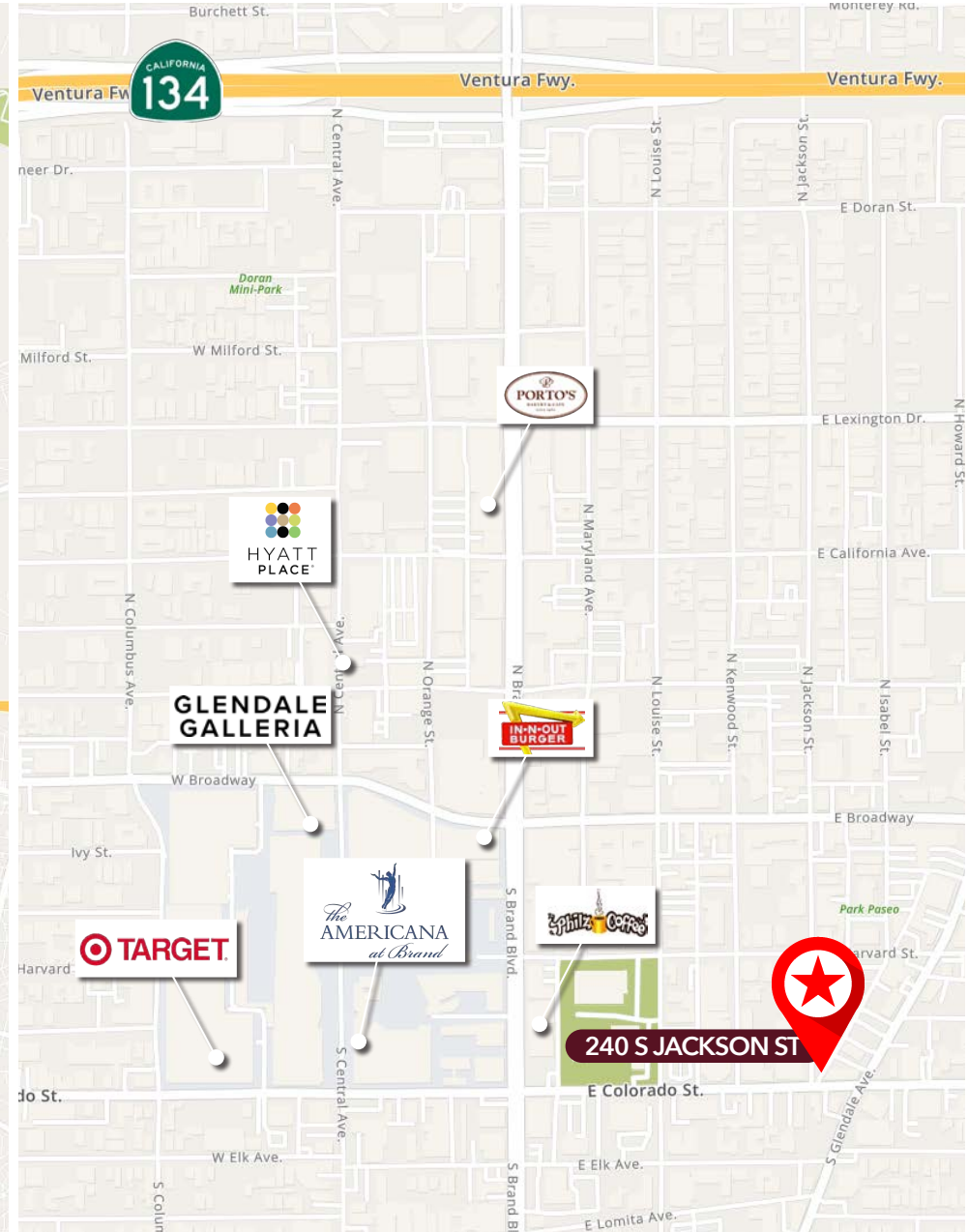
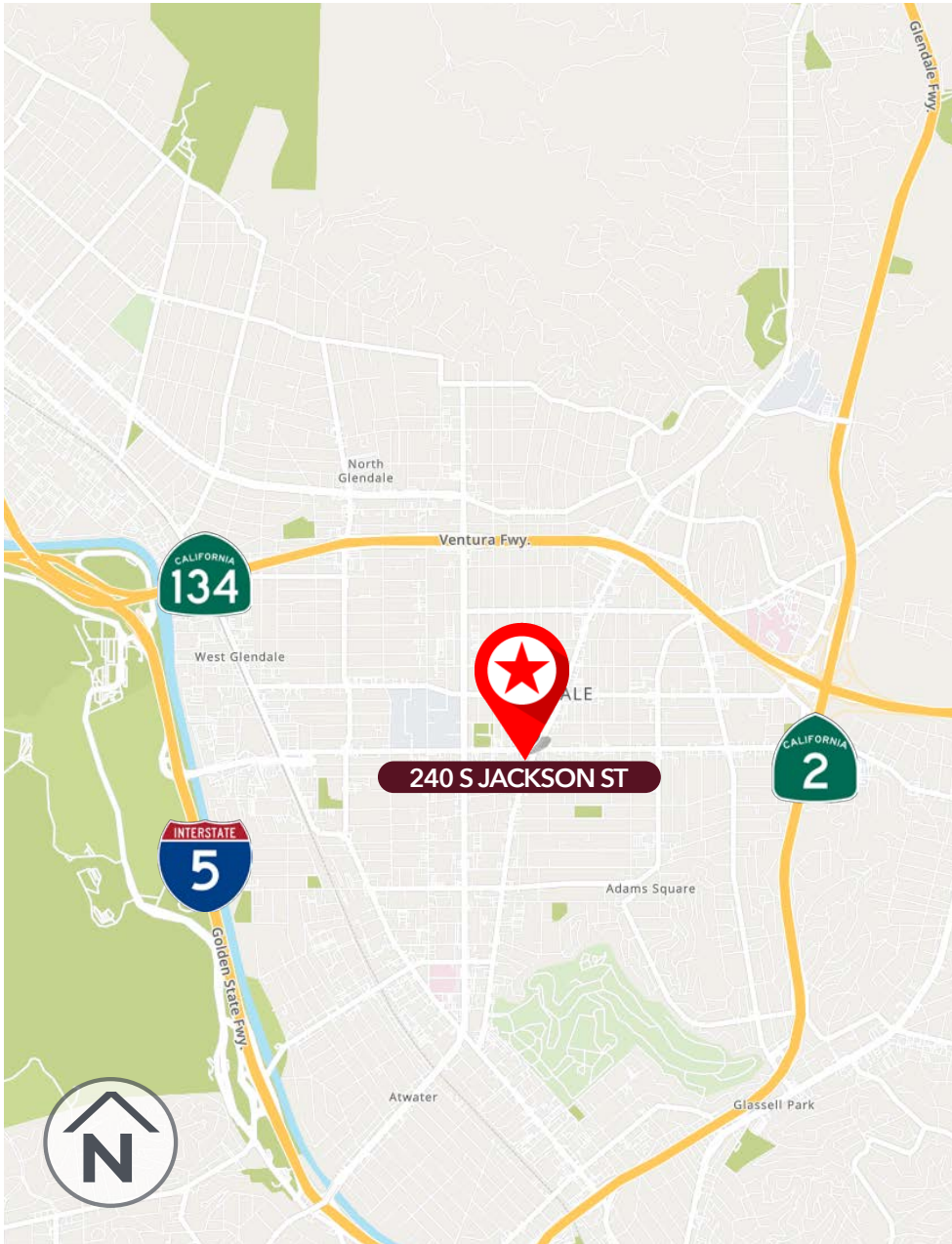
Adventist Health Glendale & Dignity Health - Glendale Memorial Hospital within 2-mile radius

Easy access from 2 (Glendale) freeway & 134 (Ventura) freeway

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**MAP LOCATION**



**THE AMERICANA AT BRAND**

is a one-of-a-kind destination that offers a remarkable blend of shopping, restaurants, activities, movies, and entertainment. Located just a short drive away from Downtown Los Angeles and Hollywood, The Americana at Brand enjoys a unique and advantageous location. Situated in close proximity to these iconic destinations, The Americana at Brand serves as a convenient center for both locals and tourists alike.



**GLENDALE GALLERIA**

is a large three-story regional shopping center and office complex located in downtown Glendale, California, United States. Opened in 1976 with 1.6 million square feet of retail space, it is the third largest mall in Los Angeles County.



**DOWNTOWN GLENDALE**

in the heart of the fourth largest city in Los Angeles, along the Brand Boulevard corridor, lies the thriving district known as Downtown Glendale. Community includes The Americana at Brand, Glendale Galleria, Alex Theatre, Glendale Arts, City of Glendale, Glendale Economic Development Corporation and beyond.

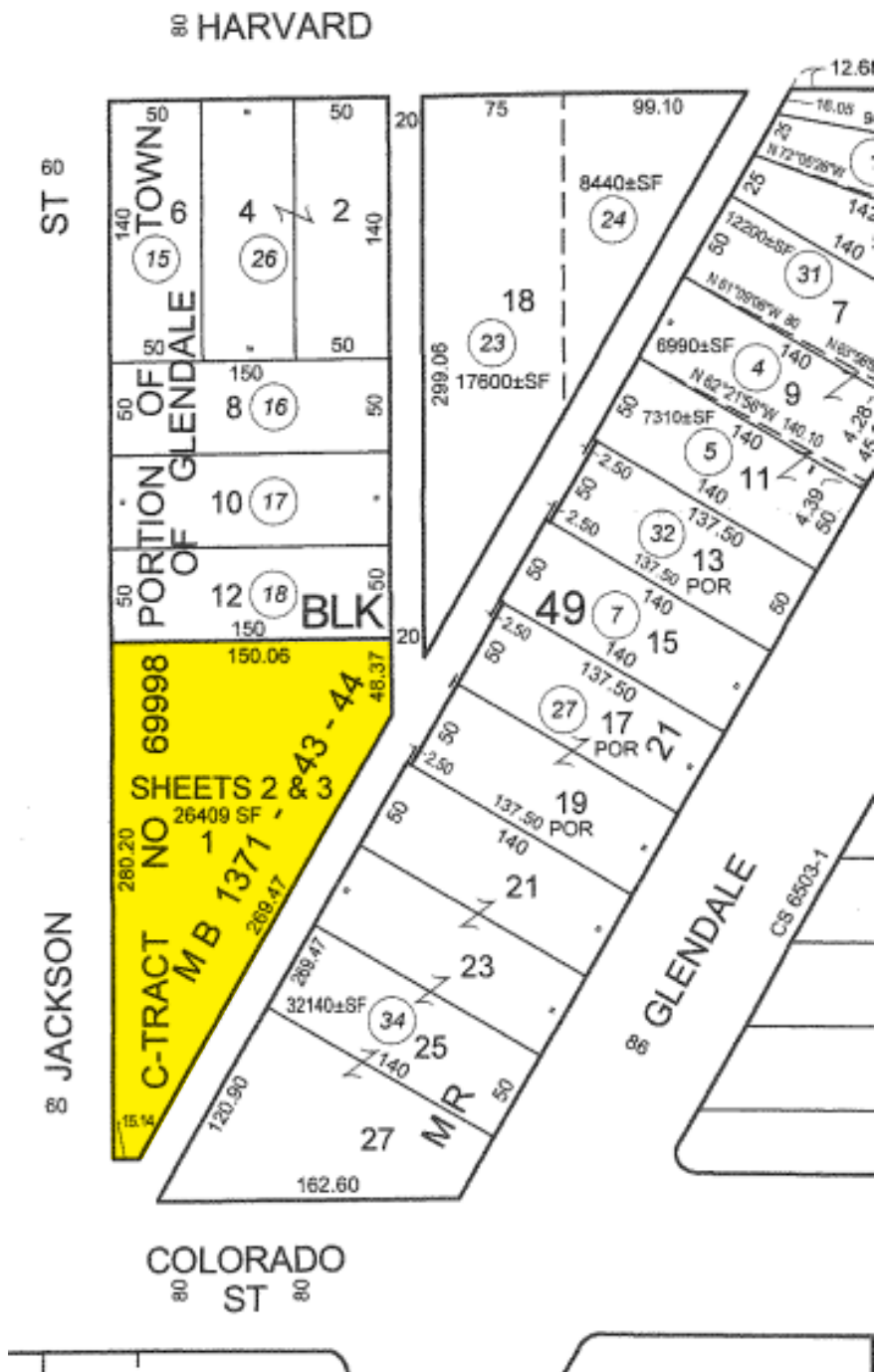


**GLENDALE CENTRAL LIBRARY**

Founded in 1907, GLAC includes eight neighborhood libraries including the Brand Library & Art Center (The Brand), a regional visual arts and music library, galleries, and performance venue housed in the historic 1904 mansion of Glendale pioneer Leslie Brand.



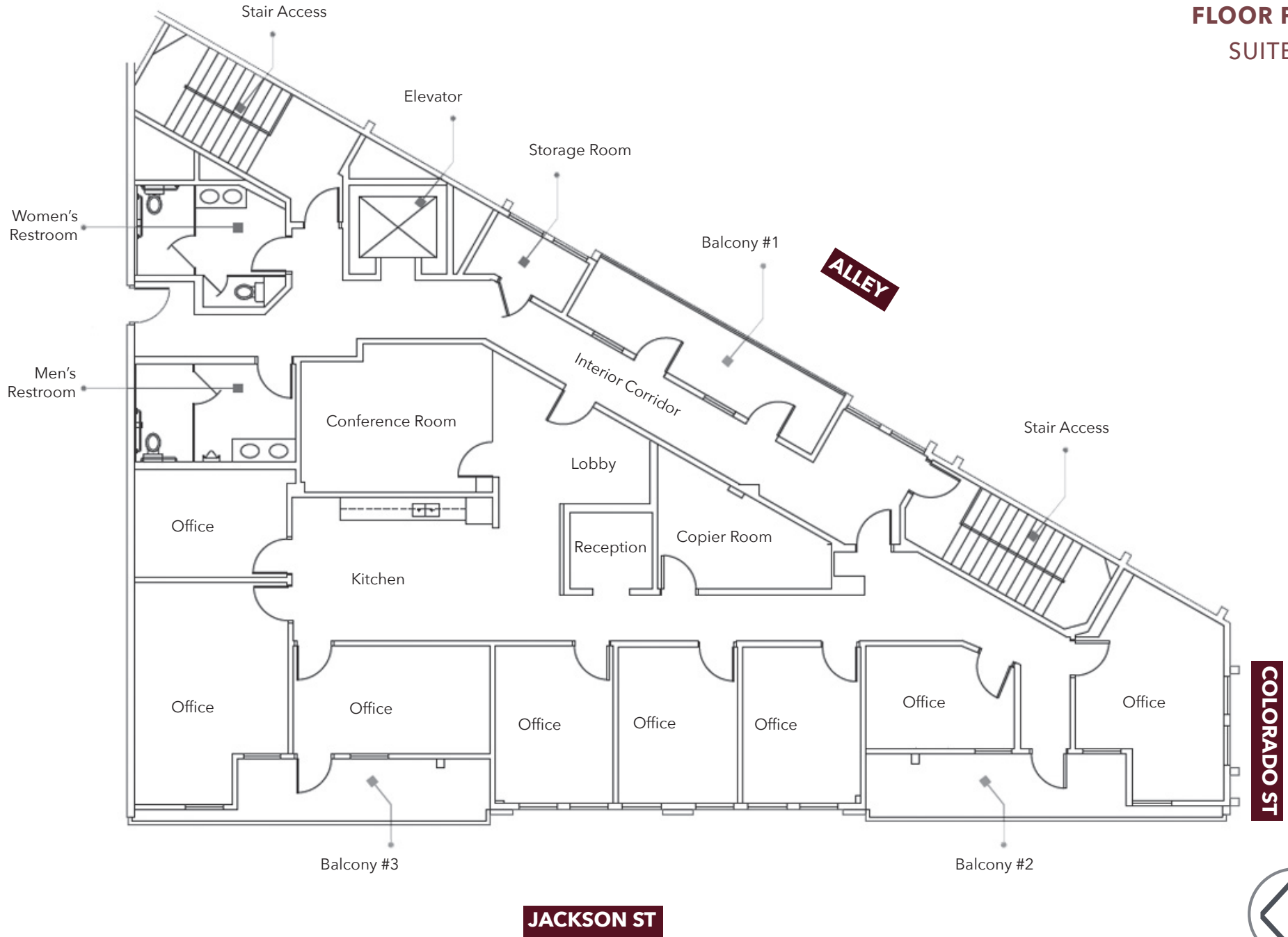
**PARCEL MAP & AERIAL LOCATION**



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**FLOOR PLAN**  
SUITE 310



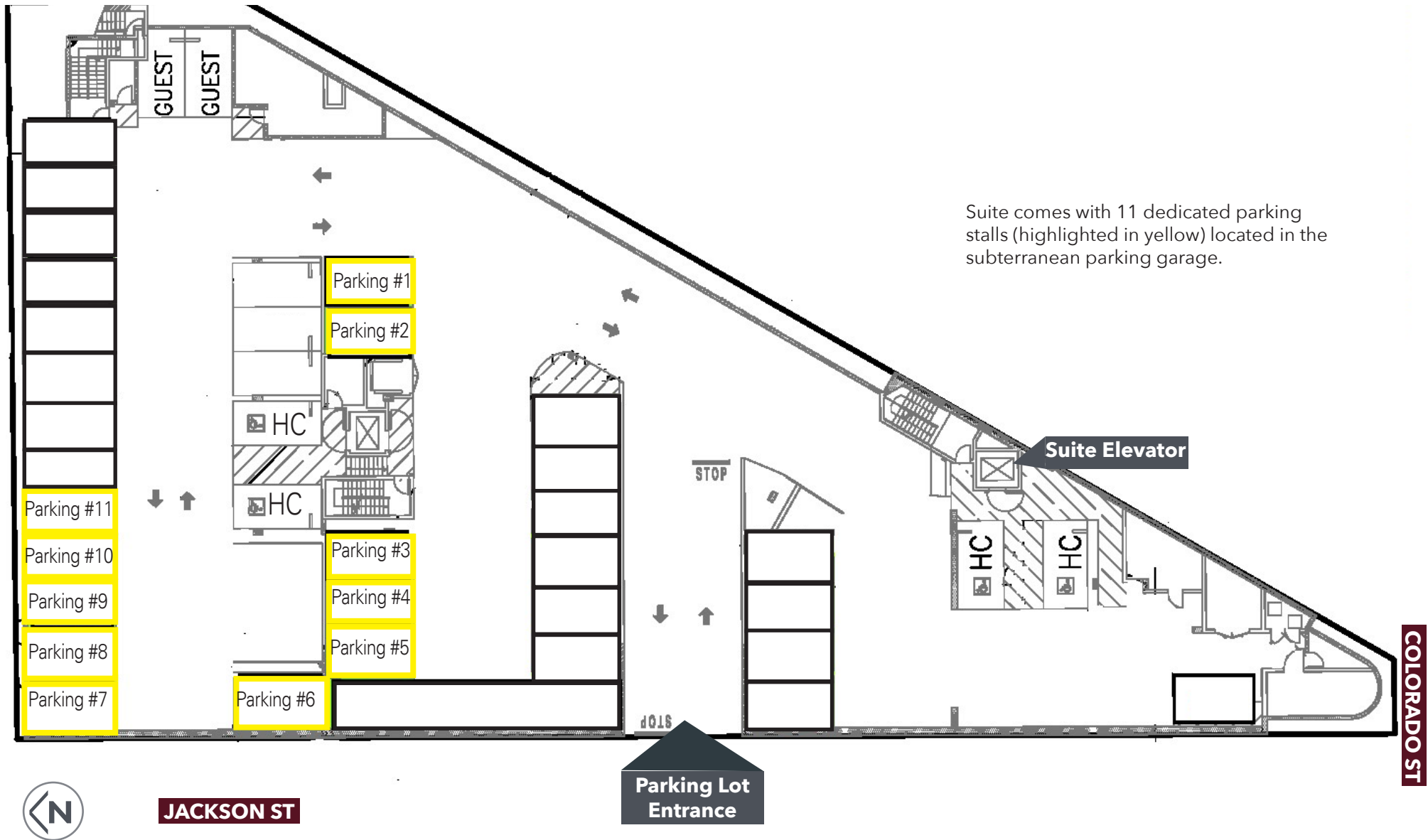
**JACKSON ST**

**COLORADO ST**





**PARKING MAP**



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**LOBBY & RECEPTION**



**FULLY EQUIPPED KITCHEN**



**MAIN ENTRY**

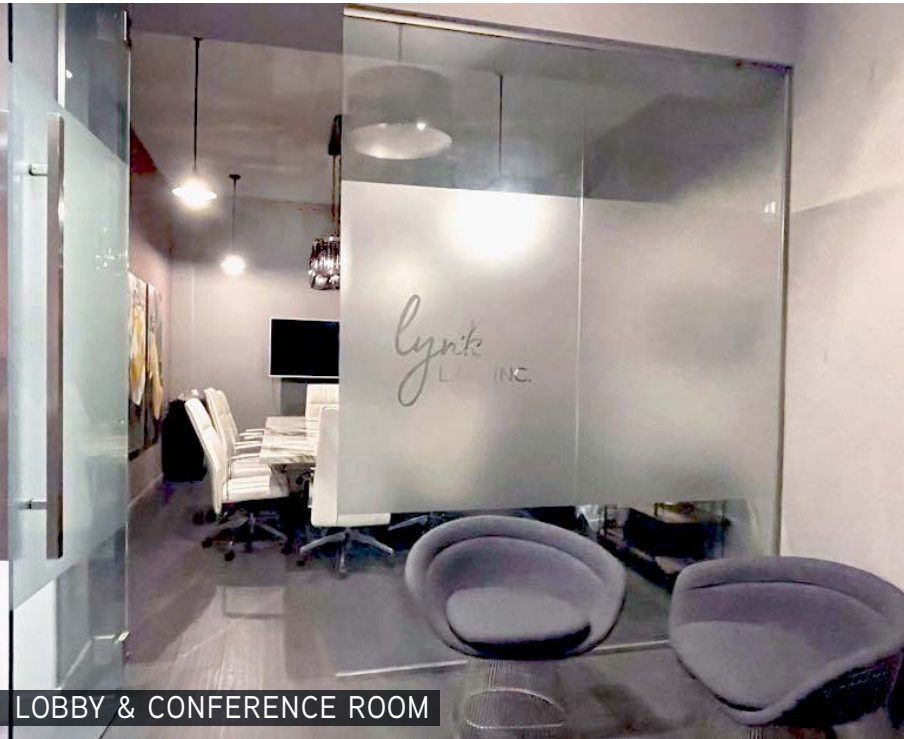


**KITCHEN & DINING**

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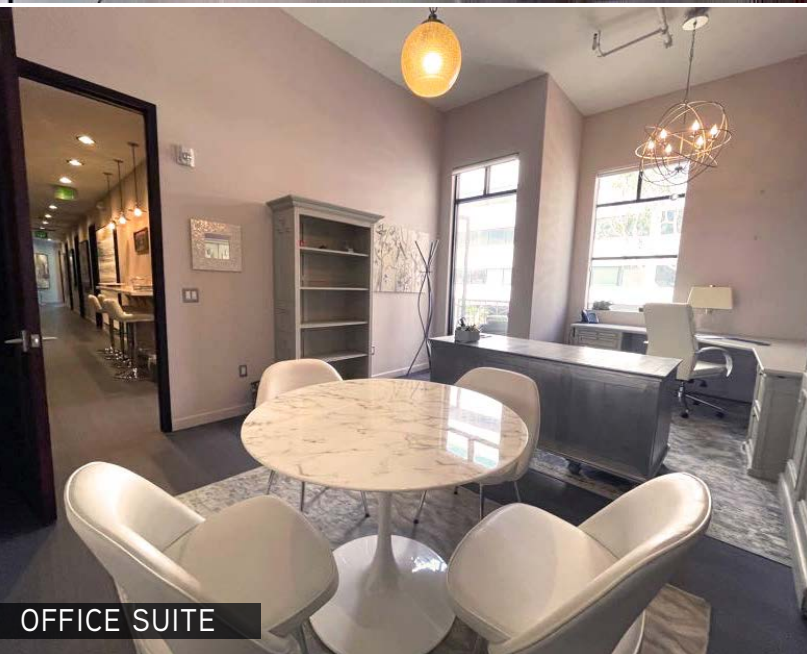
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**LOBBY & CONFERENCE ROOM**



**CONFERENCE ROOM**



**OFFICE SUITE**



**PRIVATE RESTROOM**



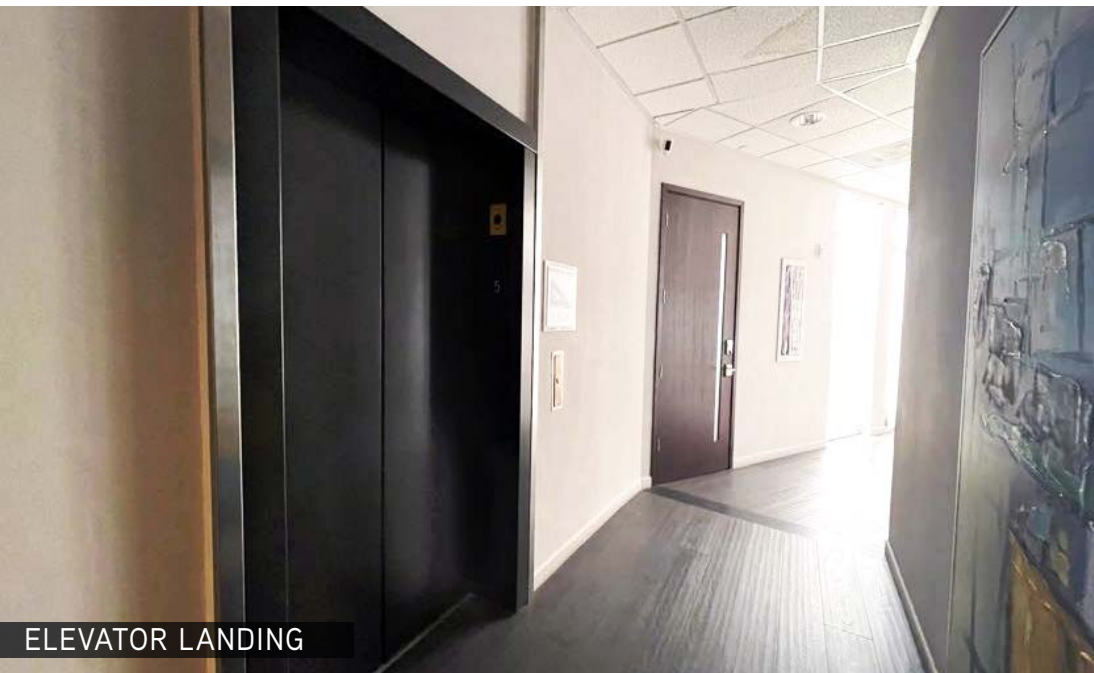
**2ND ENTRANCE & CORRIDOR**



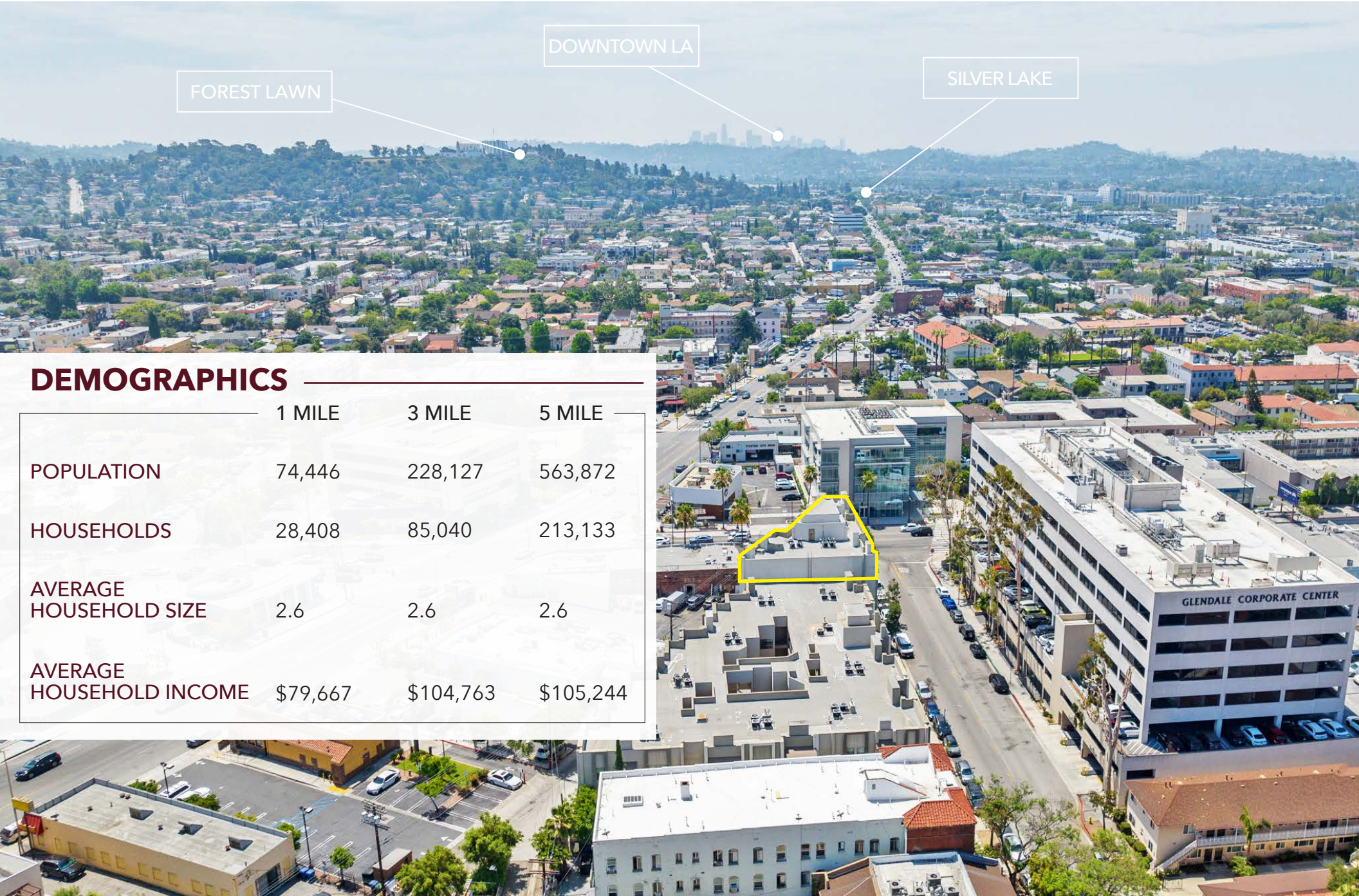
BALCONY #3



BALCONY #1



ELEVATOR LANDING



FOREST LAWN

DOWNTOWN LA

SILVER LAKE

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	74,446	228,127	563,872
HOUSEHOLDS	28,408	85,040	213,133
AVERAGE HOUSEHOLD SIZE	2.6	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$79,667	\$104,763	\$105,244



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