



OFFICES @ GLENDALE GALLERIA

Class A Office Space
Adjacent to Glendale's
Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE



Building Highlights



12-story

Class A office building totaling
138,000 RSF

24/7

on-site security

- » Professionally owned & managed by Brookfield Properties with property management on site
- » Convenient covered parking with direct access to main lobby and Glendale Galleria
- » No operating expense pass-throughs



Location Highlights



20 min

to Hollywood Burbank Airport

95

Walk Score –
(daily errands do not require a car)

2M SF

of adjacent high-end retail and restaurants

- » Outstanding central Glendale location
- » Proximity to executive and employee residential options
- » Convenient access to the Ventura (134), Interstate 5 and Glendale (2) Freeways
- » Adjacent to Glendale Beeline Shuttle
- » Exempt from L.A. City Gross Receipts Tax

Availabilities

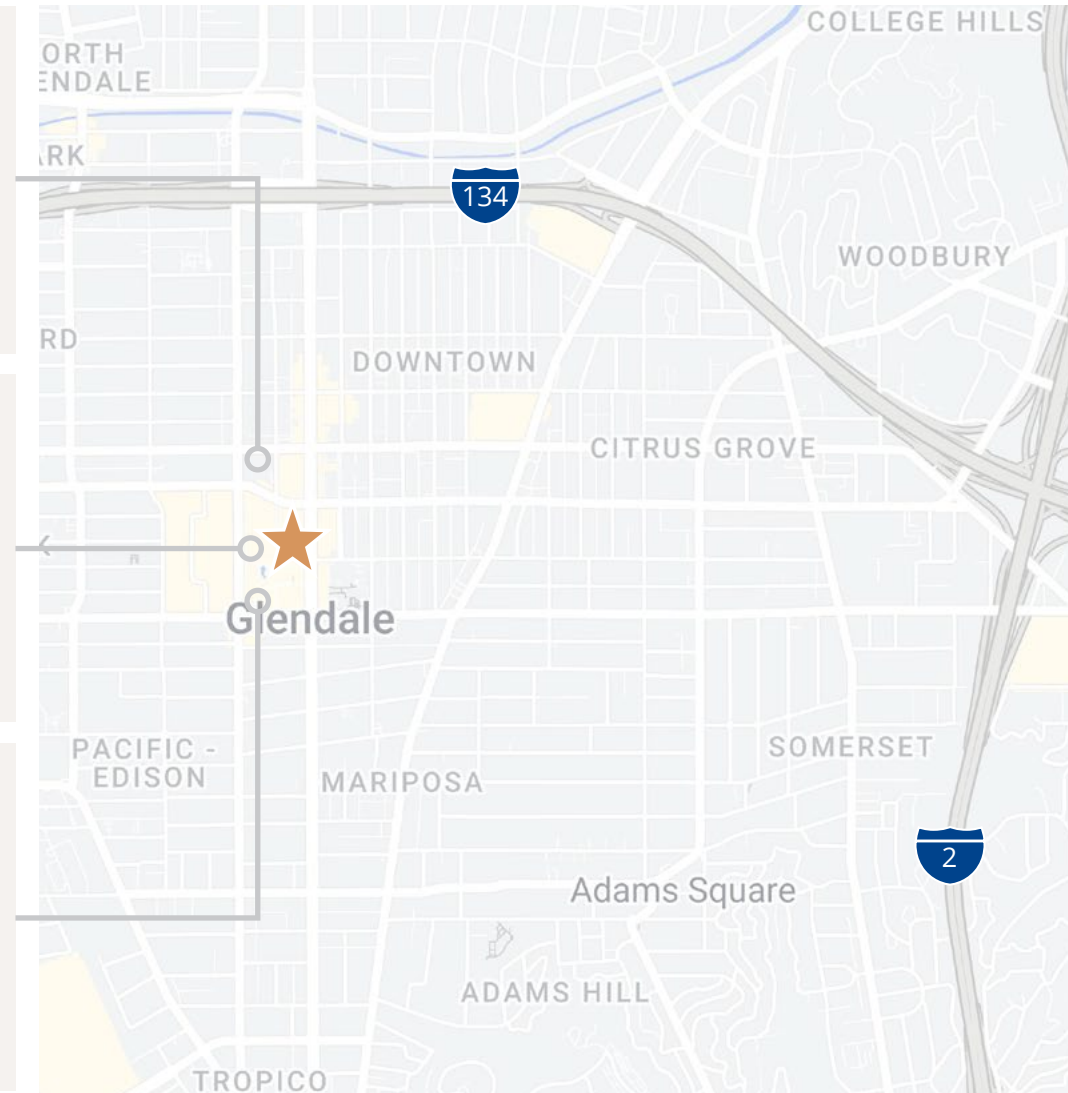


Suite	RSF	Rate	Available
120	±1,730	\$2.70 FSG	Immediately
600*	±4,849	\$2.70 FSG	Immediately
620*	±1,489	\$2.70 FSG	3/1/2025
650*	±9,588	\$2.70 FSG	Immediately
750**	±1,930	\$2.70 FSG	Immediately
760**	±2,383	\$2.70 FSG	Immediately
970***	±2,011	\$2.70 FSG	Immediately
990***	±4,172	\$2.70 FSG	Immediately
1040	±2,687	\$2.70 FSG	Immediately
1100^	±5,808	\$2.70 FSG	3/1/2025
1170^	±2,069	\$2.70 FSG	Immediately
1200^^	±8,091	\$2.70 FSG	1/1/2025
1250^^	±3,035	\$2.70 FSG	Immediately

* Contiguous to ±14,437 RSF
 ** Contiguous to ±4,313 RSF
 *** Contiguous to ±6,183 RSF

^ Contiguous to ±7,877 RSF
 ^^ Contiguous to ±11,126 RSF

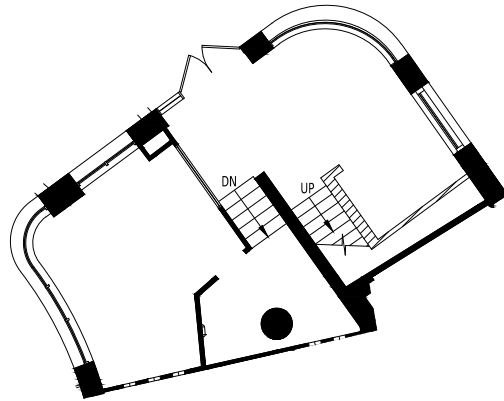
Glendale Galleria Amenities



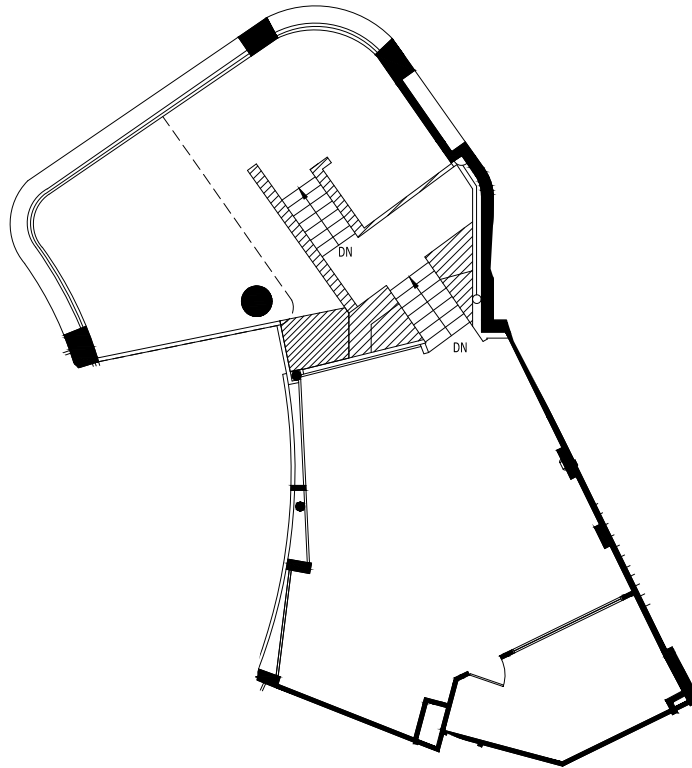
Availabilities

Suite 120

LOBBY FLOOR



MEZZANINE



±1,730 \$2.70

RENTABLE SF

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Direct access from building lobby with second floor mezzanine

Availabilities

±14,437

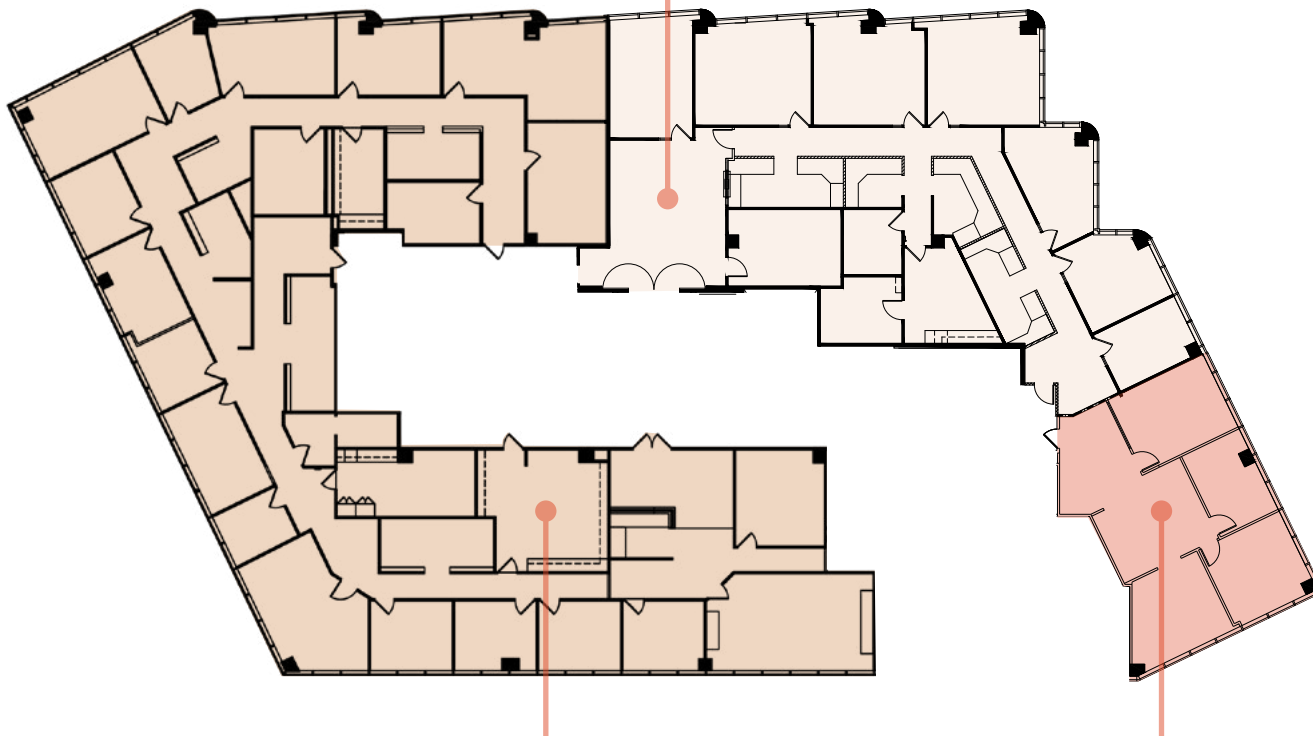
CONTIGUOUS SF

\$2.70

FSG RATE

Suites 600, 620 & 650

Suite 600
±4,849 RSF



Suite 650
±9,588 RSF

Suite 620
±1,489 RSF



AVAILABLE

600: IMMEDIATELY | 620: 3/1/2025

650: IMMEDIATELY

DESCRIPTION

SUITE 600

- » Northeast-facing
- » Double-door elevator entry
- » Seven perimeter offices
- » Six workstations
- » One conference room

SUITE 620

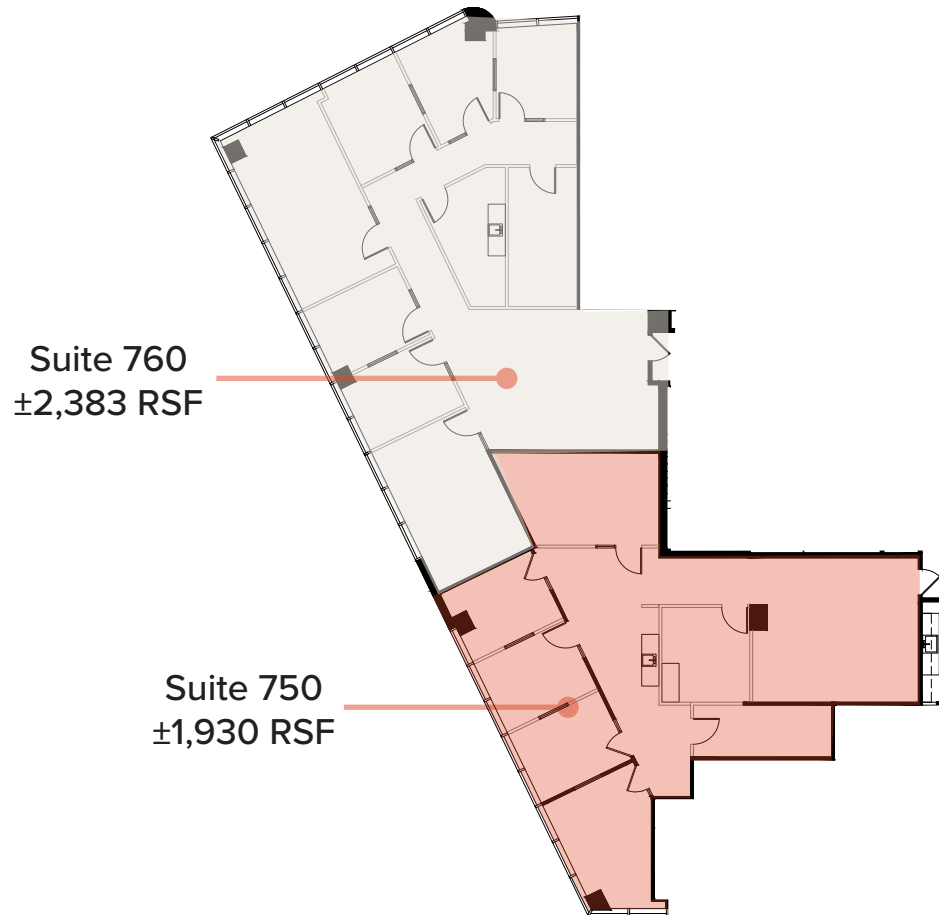
- » One private windowed corner office
- » One conference room
- » File room, kitchen area & reception

SUITE 650

- » 18 private windowed offices
- » Six interior offices
- » Two large conference rooms
- » File rooms, breakroom & reception
- » Space is divisible
- » Outstanding southern views

Availabilities

Suites 750 & 760



±4,313

CONTIGUOUS SF

\$2.70

FSG RATE

AVAILABLE

750: IMMEDIATELY | 760: IMMEDIATELY

DESCRIPTION

SUITE 760

- » Five private windowed offices
- » One executive office with corner windowline
- » One conference room, with windows
- » One kitchenette
- » Open space

SUITE 750

- » Four private windowed offices
- » One private, interior office
- » One conference room
- » One IT room
- » Reception with waiting area
- » One kitchenette



Availabilities

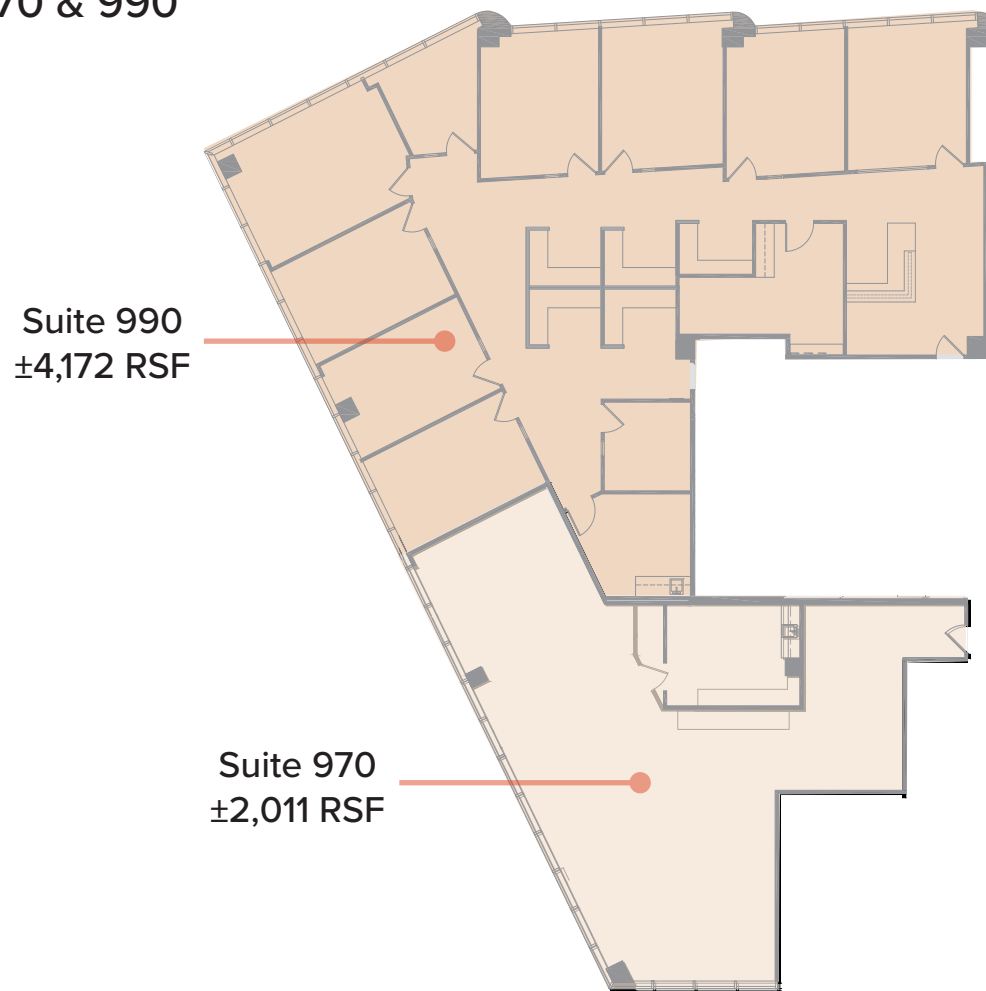
±6,183

CONTIGUOUS SF

\$2.70

FSG RATE

Suites 970 & 990



AVAILABLE

990: IMMEDIATELY | 970: IMMEDIATELY

DESCRIPTION

SUITE 990

- » Eight private windowed offices
- » Conference room
- » Reception with waiting area
- » Breakroom with sink
- » Large IT closet / storage room
- » Bullpen with five built-in cubicles
- » Corner unit with abundant window line
- » Outstanding unobstructed views

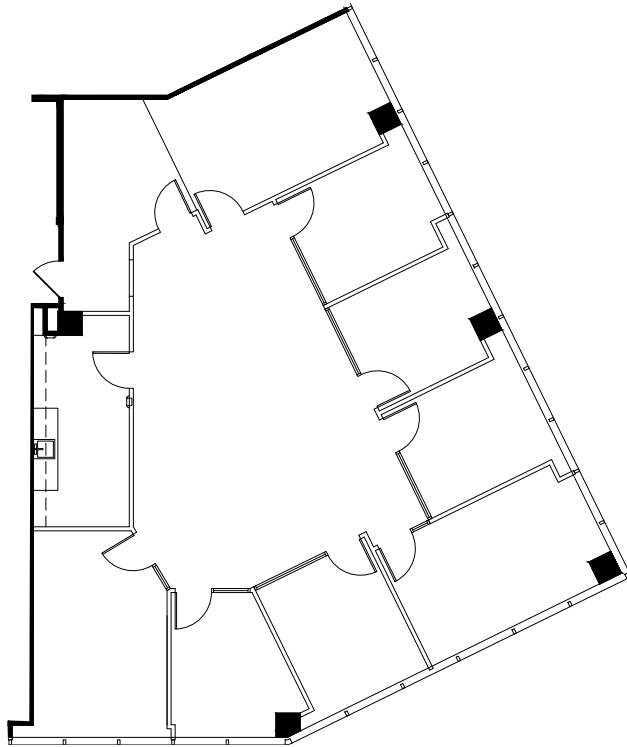
SUITE 970

- » Large open area
- » Breakroom with sink
- » Corner unit with abundant window line
- » Outstanding unobstructed views



Availabilities

Suites 1040



±2,687

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Seven private windowed offices
- » Conference room
- » Breakroom with sink
- » Large bullpen area



Availabilities

Suites 1100 & 1170

±7,877 \$2.70
CONTIGUOUS SF FSG RATE

AVAILABLE

1100: 3/1/2025 | 1170: IMMEDIATELY

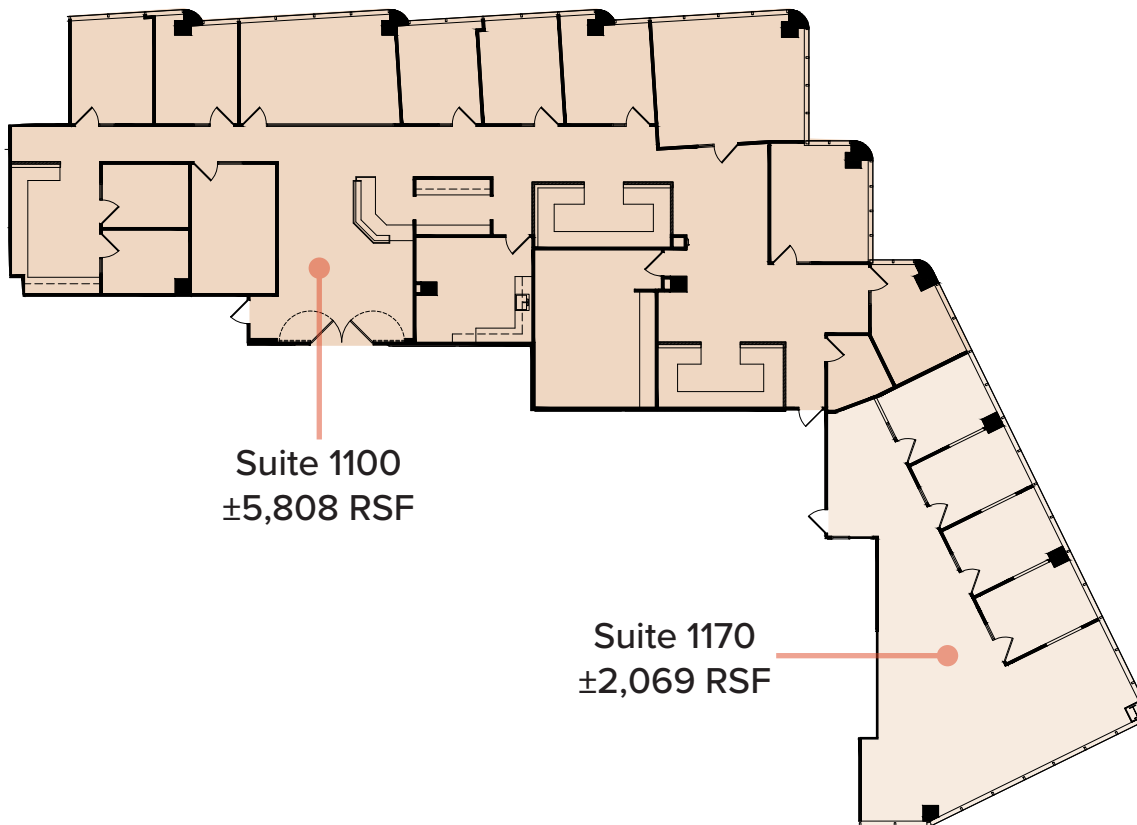
DESCRIPTION

SUITE 1100

- » Eight private windowed offices
- » Five interior offices
- » Conference room
- » Reception area
- » Breakroom with sink

SUITE 1170

- » Four private windowed offices
- » Large bullpen area
- » Corner unit with abundant window line
- » Outstanding unobstructed views



Availabilities

±11,126

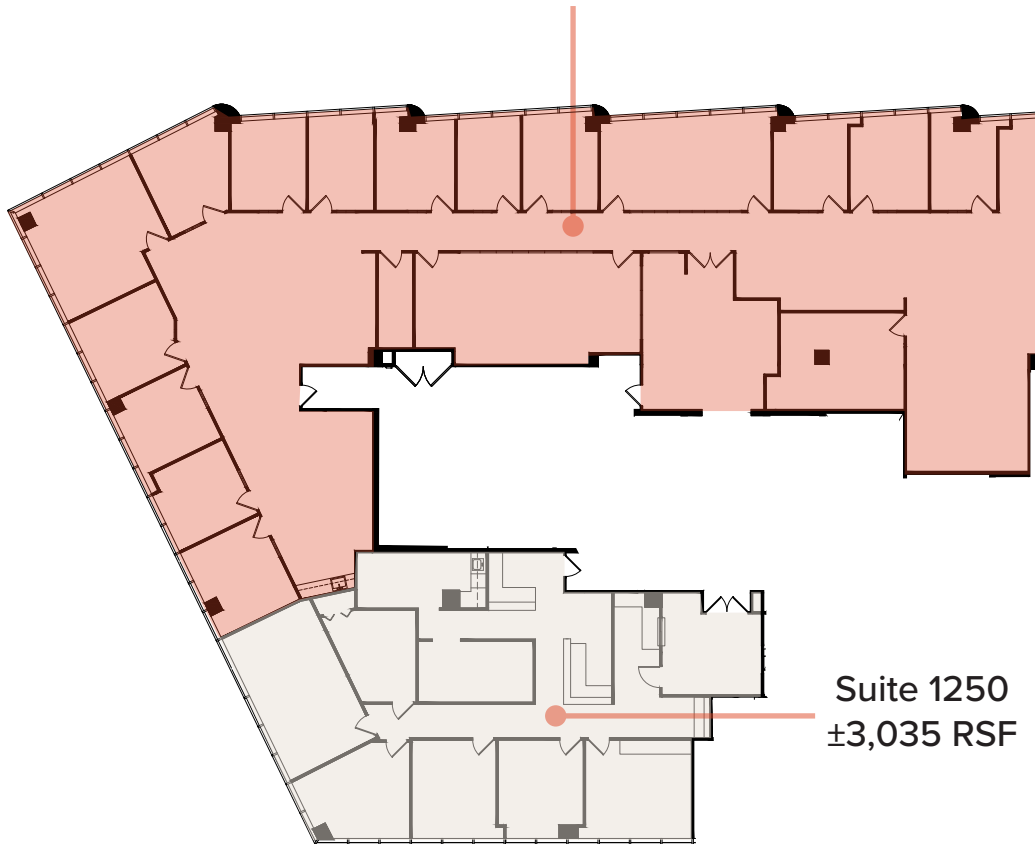
CONTIGUIOUS SF

\$2.70

FSG RATE

Suites 1200 & 1250

Suite 1200
±8,091 RSF



Suite 1250
±3,035 RSF

AVAILABLE

1200: 1/1/2025 | 1250: IMMEDIATELY

DESCRIPTION

SUITE 1200

- » 20 private windowed offices
- » Three interior offices
- » Two large conference rooms
- » File rooms, breakroom & secured reception
- » Space is divisible
- » Top floor of the building
- » Unobstructed northern views

SUITE 1250

- » Five private windowed offices
- » One large conference room
- » File room, breakroom & secured reception
- » Top floor of the building
- » Outstanding unobstructed views





OFFICES @ GLENDALE GALLERIA

Brookfield
Properties



Class A Office Space Adjacent to Glendale's Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE

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