



# OFFICES @ GLENDALE GALLERIA

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

100 W. BROADWAY GLENDALE, CA

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**FOR LEASE**



**Brookfield**  
Properties



# Building Highlights



## 12-story

Class A office building totaling ±138,000 RSF

## 24/7

on-site security

## 3/1,000 Parking

Unreserved: \$90 | Reserved: \$120 | EV Reserved: \$130

- » 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
650*	±9,588	\$2.70 FSG	Immediately
860	±2,854	\$2.70 FSG	3/1/2026
920	±4,020	\$2.70 FSG	10/1/2026
970^	±2,011	\$2.70 FSG	Immediately
990^	±4,172	\$2.70 FSG	Immediately
1050	±1,522	\$2.70 FSG	Immediately
1100	±5,808	\$2.70 FSG	Immediately

\*Suites 600 & 650 Contiguous to ±14,437 RSF

^Suites 970 & 990 Contiguous to ±6,183 RSF

# Glendale Galleria Amenities



MEN'S WEARHOUSE



ZARA



GAP



LOFT



BANANA REPUBLIC  
Abercrombie & Fitch



SEPHORA

BARNES & NOBLE

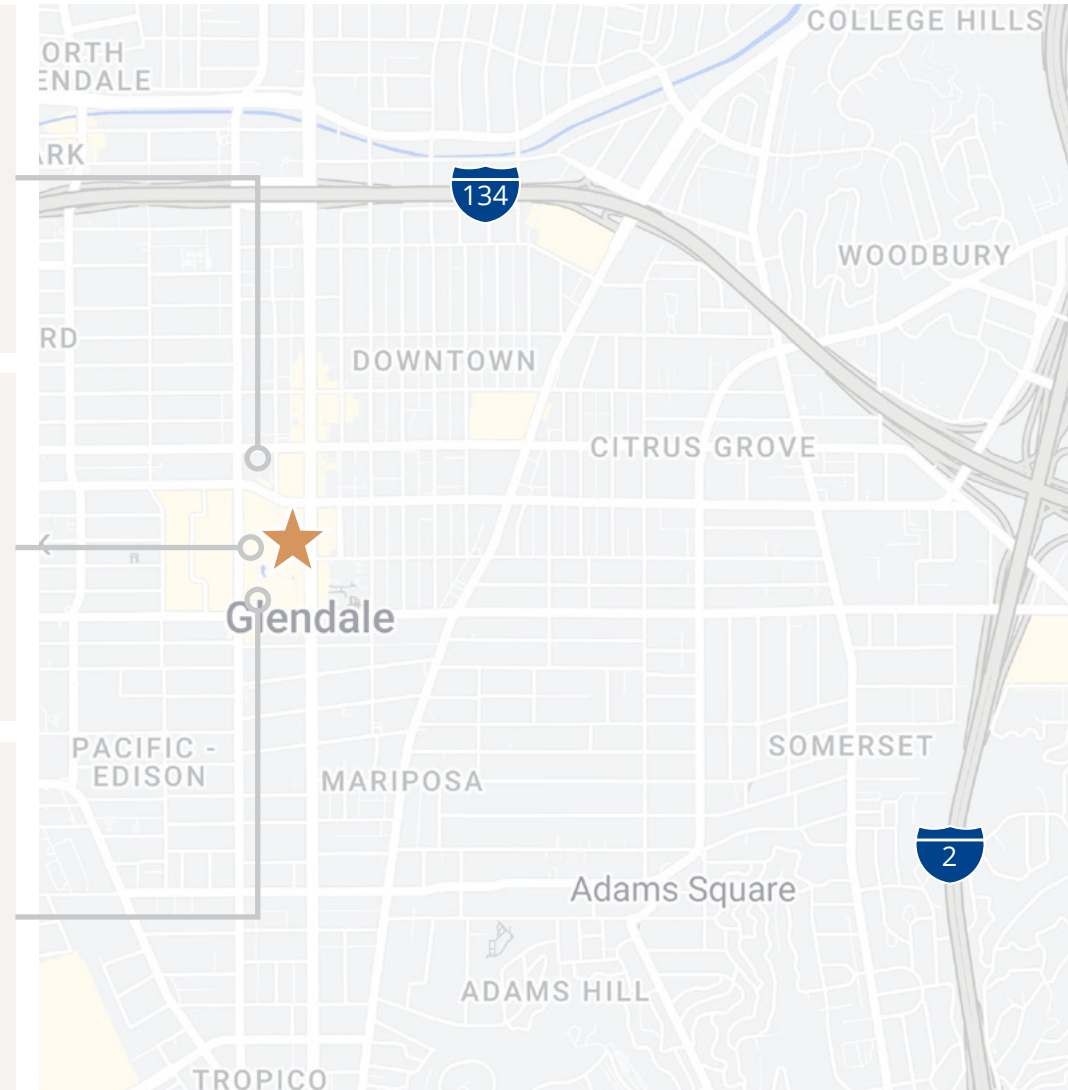


PHILZ COFFEE

NORDSTROM



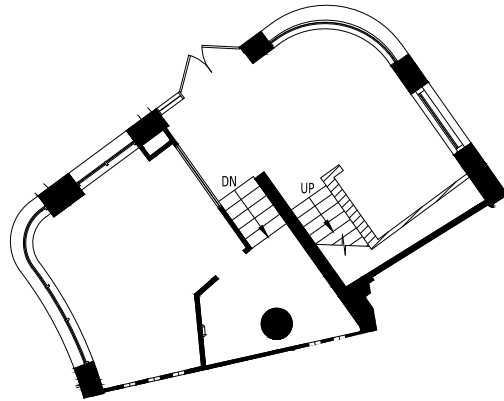
Sur La Table



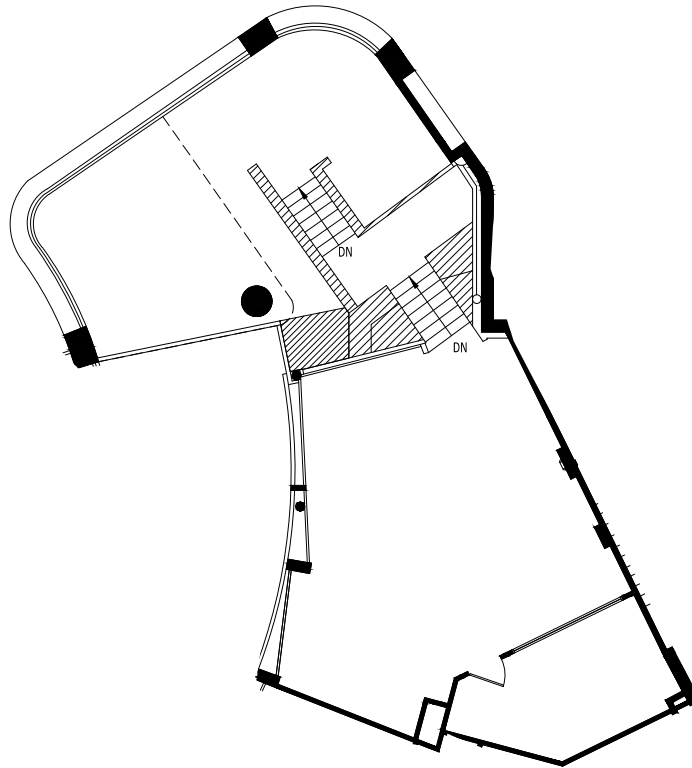
# Availabilities

Suite 120

LOBBY FLOOR



MEZZANINE



±1,730

RENTABLE SF

\$2.70

FSG RATE

**AVAILABLE**

IMMEDIATELY

## DESCRIPTION

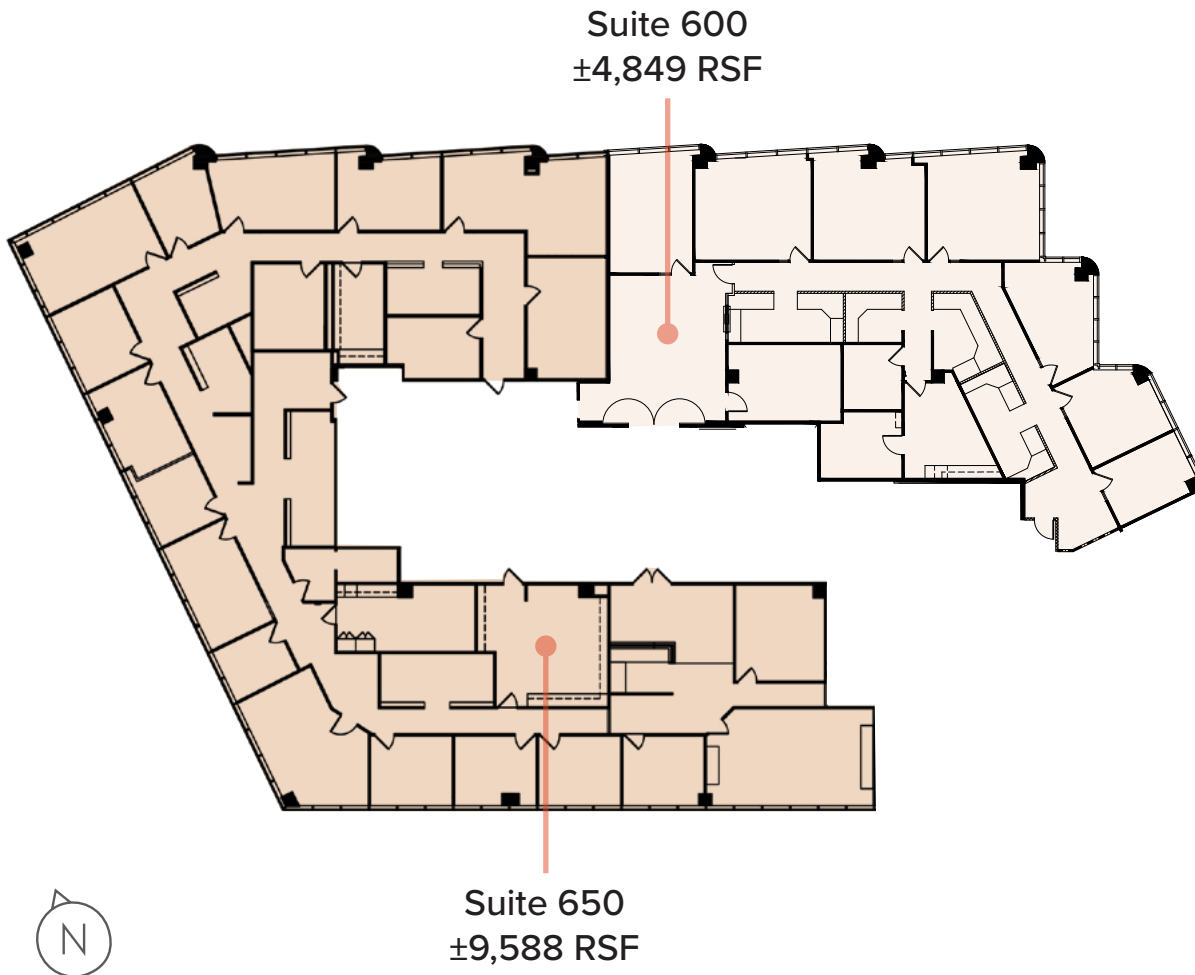
- » Direct access from building lobby with second floor mezzanine

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# Availabilities

## Suites 600 & 650



±14,437

CONTIGUOUS SF

\$2.70

FSG RATE

**AVAILABLE**

600: IMMEDIATELY | 650: IMMEDIATELY

### DESCRIPTION

#### SUITE 600

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

#### SUITE 650

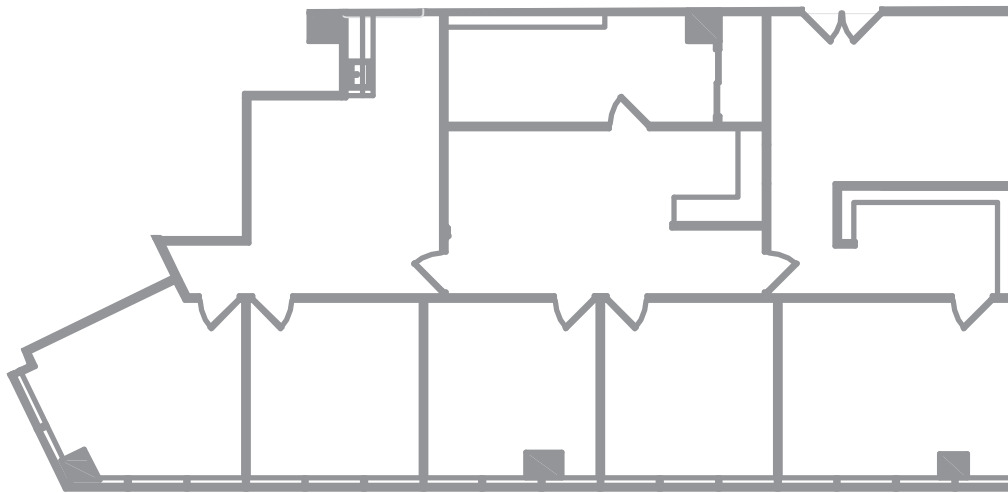
- » 15 private windowed offices
- » Four interior offices
- » One large conference room
- » File rooms, breakroom & reception
- » Space is divisible
- » Outstanding southern views

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# Availabilities

Suite 860



±2,854

RENTABLE SF

\$2.70

FSG RATE

**AVAILABLE**

3/1/2026

## DESCRIPTION

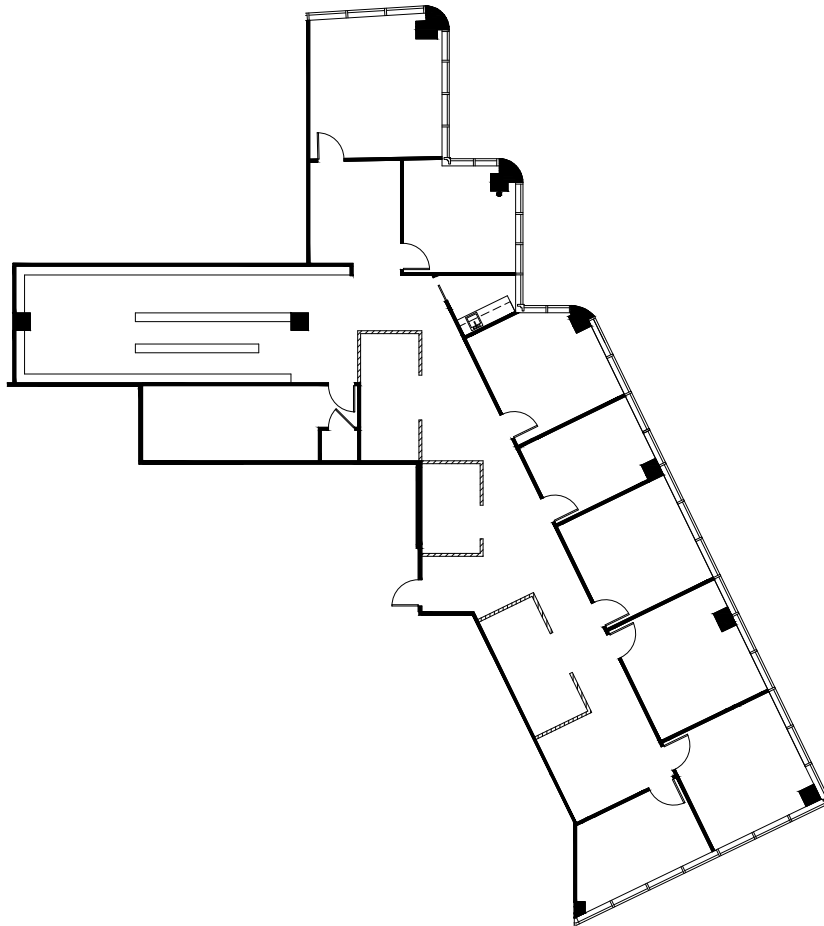
- » Four private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Breakroom with sink
- » Copy room / storage room

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# Availabilities

## Suite 920



±4,020

RENTABLE SF

\$2.70

FSG RATE

**AVAILABLE**

10/1/2026

### DESCRIPTION

- » Eight private windowed offices
- » Breakroom with sink
- » Copy room / storage room

**CLICK TO VIEW AVAILABILITIES**



# Availabilities

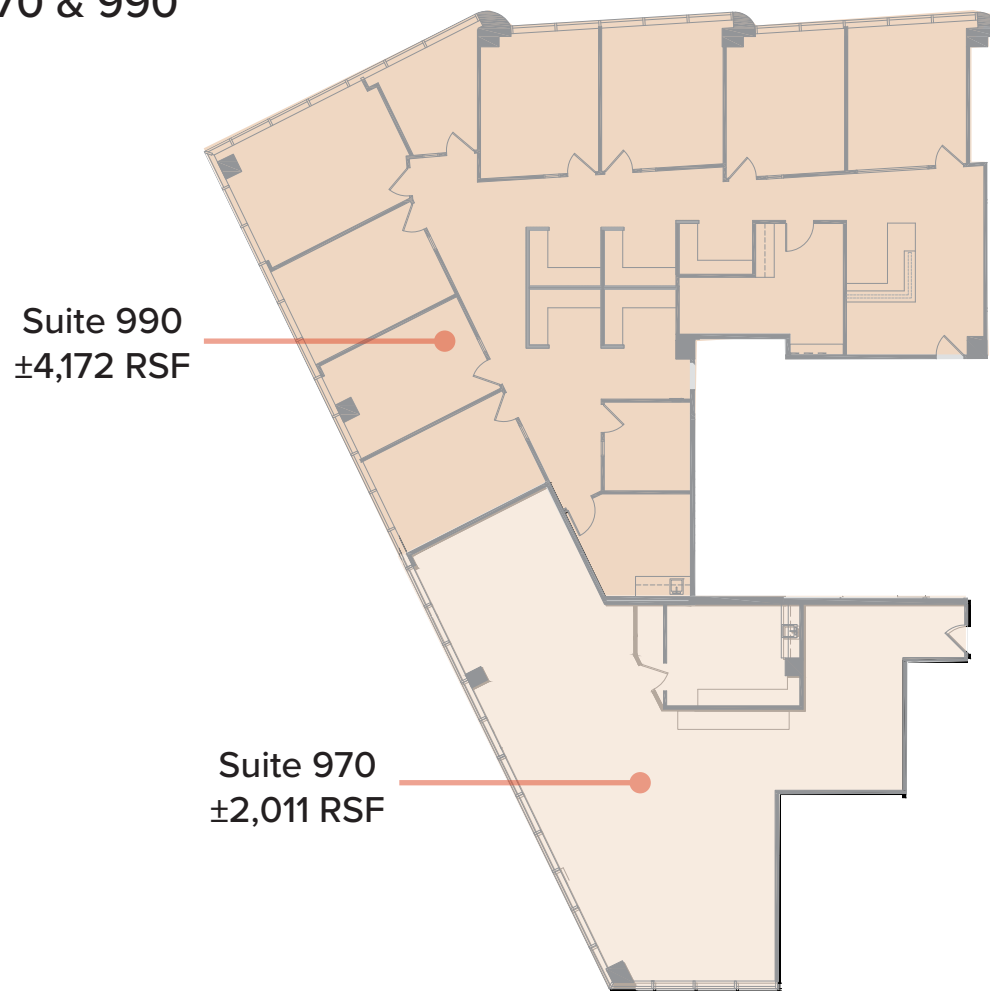
±6,183

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

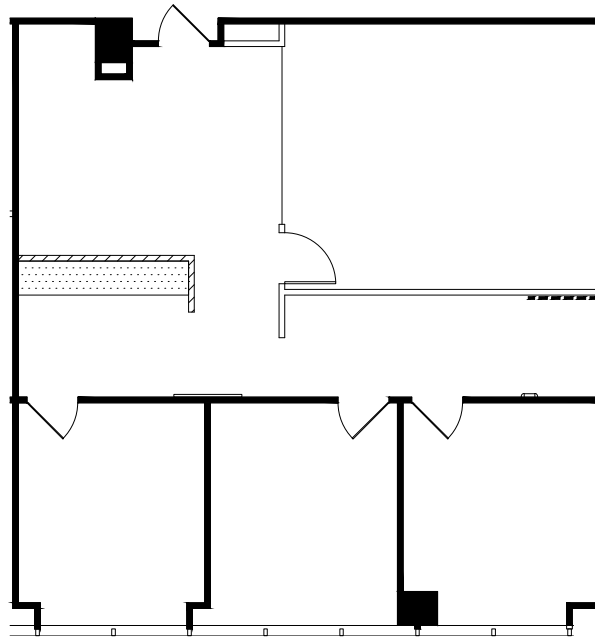
#### SUITE 970

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

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# Availabilities

Suite 1050



±1,522

RENTABLE SF

\$2.70

FSG RATE

**AVAILABLE**

IMMEDIATELY

## DESCRIPTION

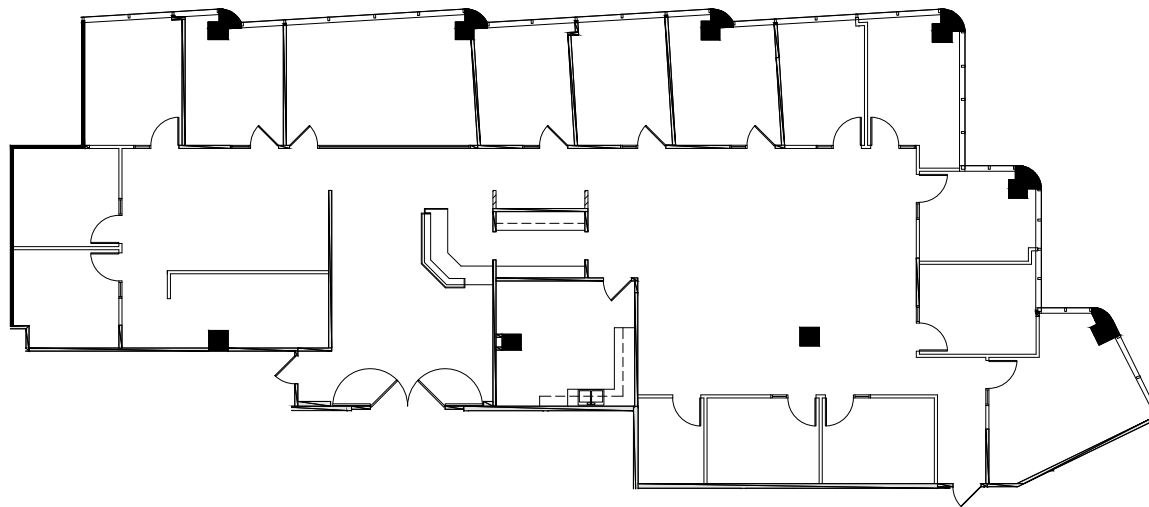
- » Three private windowed offices
- » Conference room
- » Large bullpen area
- » Reception area

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# Availabilities

## Suite 1100



±5,808 \$2.70

RENTABLE SF

FSG RATE

**AVAILABLE**

IMMEDIATELY

### DESCRIPTION

- » Ten private windowed offices
- » Four interior offices
- » Conference room
- » Reception area
- » Breakroom with sink

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Properties



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## FOR LEASE

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