

- **Generous Space and Unique Features:**

The property offers between 5,000 to 11,000 square feet of space, with high ceilings, ideal for retail or a dining environment. Additionally, it features a rare courtyard, creating the perfect setting for a restaurant or any retail store with an outdoor patio/seating.

- **Premier Location:** Situated in the heart of Glendale, 222 North Brand Blvd is nestled in a dynamic business and retail corridor of Brand Boulevard in Glendale, with high visibility and high foot traffic. The location is surrounded by office buildings, upscale residential communities, and a thriving retail scene, creating a steady flow of patrons throughout the day and evening.

- **Ongoing Renovations:** The building is currently undergoing a complete renovation, including brand-new electrical, plumbing, and HVAC systems. The building façade is also being updated, ensuring a fresh look that can complement any thriving business's presence. Please do not base any opinions on Google Street View, as those images do not reflect the current state of the property. The building is secured during renovations to ensure a smooth transformation and tenant improvements for any new tenant.

- **Cultural and Social Hub:** Glendale is renowned for its rich cultural diversity and active social scene.

- **Proximity to Key Landmarks:** The space is located just minutes from The Americana at Brand and Glendale Galleria, two of Southern California's most popular shopping destinations, attracting locals and tourists alike.

- **Growing Market:** Glendale has seen significant growth in both residential and commercial developments, attracting investors and homeowners to become part of this great city.