



# FOR LEASE

6-Story 126,509 SF Class A  
Office Building in Glendale, CA



Exclusively listed by:

**Eric Paul Hasserjian**

Senior Vice President  
ehasserjian@naicapital.com  
Direct: 310.806.6128  
Mobile: 310.850.5822  
DRE Lic#: 00986332

**Gibran Begum**

Executive Vice President  
gbegum@naicapital.com  
Direct: 310-806-6109  
Mobile: 310-922-0756  
DRE Lic#: 01455990

**NAI Capital**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# PROPERTY OVERVIEW

*Located on the northeast corner of Broadway and Central Avenues offering one of the most convenient locations in Downtown Glendale, and directly north of the Glendale Galleria and the Americana at Brand development.*

- The property is in the heart of Glendale's vibrant retail and business city center.
- The building is a 6-story 126,509 SF office building with a classic design and appearance.
- The exterior of the building has large windows allowing much natural light to illuminate the suites.
- The ground floor lobby is spacious and inviting with multiple points of entry from the surface and subterranean parking lots and from a spacious well-kept outdoor courtyard area.
- The lobby features vintage photos of Glendale that adorn the walls.
- Visitor Valet or Self-Parking is easily accessible by way of the surface lot. The monthly parking has excellent ingress/egress to the subterranean garage.
- One of the best parked office buildings in the area.





# PROPERTY DETAILS



**Address:**  
225 W Broadway  
Glendale, CA 91204



**126,509 SF**  
6 - story Class A  
Office Building



**Walkability Score of 95**  
Great Access  
to Amenities



**Great Access to Major Freeways**  
Interstate 5  
and Hwy 134



**On Site Parking**  
Subterranean and Surface Parking  
Ratio of 3/1000



**Parking Rates**  
\$85 per Space/mo. – Unreserved  
\$120 per Space/mo. – Reserved



**Central Location**  
Downtown Glendale, Directly North of  
the Glendale Galleria and the Americana



**In Addition to the Galleria and Americana**  
The Building Has Great Access  
to Other Retailers



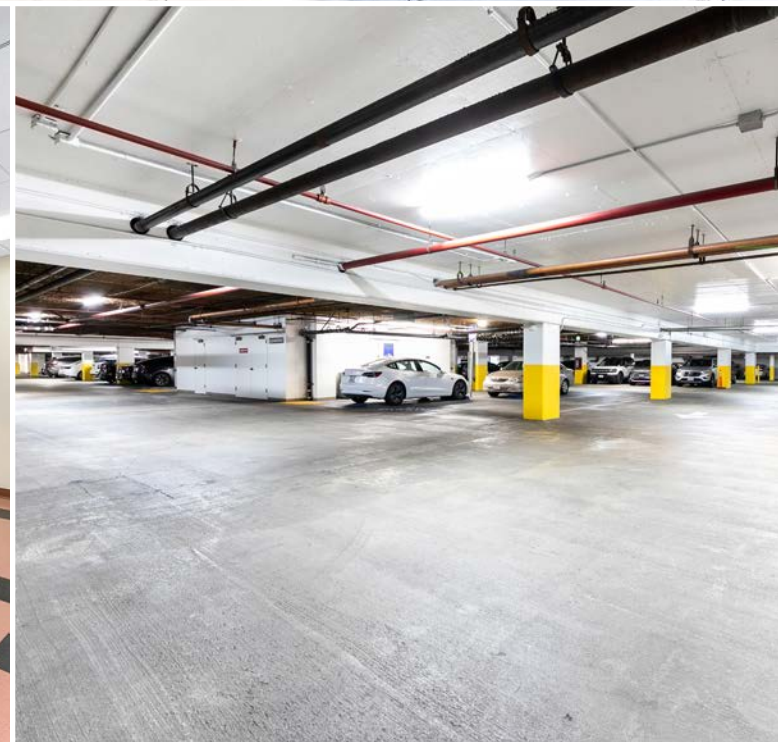


# PROPERTY PHOTOS





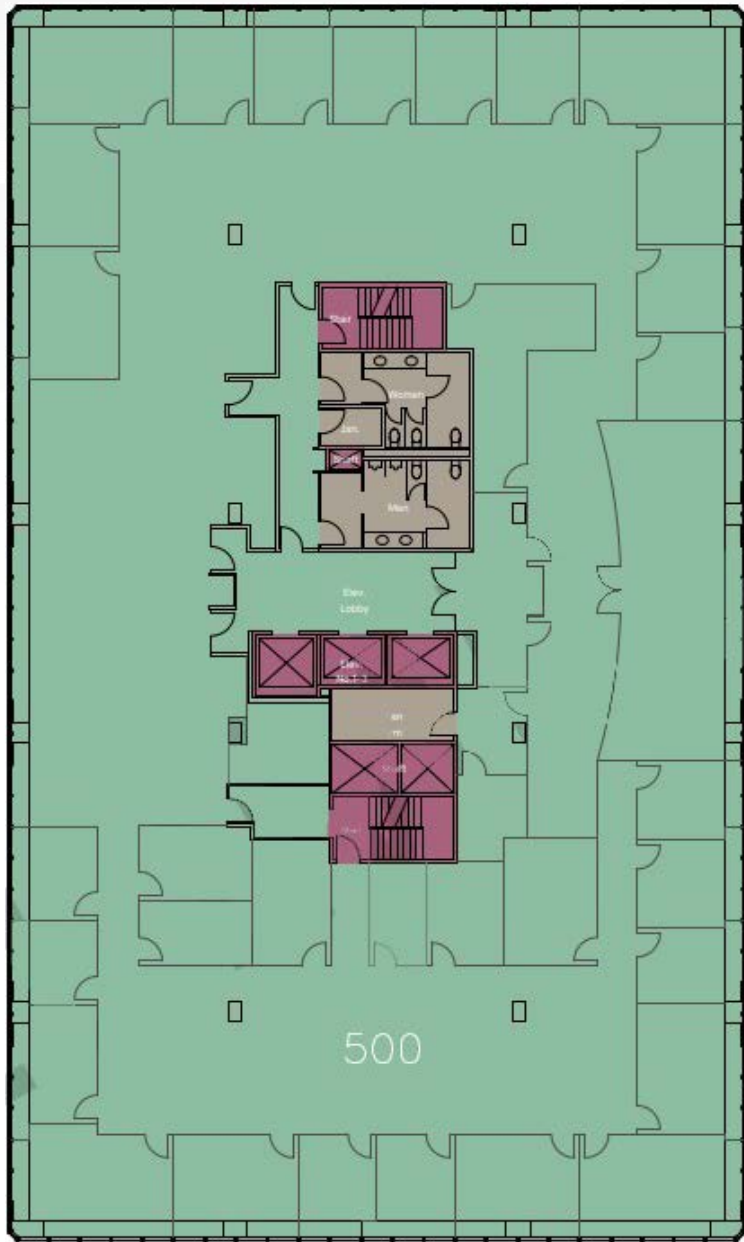
# PROPERTY PHOTOS





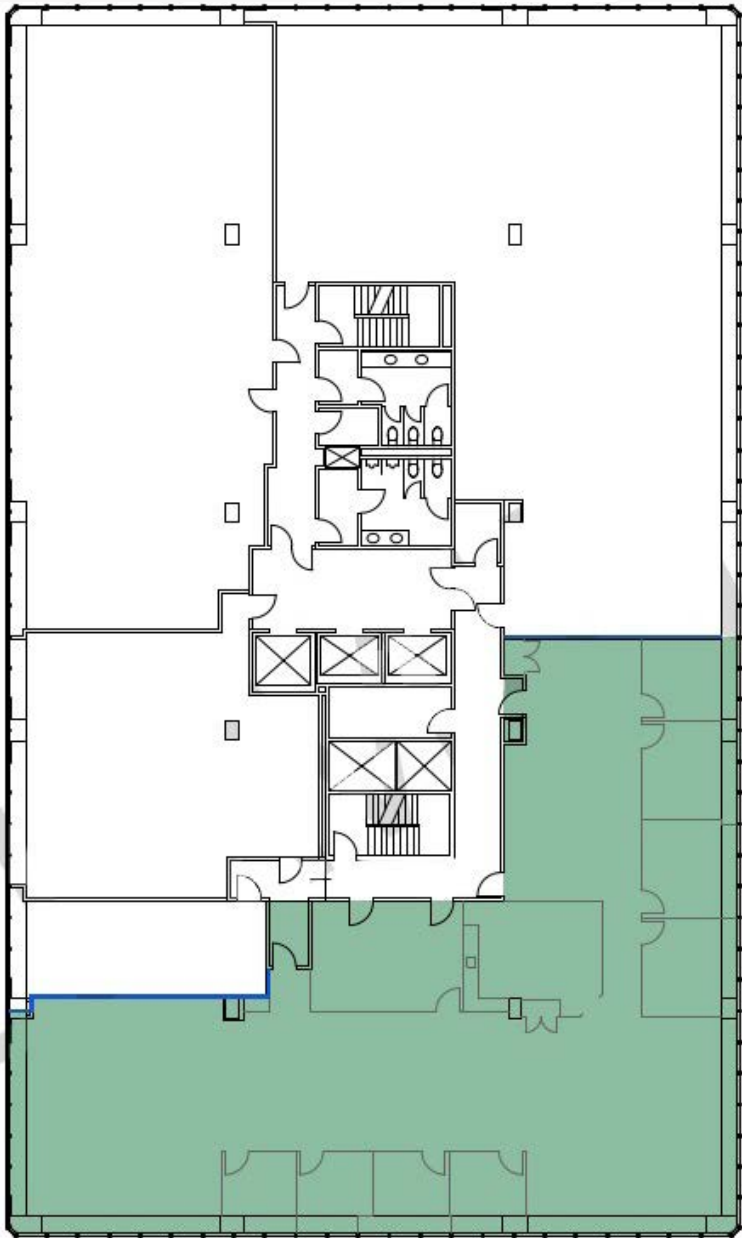
# OFFICE SPACE AVAILABLE

5<sup>TH</sup> FLOOR - FULL FLOOR | 15,411 RSF



# OFFICE SPACE AVAILABLE

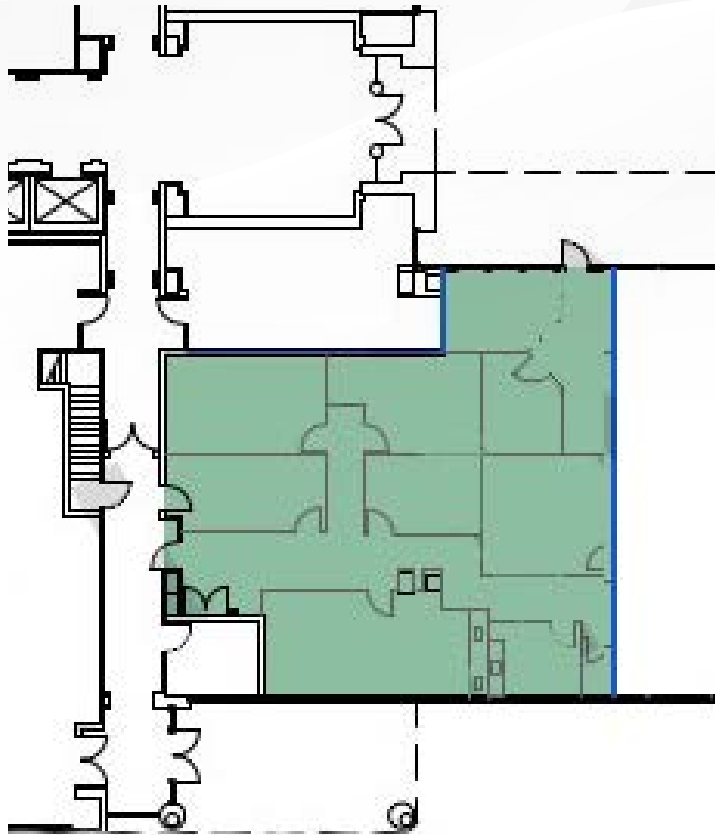
3<sup>RD</sup> FLOOR - PARTIAL FLOOR | 5,646 RSF





# RETAIL/OFFICE SPACE AVAILABLE

GROUND FLOOR | 2,140 RSF





# AMENITIES MAP





# GLENDALE MARKET OVERVIEW

The City of Glendale is renowned for its beautiful parks and open spaces, bustling downtown retail area, and charming small-town neighborhoods. Known as the “Jewel City,” Glendale is a vibrant place to live, work, and play. Since its incorporation in 1906, Glendale has grown from a small community into a lively, cosmopolitan city rich in history, cultural diversity, and countless lifestyle opportunities. Its unique downtown area features a blend of art, entertainment, shopping, dining, hotels, and multinational companies, along with the legendary Alex Theatre.

Glendale has long been one of the most desirable places to live, visit, and work, earning its reputation as one of the safest cities of its size in the nation. The city offers a diverse range of housing options, from hillside estates to affordable multifamily complexes, making it an ideal place for employees at all career stages to call home.

The city is home to 47 parks and park facilities, the Civic Auditorium, four community centers, six sports facilities, and four historic buildings. Businesses, residents, and visitors can enjoy 286 acres of parkland and explore over 5,000 acres of open space, perfect for outdoor activities.

Prominent employers such as DreamWorks Animation, Glendale Community College District, Glendale Adventist, and USC Verdugo Hills Hospital contribute to Glendale’s thriving economy, making the city a hub for diverse industries.

Glendale also offers an array of commercial, retail and entertainment amenities, with The Americana at Brand and the Glendale Galleria providing a range of shopping, dining, and cultural experiences. Conveniently located near four major Southern California freeways—the Golden State (5), Ventura (134), Glendale (2), and Pasadena (210)—Glendale enjoys efficient access to the broader region.

With steady demand from a diverse business base, proximity to a skilled labor force, and a thriving housing market, Glendale’s office market is poised for continued growth. These key factors will support rising demand, rental rates, and sale prices, ensuring a robust outlook for the city’s commercial real estate sector.







**FOR LEASE**  
*6-Story 126,509 SF Class A  
Office Building in Glendale, CA*

**EXCLUSIVELY LISTED BY:**

**Eric Paul Hasserjian**  
Senior Vice President  
ehasserjian@naicapital.com  
Direct: 310.806.6128  
Mobile: 310.850.5822  
DRE Lic#: 00986332

**Gibran Begum**  
Executive Vice President  
gbegum@naicapital.com  
Direct: 310-806-6109  
Mobile: 310-922-0756  
DRE Lic#: 01455990

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

