



grandview
CAMPUS

1011 & 1015 GRANDVIEW AVE | GLENDALE, CA
FOR LEASE



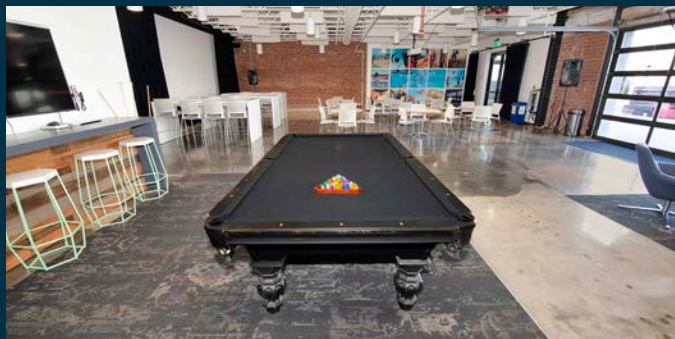
CBRE

Where the Amenities Take Center Stage

Grandview Campus offers the ideal campus environment with 107,024 square feet of office space spread across two buildings, equipped with an outdoor plaza that includes a basketball court. Grandview Campus is ideal for a corporate HQ office, or for sophisticated media, entertainment, and related companies, providing the rare opportunity to have production, post-production and office all in one location. While designed with media and entertainment companies in mind, Grandview Campus previously housed a college and also government entity.

Building Highlights

- » Efficient design with significant improvements & creative modernization completed in 2016 & 2017
- » 300+ surface & structured parking spaces offering direct building access
- » Building signage opportunities
- » Fully secured Campus
- » Walking distance to Grand Central Creative Campus
- » Easy access to the Golden State (5), Ventura (134) & U.S. (101) Freeways
- » Walkscore of 87 (Very Walkable)



A MODERN
AND FLEXIBLE
WORKPLACE
FOR CREATIVES



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CAMPUS

AVAILABILITY SUMMARY

1011 Grandview Avenue

48,484 SF

1015 Grandview Avenue

58,540 SF

Entire Campus:

107,024 SF

Asking Rate:

\$3.65 Modified Gross

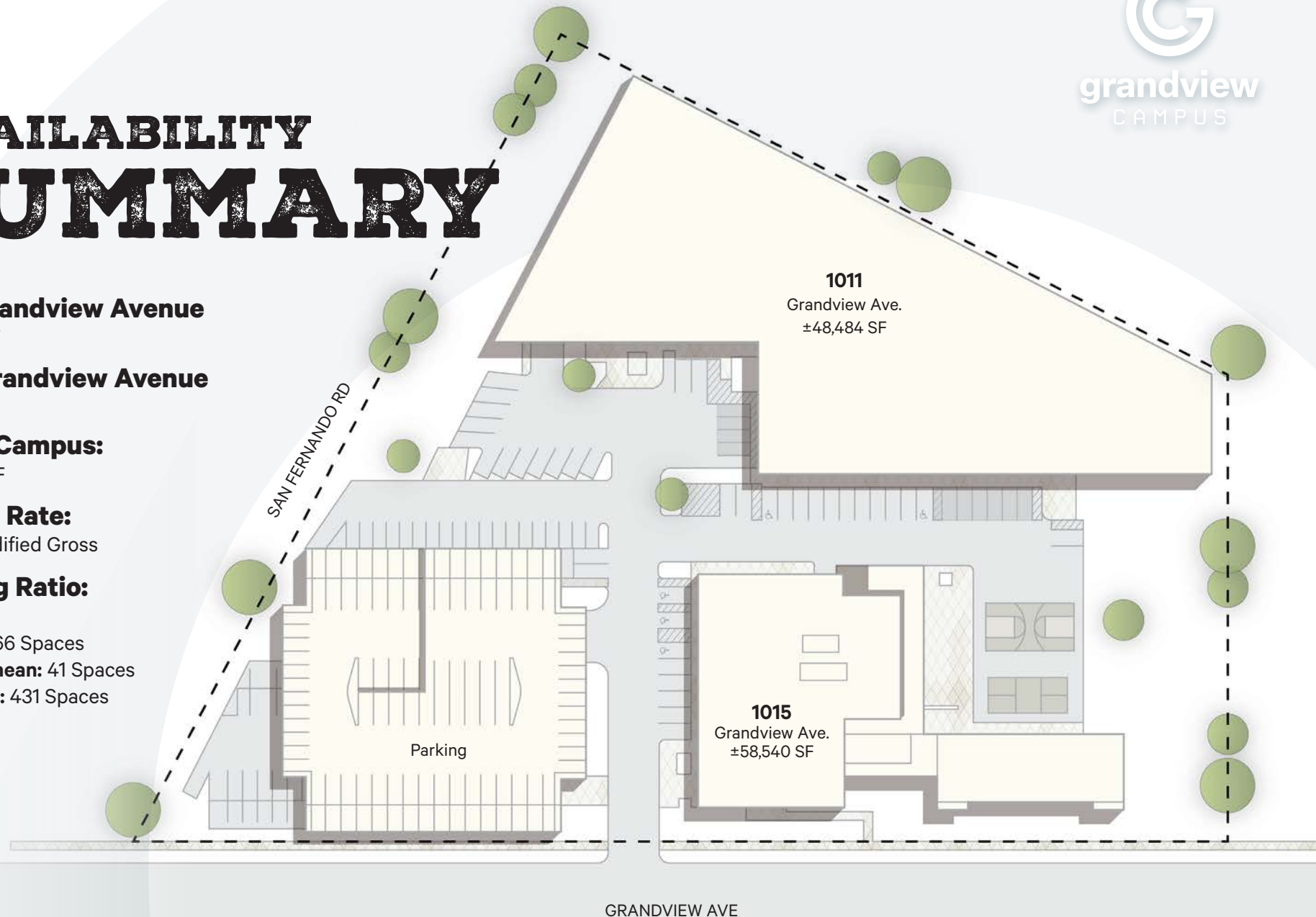
Parking Ratio:

5/1,000

Surface: 66 Spaces

Subterranean: 41 Spaces

Structure: 431 Spaces





STRUCTURED PARKING



grandview
CAMPUS



ABUNDANT AND SECURE PARKING LOT WITH EASY ACCESS TO EACH BUILDING OF THE FULLY SECURED CAMPUS.



RECHARGE AND CONNECT
IN A BRIGHT AND
MODERN
CAMPUS

FLOOR PLAN

1011 GRANDVIEW AVE



FLOOR PLANS 1015 GRANDVIEW AVE

BASEMENT



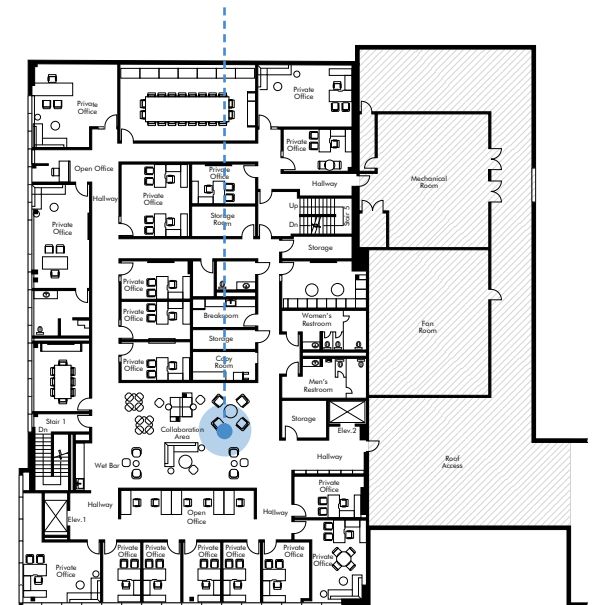
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



THE PLACE TO BE

Area Overview

The City of Glendale, California, nestled in the Verdugo Mountains, was incorporated in 1906 and spans approximately 30.6 square miles. Located minutes from downtown Los Angeles, Pasadena, Burbank and Hollywood, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts.

Businesses and resident alike have taken advantage of Glendale's central location, reputation for safety, excellent business environment, outstanding schools, state-of-the-art healthcare facilities, and growing restaurant and entertainment options. Glendale is also one of Southern California's leading real estate markets featuring a wide range of properties and amenities.



Glendale By The Numbers

100,513

COLLEGE-EDUCATED
POPULATION

POPULATION: **195,455**

\$7.7B

ANNUAL HOUSEHOLD
SPENDING BUDGET

\$955,735

AVERAGE PROPERTY
VALUE

NUMBER OF EMPLOYEES:
100,042

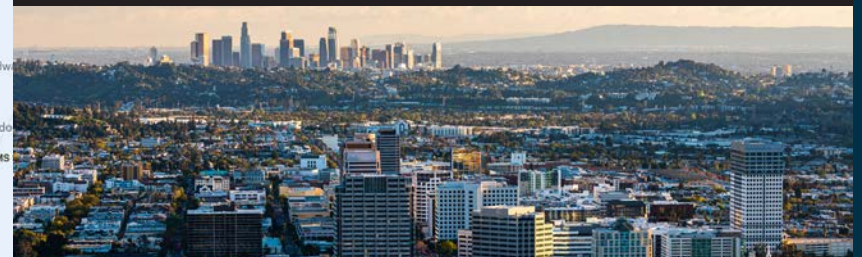
NUMBER OF EMPLOYERS:
12,783

\$118,846

AVERAGE HOUSEHOLD
INCOME

MEDIAN AGE: **43.0**

Sources: CBRE Location Analytics & Mapping, Wikipedia.com, City of Glendale, CA





GLENDALE HAS TRANSFORMED INTO A THRIVING BUSINESS HUB WITH VARIOUS MEDIA & ENTERTAINMENT COMPANIES WITHIN CLOSE PROXIMITY TO THE CAMPUS.



Hasbro deluxe
technicolor titmouse
INSOMNIAC GAMES

VIACOM
nickelodeon

JESSE COLLINS
ENTERTAINMENT.

ROUGH
DRAFT



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CAMPUS

OPENROAD

FREMANTLE MEDIA

sdi
MEDIA

CBS Interactive

COMCAST
ESPORTS STUDIOS

GRAND CENTRAL
CREATIVE CAMPUS

itv
ENDEMOL
SHINE
GROUP

STX
ENTERTAINMENT

THE
BURBANK
STUDIOS

KCET

nwe

lighthearted
ENTERTAINMENT

DOLBY

VUBIQUITY

AMBLIN
ENTERTAINMENT

AMC

CN
CARTOON NETWORK

WB

LEGENDARY

iHeart
MEDIA

OMG

COMCAST
NBCUNIVERSAL

DREAMWORKS
ANIMATION

**BUSINESS
BOOM**





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**THE OFFICE CAMPUS THAT
WORKS FOR YOU**

**LET'S
TALK**

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