



**grandview**  
CAMPUS

1011 & 1015 GRANDVIEW AVE | GLENDALE, CA  
**FOR LEASE**



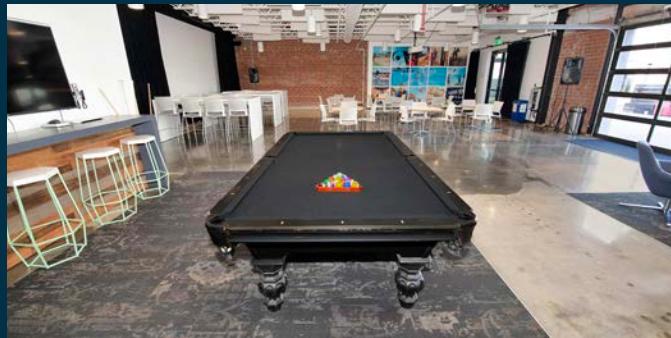
**CBRE**

## 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)



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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

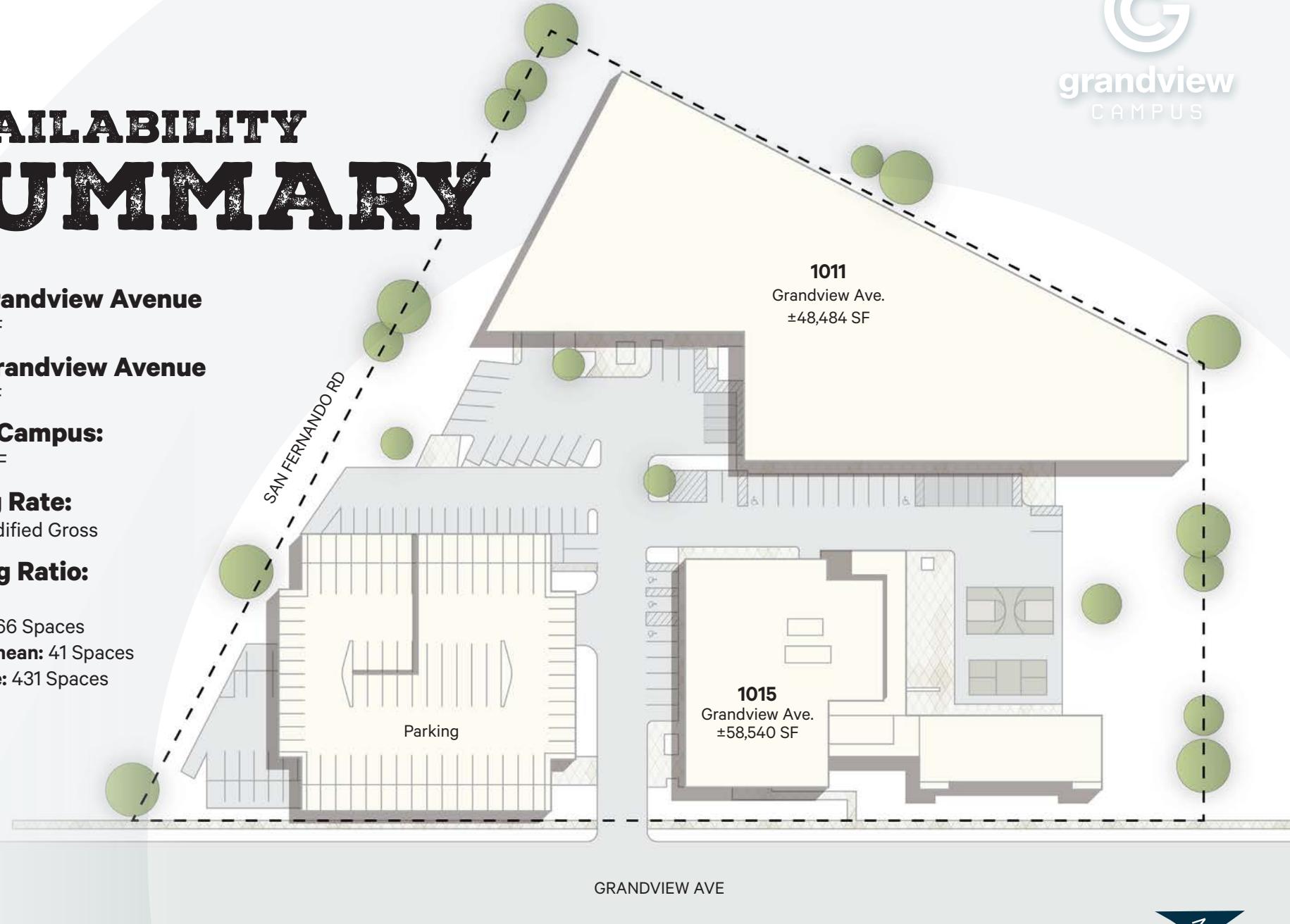
## Parking Ratio:

5/1,000

**Surface:** 66 Spaces

**Subterranean:** 41 Spaces

**Structure:** 431 Spaces

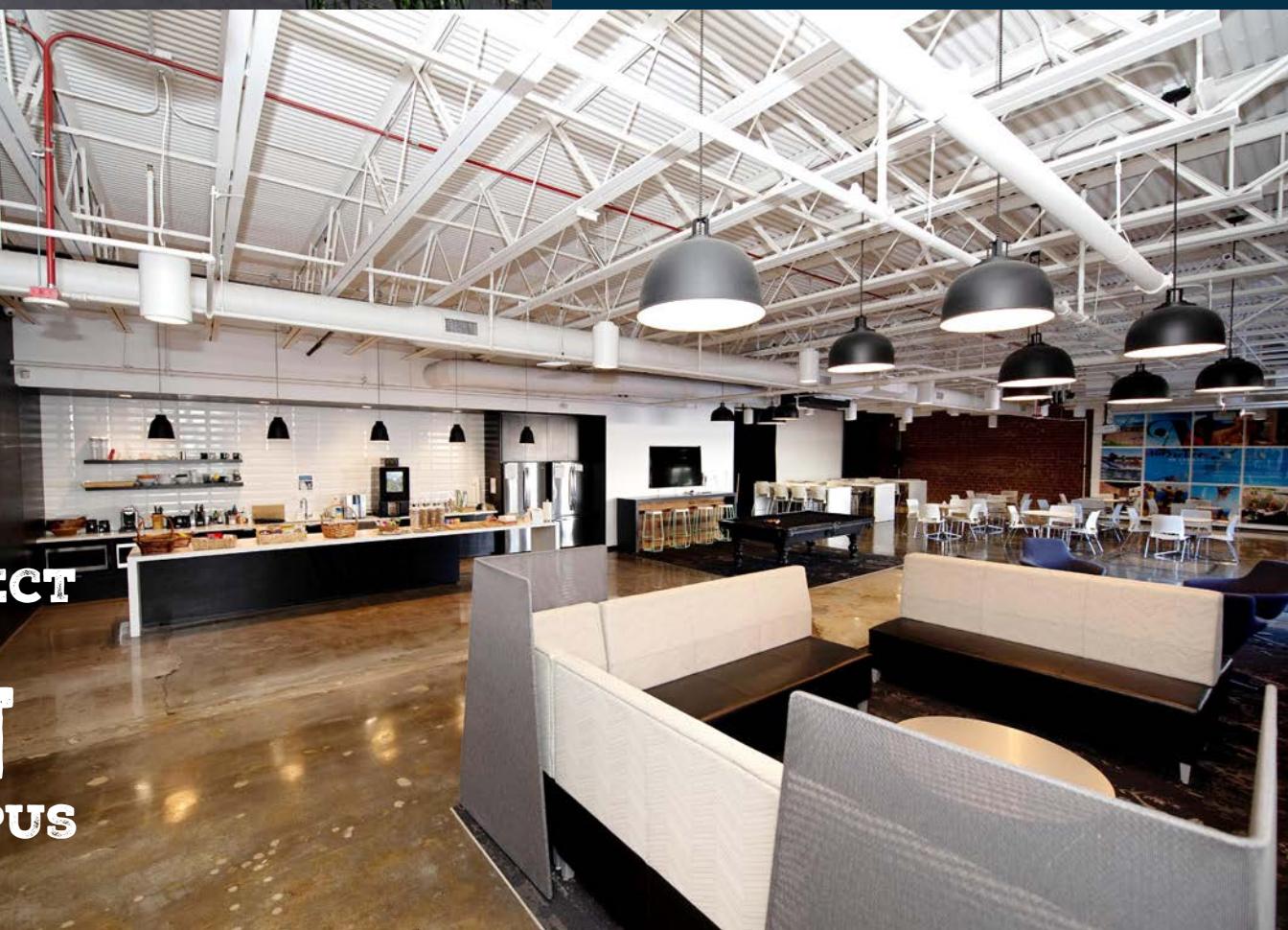




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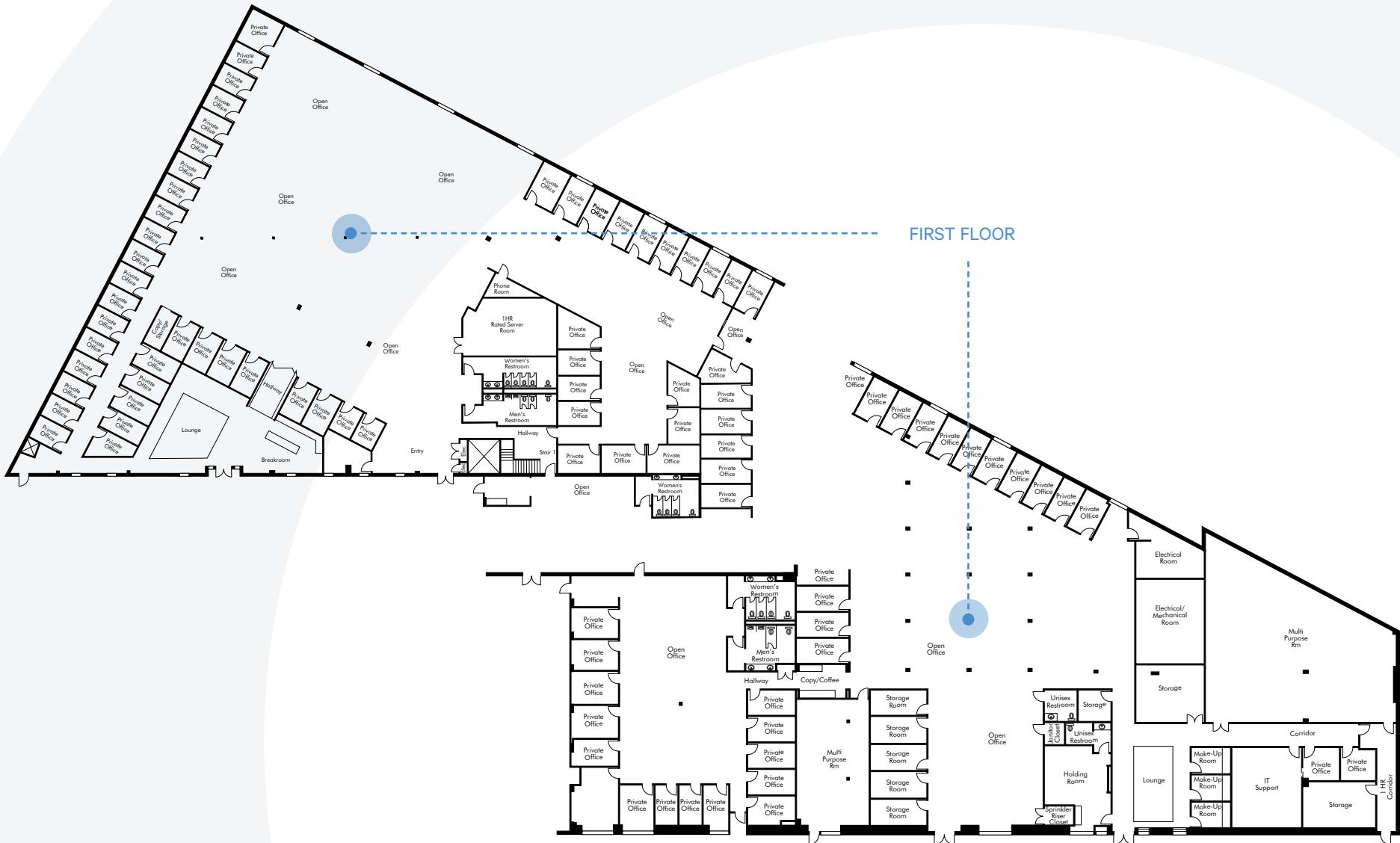
ABUNDANT AND SECURE PARKING LOT WITH EASY ACCESS TO EACH BUILDING OF THE FULLY SECURED CAMPUS.



RECHARGE AND CONNECT  
IN A BRIGHT AND  
**MODERN**  
CAMPUS

# **FLOOR PLAN**

# **1011 GRANDVIEW AVE**





# FLOOR PLANS

## 1015 GRANDVIEW AVE

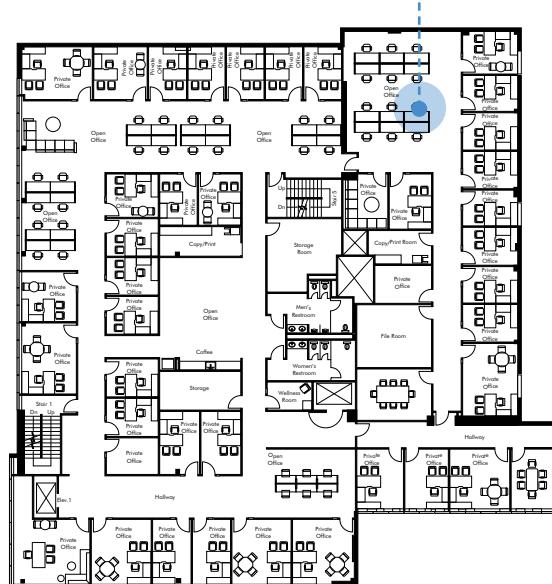
BASEMENT



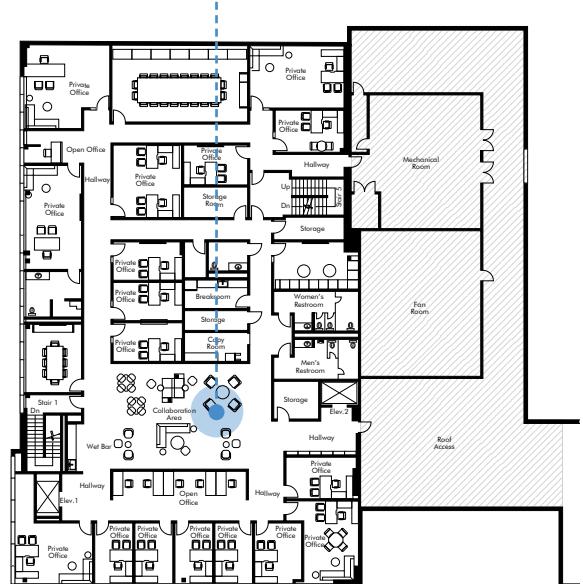
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

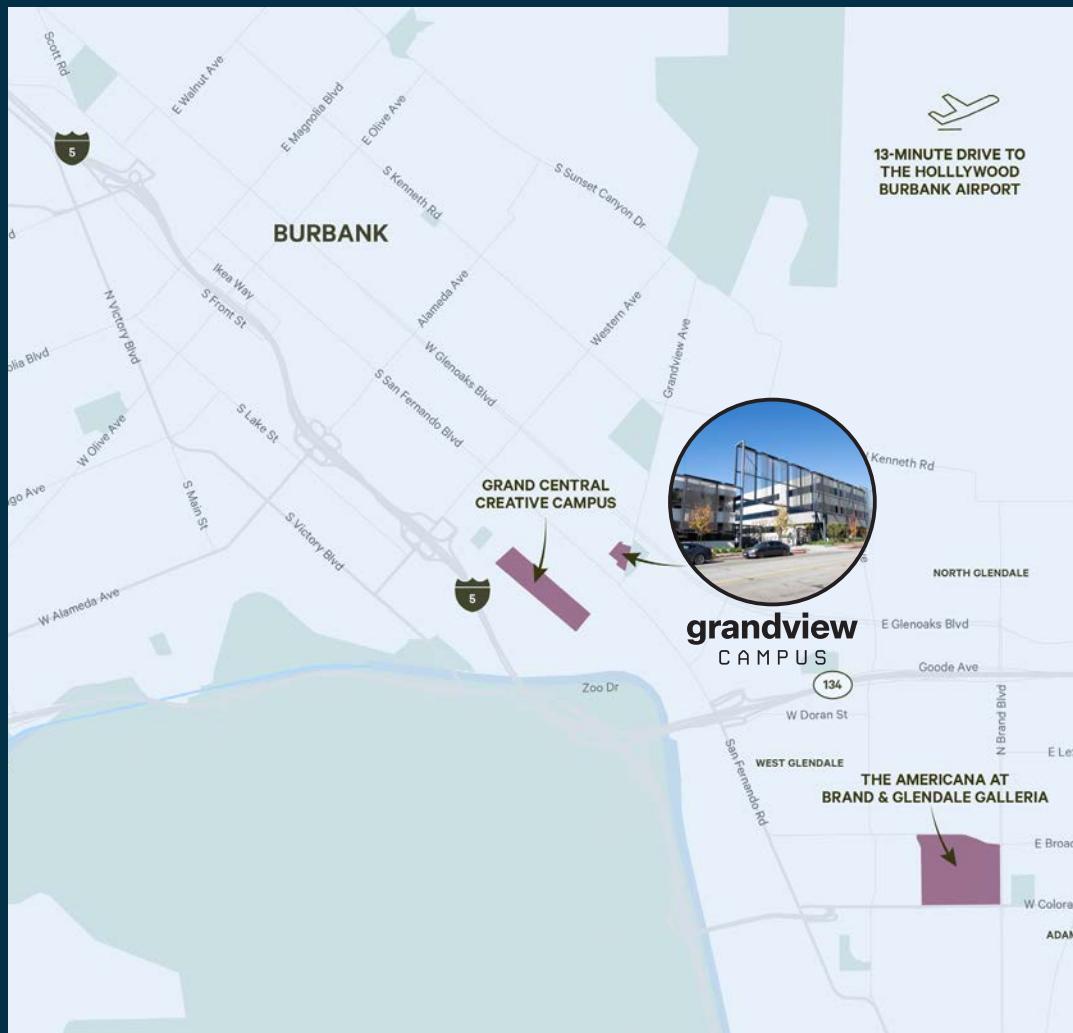


# THE PLACE TO BE

## 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 residents 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

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

INSOMNIAC  
GAMES

technicolor

titmouse

JESSE COLLINS  
ENTERTAINMENT.

VIACOM  
nickelodeon

ROUGH  
DRAFT



grandview  
CAMPUS

OPENROAD

FREMANTLEMEDIA

SDI  
M ENTERTAINMENT

CBS Interactive

FOTOKEM

THE  
BURBANK  
STUDIOS

KCET

COMCAST  
ESPORTS STUDIOS

GRAND CENTRAL  
CREATIVE CAMPUS

ITV  
ENDEMOL  
SHINE GROUP

STX  
ENTERTAINMENT

lighthearted  
ENTERTAINMENT

nwe

VUBIQUITY

DOLBY

WB  
LEGENDARY

AMBLIN  
ENTERTAINMENT

AMC

CN  
CARTOON NETWORK

iHeart  
MEDIA

COMCAST  
NBCUNIVERSAL

DREAMWORKS  
ANIMATION

Q

**BUSINESS  
BOOM**



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THE OFFICE CAMPUS THAT  
WORKS **FOR YOU**

**LET'S  
TALK**

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