

320 HARVARD STREET, GLENDALE



A Landmark Creative Office Destination in the Heart of *Downtown Glendale*

Positioned in the heart of Downtown Glendale, **The Osborn Building at 320 E. Harvard Street** presents a rare opportunity to acquire one of the city’s most iconic stand-alone bow-truss creative office buildings. Rich in architectural character and historic charm, this distinctive property seamlessly blends timeless design with modern functionality, offering an inspiring environment for creative office, studio, showroom, and collaborative workplace users. The thoughtfully designed layout features expansive open workspace areas complemented by private offices, conference rooms, multiple bathrooms, a large kitchen, server room, and an expansive outdoor patio/deck, creating an ideal setting for innovation and productivity. Surrounded by lush greenery and abundant natural light, the property delivers a unique workplace experience while benefiting from immediate access to Downtown Glendale’s vibrant restaurants, retail, hotels, and entertainment. Conveniently located near the Americana, Glendale Galleria, and the 134, 2, and 5 freeways, The Osborn Building offers exceptional connectivity to Pasadena, Burbank, Hollywood, and Downtown Los Angeles, making it a premier owner-user or investment opportunity within one of Southern California’s most established urban business districts.



PROPERTY OVERVIEW

Premises:	320 E Harvard St, Glendale, CA 91205
Property Type:	Creative Office
Building Size:	±9,530 SF 3 Stories
Land Size:	±10,454 SF
Price:	\$5,600,000
Year Built:	1997
Zoning:	GLC3
Parking:	25 Covered Spaces

FEATURES

1.

Standalone Creative Building

Rare opportunity to occupy a dedicated creative building, providing tenants with enhanced identity, branding opportunities, operational control, and an independent workplace environment.

2.

Open-Space Creative Environment

Expansive open interiors support highly collaborative work styles, accommodating creative office layouts, team-based workspaces, studio uses, and flexible programming.

3.

Large Outdoor Deck & Patio Area

Generous outdoor space creates opportunities for employee gatherings, meetings, events, wellness initiatives, and seamless indoor-outdoor workplace experiences.

4.

Flexible Floor Plan

Adaptable layout accommodates a variety of occupancy needs, including private offices, collaborative work areas, creative studios, showrooms, and hybrid workplace configurations.

5.

Walkable Amenity Base

Surrounded by restaurants, cafés, retail destinations, and daily conveniences, offering employees and visitors immediate access to a vibrant amenity-rich environment.



INTERIOR PHOTOS



INTERIOR PHOTOS



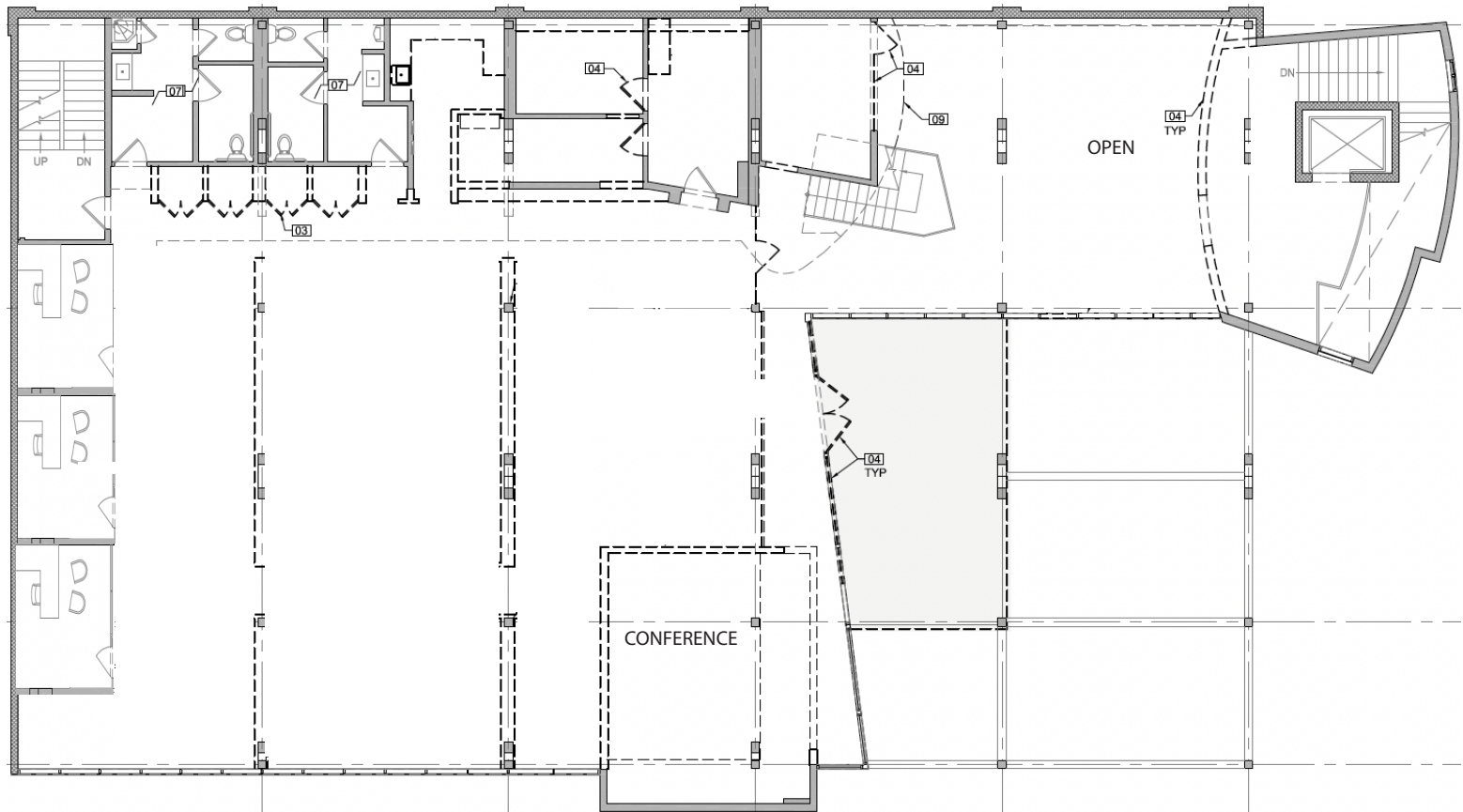
EXTERIOR PHOTOS



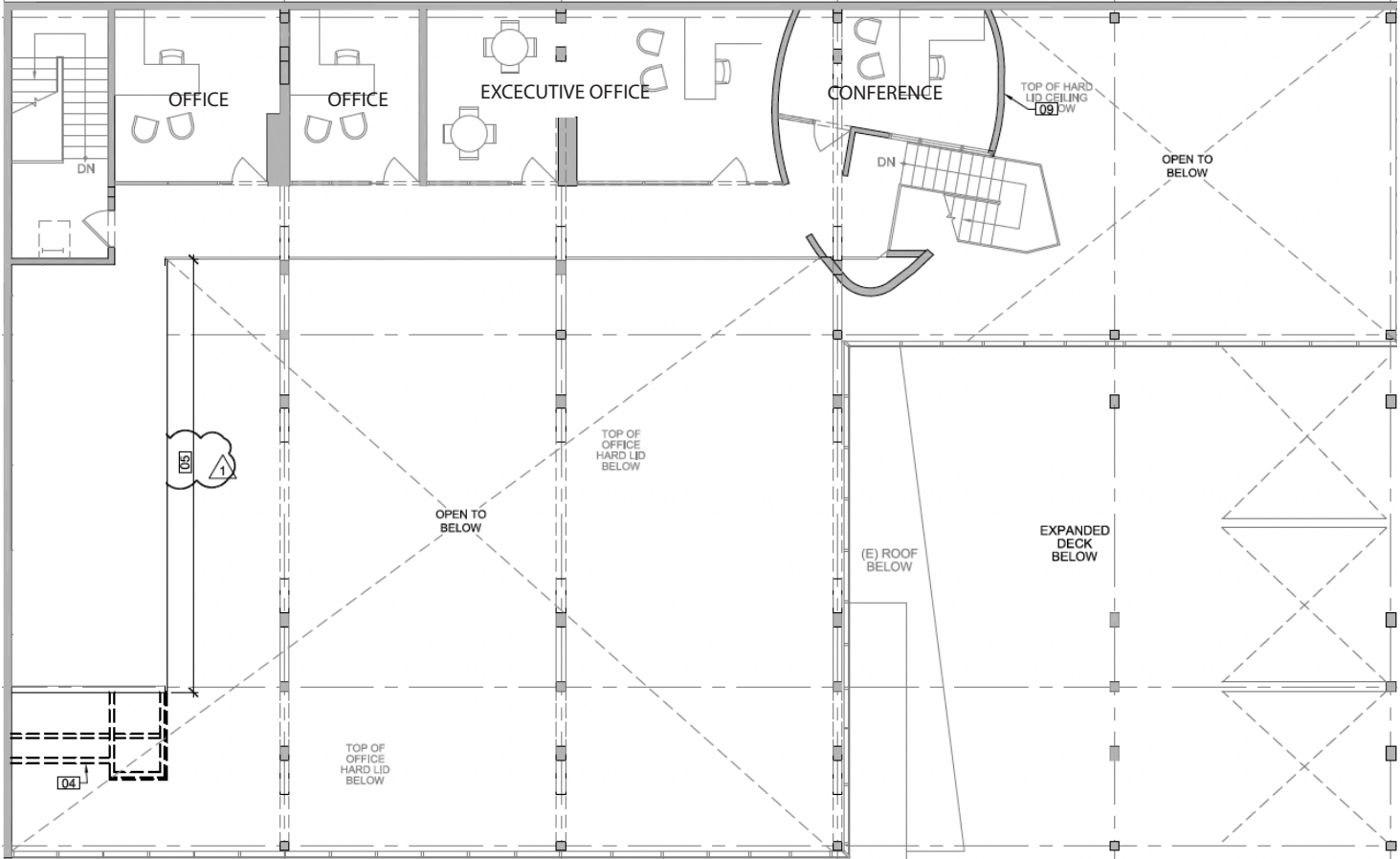
This architectural site plan depicts a building complex with the following features:

- Building Footprint:** A large rectangular building with a total width of 113'-8" (E) and a depth of 68'-5" (E). The plan is divided into several sections, including a central corridor (03 TYP) and various rooms.
- Rooms and Spaces:**
 - (E) TRASH [104]:** Located near the top left corner.
 - (E) STAIR ST02:** Located near the top left corner, adjacent to the trash area.
 - (E) ELEV. MACH RM [101]:** Located near the top right corner.
 - (E) STAIR ST01:** Located near the top right corner, adjacent to the elevator machine room.
 - (E) ELEV. E01:** Located near the top right corner, adjacent to the elevator machine room.
 - (E) LOBBY [100]:** Located near the top right corner, adjacent to the elevator machine room.
 - (E) PARKING GARAGE [102]:** Located in the center of the plan.
 - (E) STORAGE [103]:** Located near the bottom center.
- Parking and Driveways:**
 - 13, 12, 11, 10, 9, 8, 7, 6, 5, 4:** A series of parking spaces along the top edge.
 - 14, 15, 16, 17, 18:** A series of parking spaces along the left edge.
 - 19, 20, 21, 22:** A series of parking spaces along the bottom edge.
 - 23, 24, 25:** A series of parking spaces along the bottom right edge.
- Landscaping and Site Features:**
 - 01:** A large landscaped area in the center-right.
 - 02:** A landscaped area near the bottom right.
 - 03:** A landscaped area near the bottom center.
 - 04:** A landscaped area near the top center.
 - 05:** A landscaped area near the top right.
 - 06:** A landscaped area near the top right.
 - 07 TYP:** A landscaped area near the bottom center.
 - 08:** A landscaped area near the bottom right.
 - 09:** A landscaped area near the bottom center.
 - 10:** A landscaped area near the top center.
 - 11:** A landscaped area near the top center.
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 - 24:** A landscaped area near the top center.
 - 25:** A landscaped area near the top center.
- Other Features:**
 - 01:** A large landscaped area in the center-right.
 - 02:** A landscaped area near the bottom right.
 - 03:** A landscaped area near the bottom center.
 - 04:** A landscaped area near the top center.
 - 05:** A landscaped area near the top right.
 - 06:** A landscaped area near the top right.
 - 07 TYP:** A landscaped area near the bottom center.
 - 08:** A landscaped area near the bottom right.
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2ND FLOOR - FLOOR PLAN



MEZZANINE - FLOOR PLAN





A Walkable Location at the Center of Downtown Glendale

Positioned in the heart of Downtown Glendale, The Osborn Building is surrounded by cafés, restaurants, retail destinations, and lifestyle amenities, creating one of the most walkable business environments in the San Fernando Valley. Just moments from The Americana at Brand and Glendale Galleria, the property offers immediate access to premier shopping, dining, and entertainment options. The location also provides excellent connectivity via the 134, 2, and 5 Freeways, allowing convenient access to Pasadena, Burbank, Hollywood, and Downtown Los Angeles.



NEARBY AMENITIES

THE AMERICANA AT BRAND



BRAND BLVD



GLENDALE GALLERIA



320
HARVARD ST



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