

SUBLEASE

800

GLENDALE, CA

NORTH BRAND

DESIGNED TO WIN

LOS ANGELES' FINEST

PURPOSE-BUILT FOR INNOVATION AND COLLABORATION

Statement Space

2 Full Floors: 53,748 SF

- Fully furnished and connected, superbly appointed
- Available Now



FOR MORE INFORMATION

SUZANNE LEE

Executive Managing Director
t 310-407-6511
suzanne.lee@nmrk.com
CA RE Lic. #01413624

KATIE COWAN

Managing Director
t 213-596-2289
katie.cowan@nmrk.com
CA RE Lic. #01758914

SHAUN STILES

Executive Managing Director
t 213-596-2255
shaun.stiles@nmrk.com
CA RE Lic. #01125641

HAYDEN CLEGG

Director
t 949-838-6801
hayden.clegg@nmrk.com
CA RE Lic. #02053411

ALLIE DORMAN

Associate
t 310-407-6570
allie.dorman@nmrk.com
CA RE Lic. #02215539

NEWMARK

SUBLEASE HIGHLIGHTS



Through 7/31/2030

AVAILABILITY



\$3.25/RSF FSG

ASKING RATE



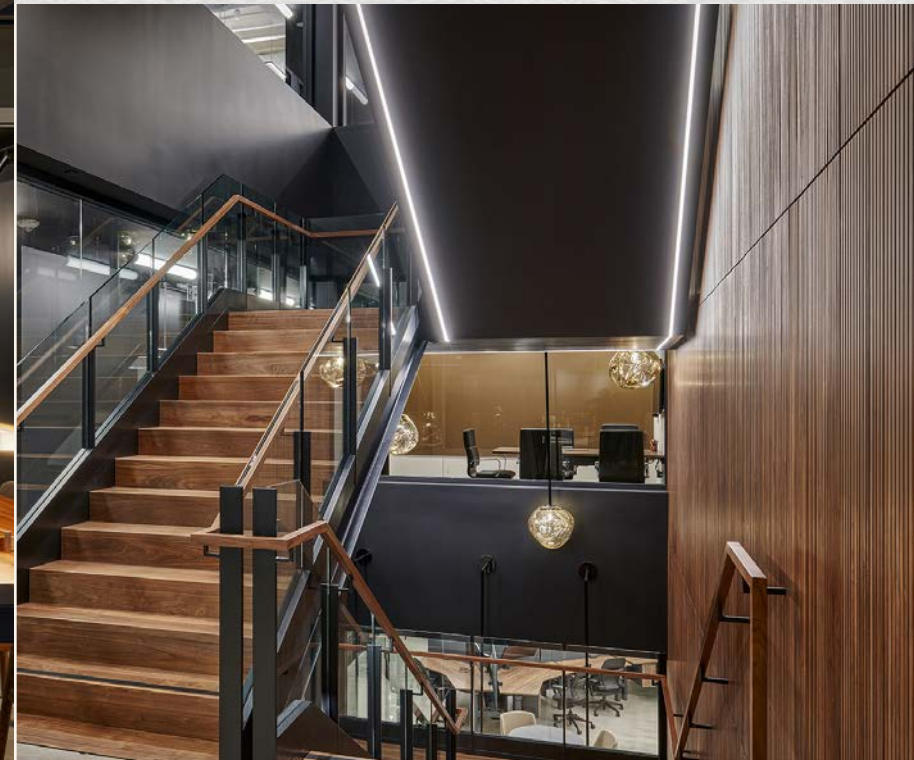
3.5/1,000 SF

PARKING

AVAILABILITIES

FLOOR	SIZE	
Full 15th Floor	26,874 RSF	} Contiguous to 53,748 RSF
Full 14th Floor	26,874 RSF	
TOTAL	53,748 RSF	

- Newly Built-Out
- Move-in Ready: Fully Furnished, Equipped & Wired
- Electric Chargers Available with 2 Free Hours of Charge



Next Level Design

- Highest-end furnishings and finishes
- High-impact ground floor arrival space

Agile Workspaces

- Focus Zones: Ergonomic bench seats, library, Framery O phone booths
- Collaboration Areas: Meeting rooms of all sizes, scrum rooms, informal lounge areas

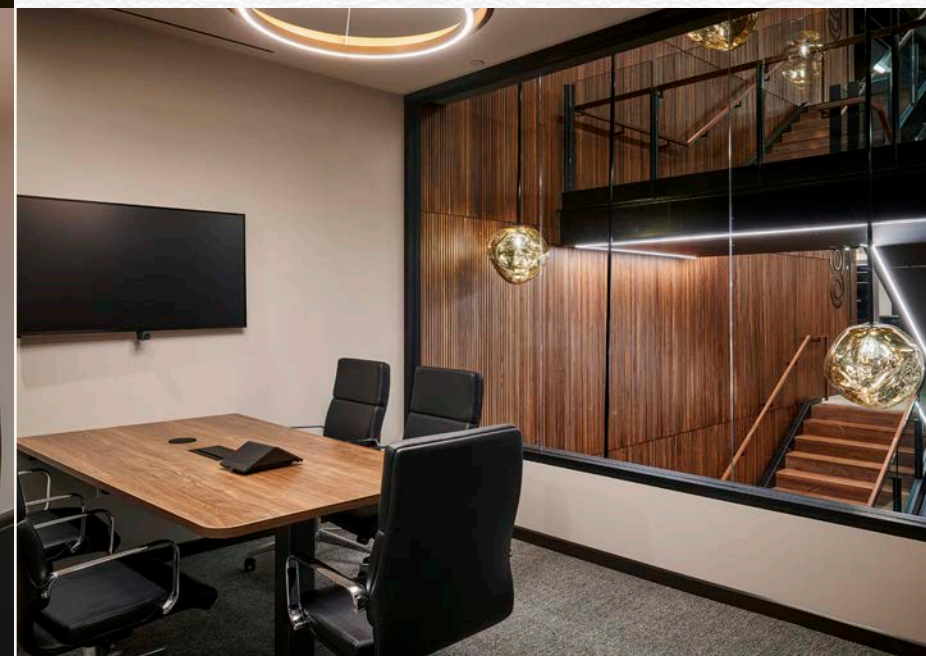
Health & Wellness

- Inspiring views, abundant natural light
- Spa-like wellness rooms
- Thoughtfully outfitted café/pantries
- Newly constructed high-end onsite amenities (see next page)



Tech Enabled

- Full wired and wireless connectivity: Meraki MR56 Wi-Fi
6 Multigigabit Ethernet (Meraki license required)
- Conferencing:
 - 49" LG 49UH5F-H or 75" LG 75UH5F-H displays with chief display mount/backbox
 - Crestron UC-MMX30-Z Zoom conference room solution with audio/speakers/mics (Zoom Room license required for Zoom Room Feature), wireless or hardwire presentation
 - Huddly IQ Collaboration Camera
 - Crestron 10" Room Scheduling Touch Panels
- Access Security: Avigilon (OpenPath) smart reader
- Clarus glass boards in all meeting rooms



BUILDING INFO & AMENITIES

TENANT LOUNGE



FOOD HALL



OUTDOOR AREA



COMMON AREA

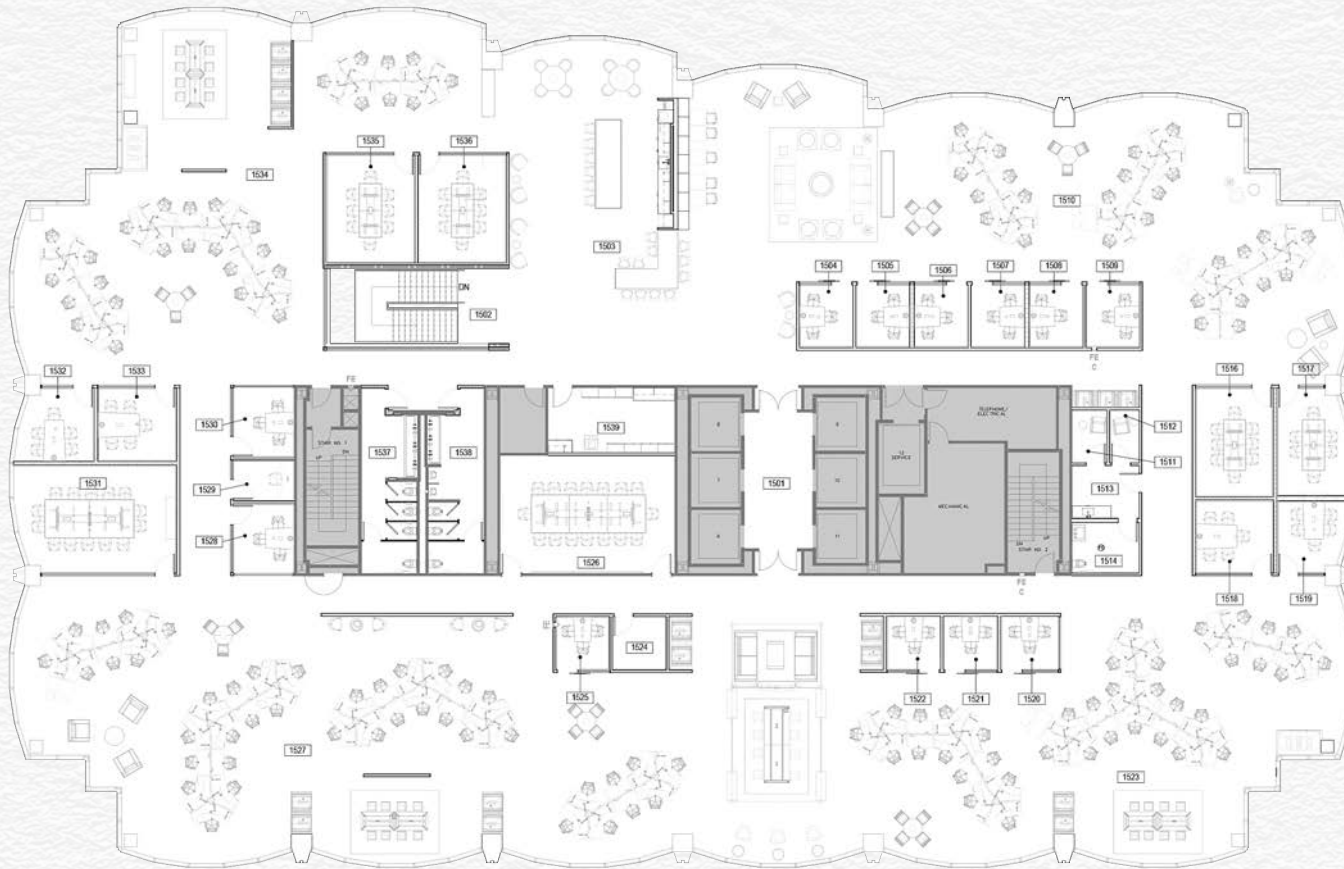


- Tri-Cities Trophy Office Tower: Newly renovated, 530,000 RSF, 21-stories
- Institutionally owned and professionally managed
- High end on-site amenities:
 - 12,000 RSF luxury fitness center with full locker facilities
 - Food Hall with patio seating
 - Tenant Lounge
 - Tenant Conference Center/Lounge
 - WiFi enabled outdoor area
 - Basketball court
 - Ping-pong tables
 - EV chargers (2 Free Hours)
 - Bike storage
- Abundant Nearby Retail & Dining Options: Americana at Brand, Glendale Galleria

15TH FLOOR

FULL FLOOR: 26,874 RSF

Available Now | Expires 7/31/2030 | \$3.25/RSF/Month FSG



13

Private Offices/
Small Meeting Rooms

10

Conference Rooms/
Meeting Rooms

134

Workstations

53

Touchdown Seats

17

Phone Booths

2

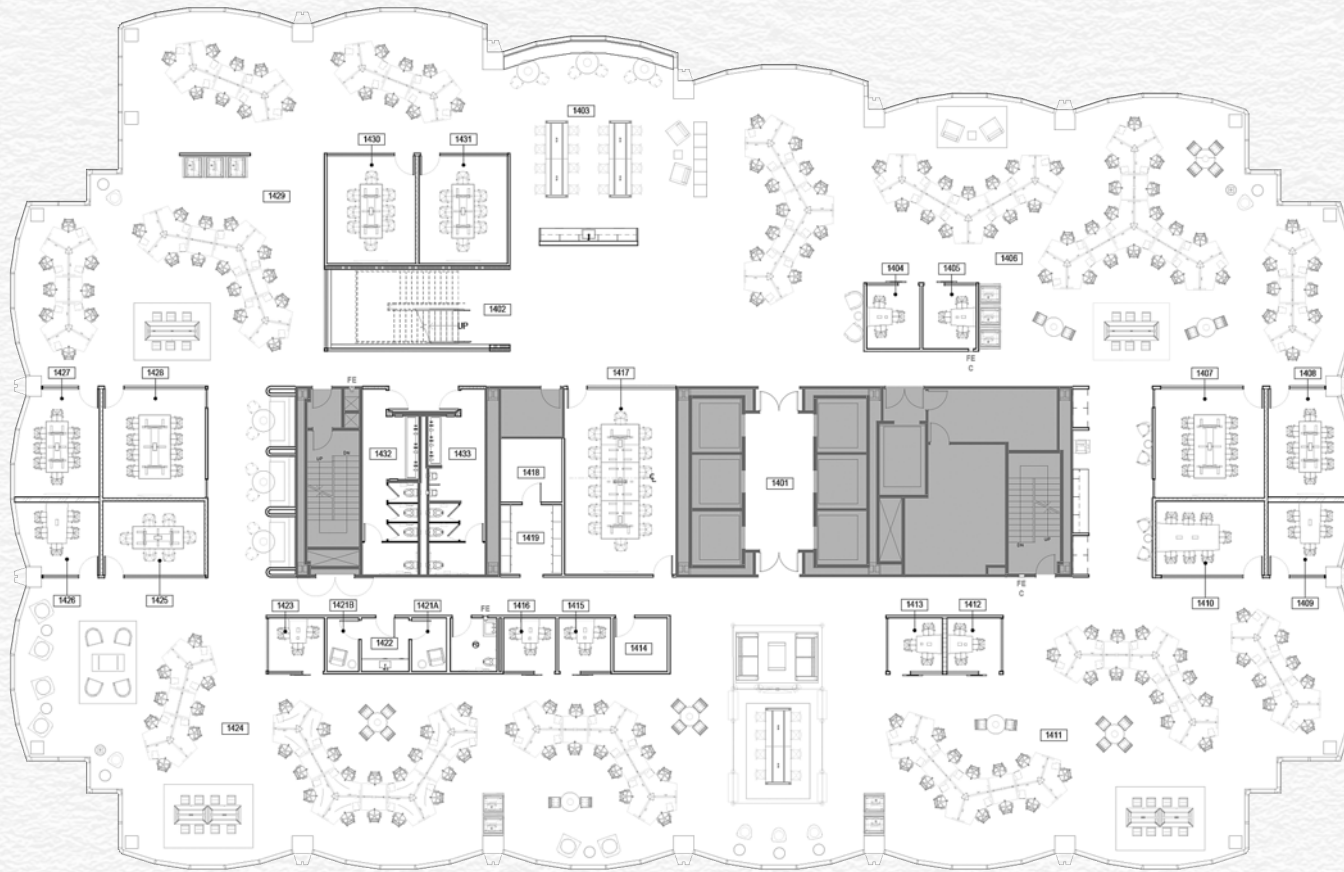
Mother's/Wellness Rooms

**Above counts are approximate*

14TH FLOOR

FULL FLOOR: 26,874 RSF

Available Now | Expires 7/31/2030 | \$3.25/RSF/Month FSG



7

Private Offices/
Small Meeting Rooms

11

Conference Rooms/
Meeting Rooms

162

Workstations

72

Touchdown Seats

10

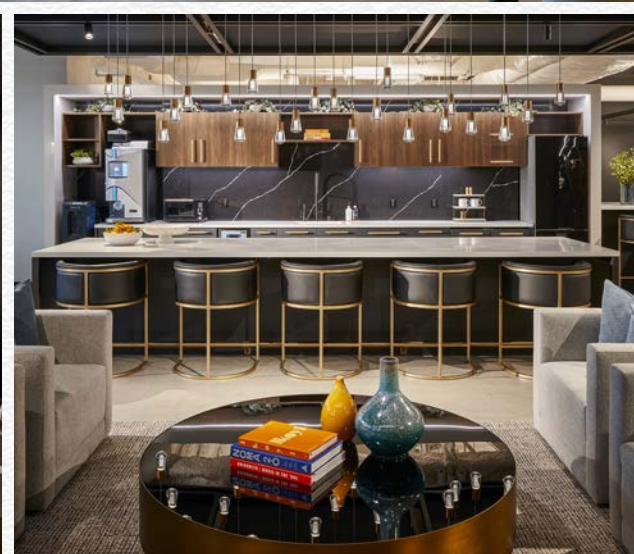
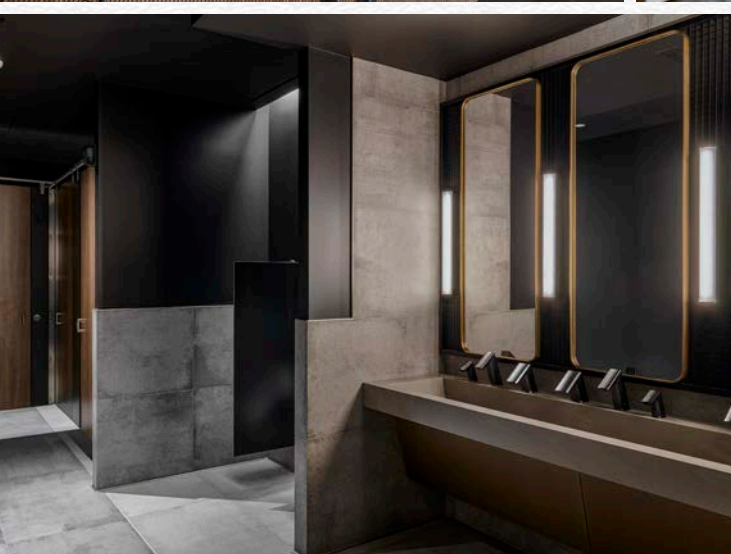
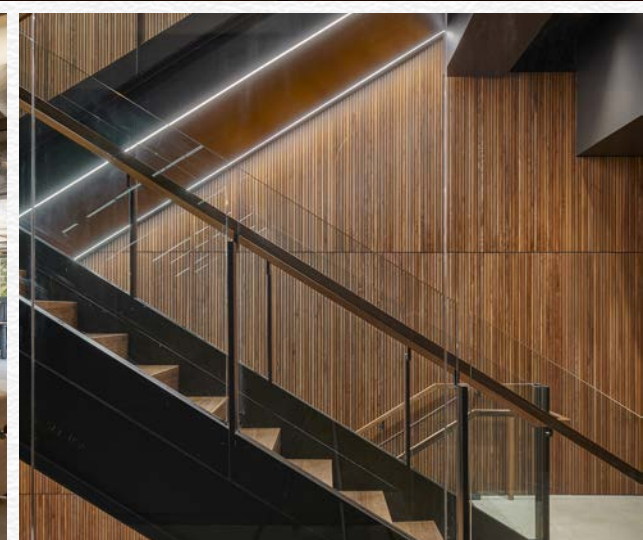
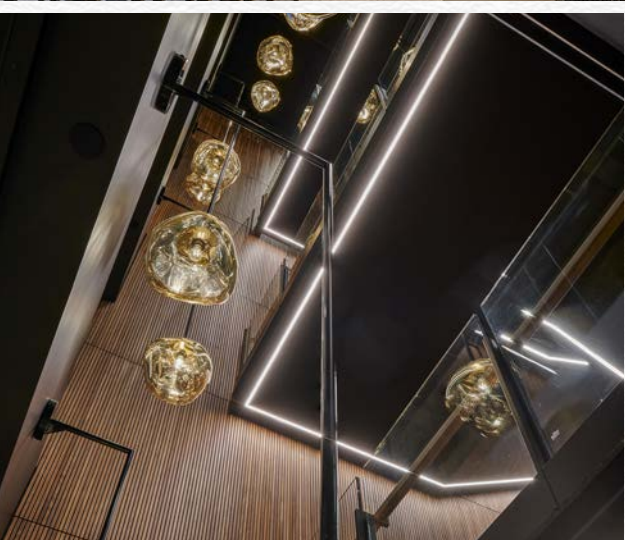
Phone Booths

2

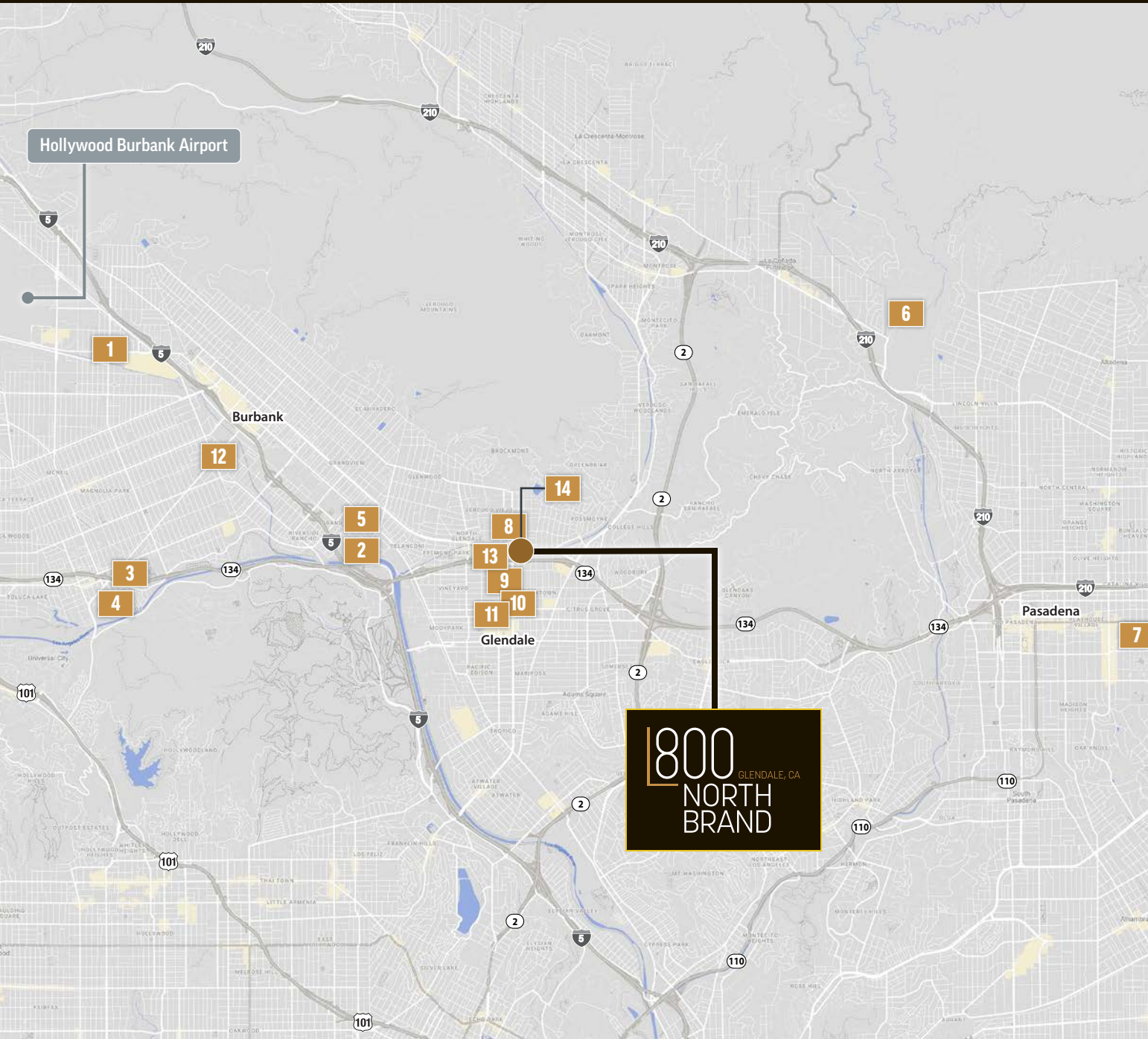
Mother's/Wellness Rooms

**Above counts are approximate*

UPPER FLOORS



MAJOR AREA TENANTS






- 1 Netflix
- 2 Disney
- 3 The Burbank Studios
- 4 Warner Brothers
- 5 Dreamworks
- 6 Jet Propulsion Laboratory
- 7 California Institute of Technology
- 8 New York Life Insurance
- 9 Phonexa
- 10 Beyond Limits & DISQO
- 11 Age of Learning & K-Swiss
- 12 Nickelodeon
- 13 Hearst
- 14 Fremantle

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NEIGHBORING AMENITIES



-  Hotels
-  Retail and Entertainment
-  Residential

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Corporate License #01355491

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