

SUBLEASE

# 800

GLENDALE, CA

# NORTH BRAND

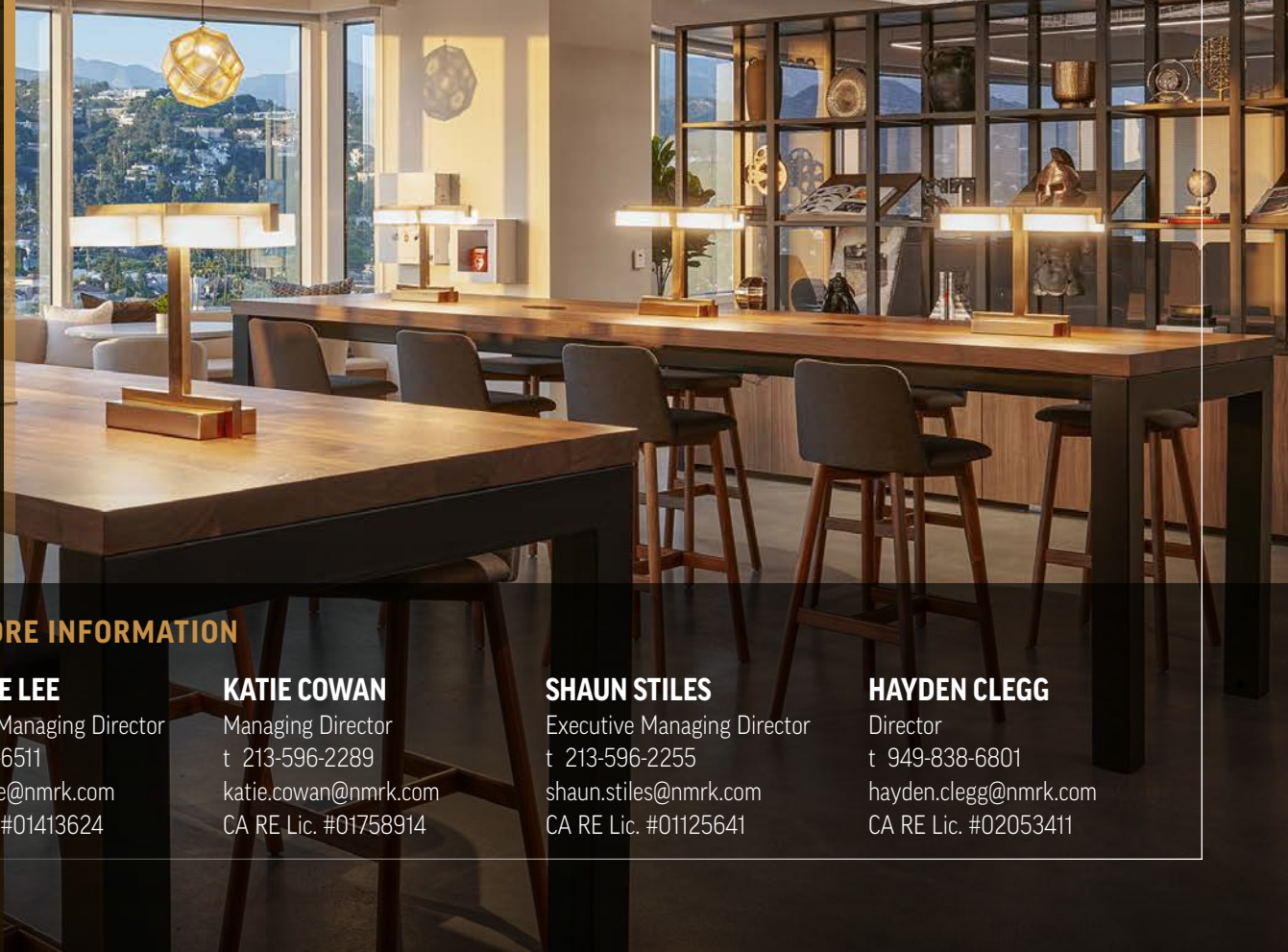
**5 Full Floors + Ground Floor  
Statement Space:  
1,500 RSF – 145,373 RSF**

- Fully furnished and connected, superbly appointed
- Flexible term length
- Flexible size solutions
- Available Now

# DESIGNED TO WIN

## LOS ANGELES' FINEST

### PURPOSE-BUILT FOR INNOVATION AND COLLABORATION



#### FOR MORE INFORMATION

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**NEWMARK**

# SUBLEASE HIGHLIGHTS



**Through 6/30/2030**  
(Flexible Term Length)  
AVAILABILITY



**\$2.85/RSF FSG**  
(\$1.95/RSF for Lower Level)  
ASKING RATE  
*\*Inquire for 6th floor rates*



**3.5/1,000 SF**  
PARKING

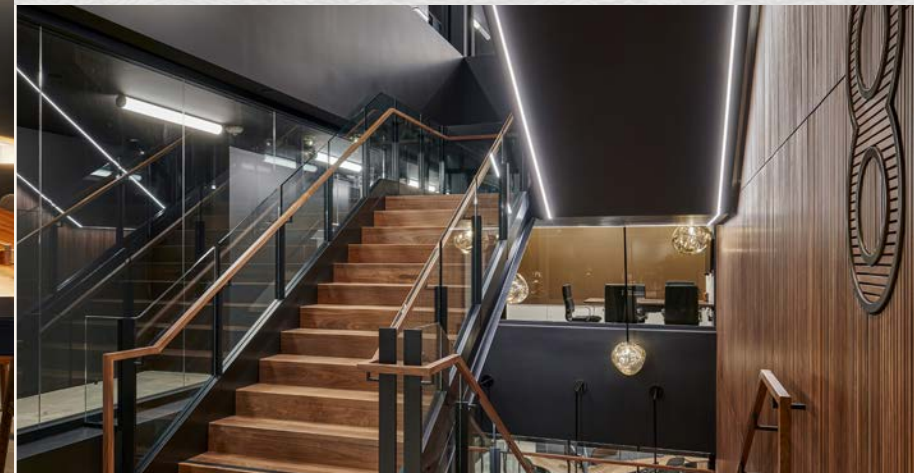


## AVAILABILITIES

FLOOR	SIZE	
<b>Full 15th Floor</b>	26,874 RSF	] Contiguous to 53,748 RSF
<b>Full 14th Floor</b>	26,874 RSF	
<b>Full 9th Floor</b>	26,409 RSF	] Contiguous to 42,400 RSF (Available down to 1,500 RSF on shared basis.)
<b>Full 7th Floor</b>	26,682 RSF	
<b>Full 6th Floor</b>	15,718 RSF	
<b>Ground Floor</b> (Includes 3,023 RSF exclusive patio)	17,661 RSF	] Contiguous to 22,816 RSF
<b>Lower Level</b>	5,155 RSF	
<b>TOTAL</b>	<b>145,373 RSF</b>	

*6th Floor can be reduced down to 1,500 RSF*

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



## Next Level Design

- Ground Floor Hospitality-inspired features: Water vapor fireplace; barista bar; outdoor water feature; outdoor BBQ Grill and Fireplace
- 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
- Assigned seats and hot desks; office lockers

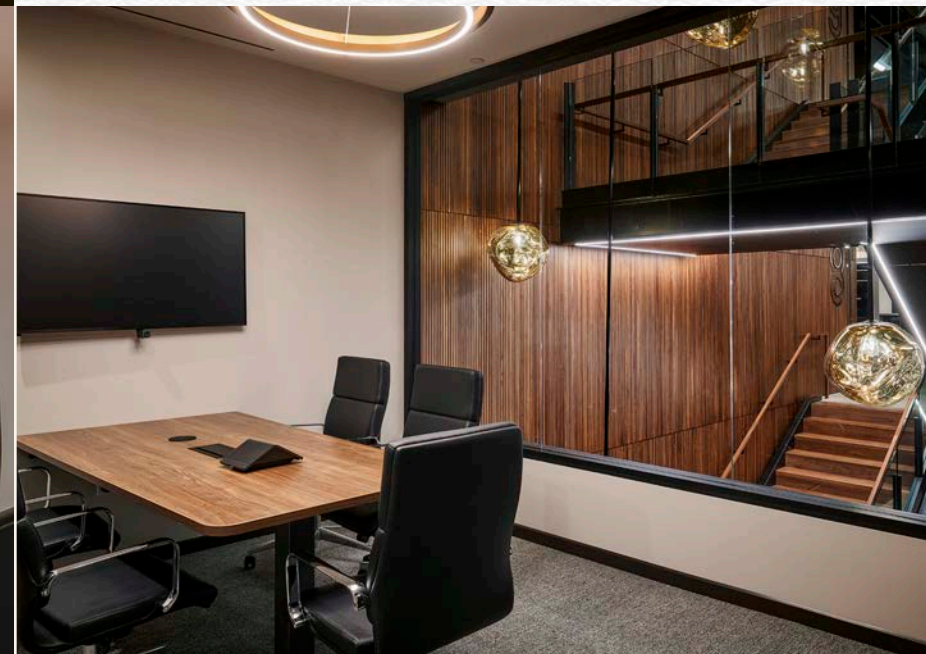
## Health & Wellness

- 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

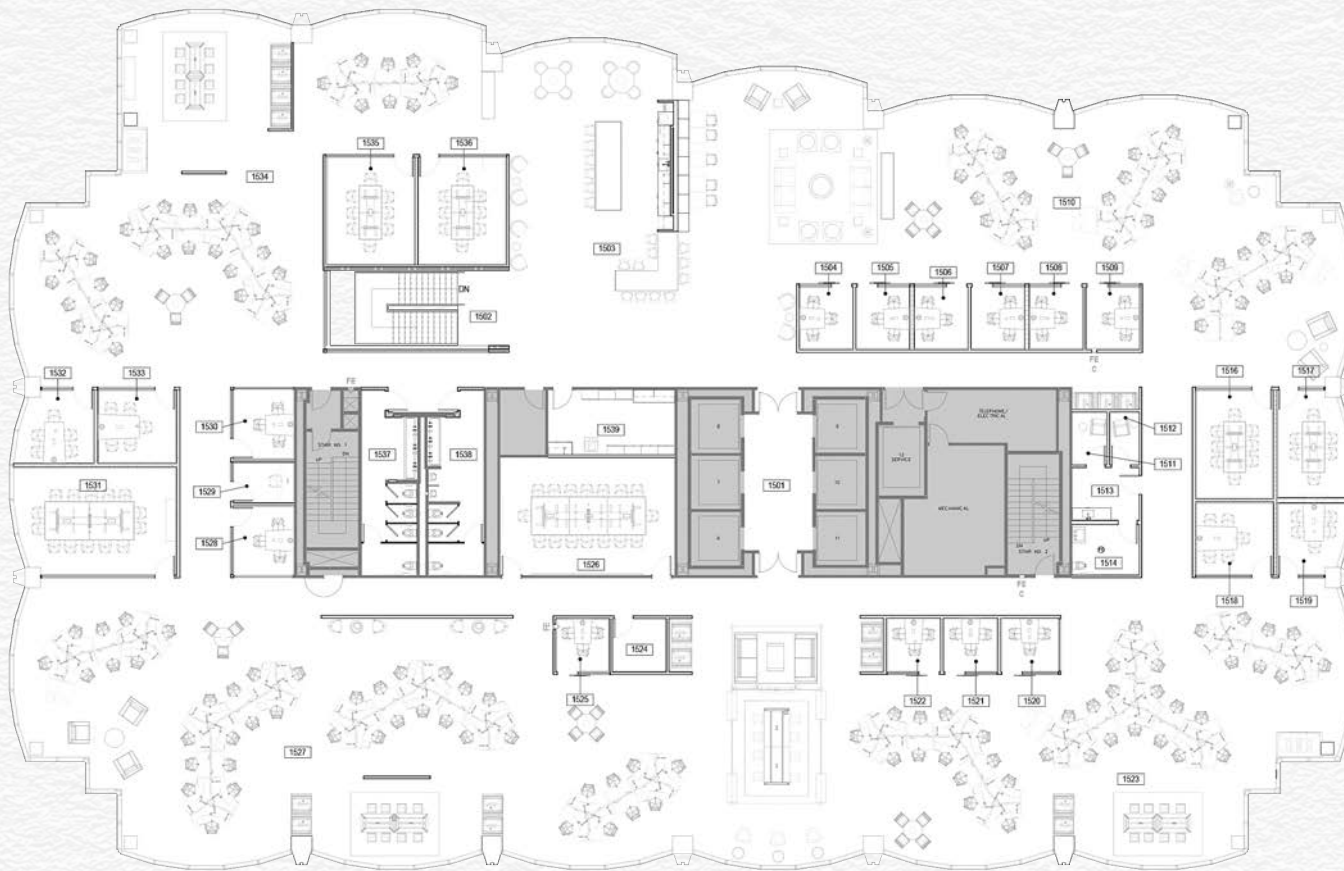


- Tri-Cities Trophy Office Tower: Newly renovated, 530,000 RSF, 21-stories
- Institutionally owned and professionally managed
- High end on-site amenities:
  - 12,000 RSF luxury fitness center with full locker facilities
  - Food Hall with patio seating
  - Tenant Lounge
  - Tenant Conference Center/Lounge
  - 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** (DOWN TO 10,000 RSF)

Available Now | Expires 7/31/2030; Flexible Term Length | \$2.85/RSF/Month FSG



13

Private Offices/  
Small Meeting Rooms

10

Conference Rooms/  
Meeting Rooms

134

Workstations

53

Touchdown Seats

17

Phone Booths

2

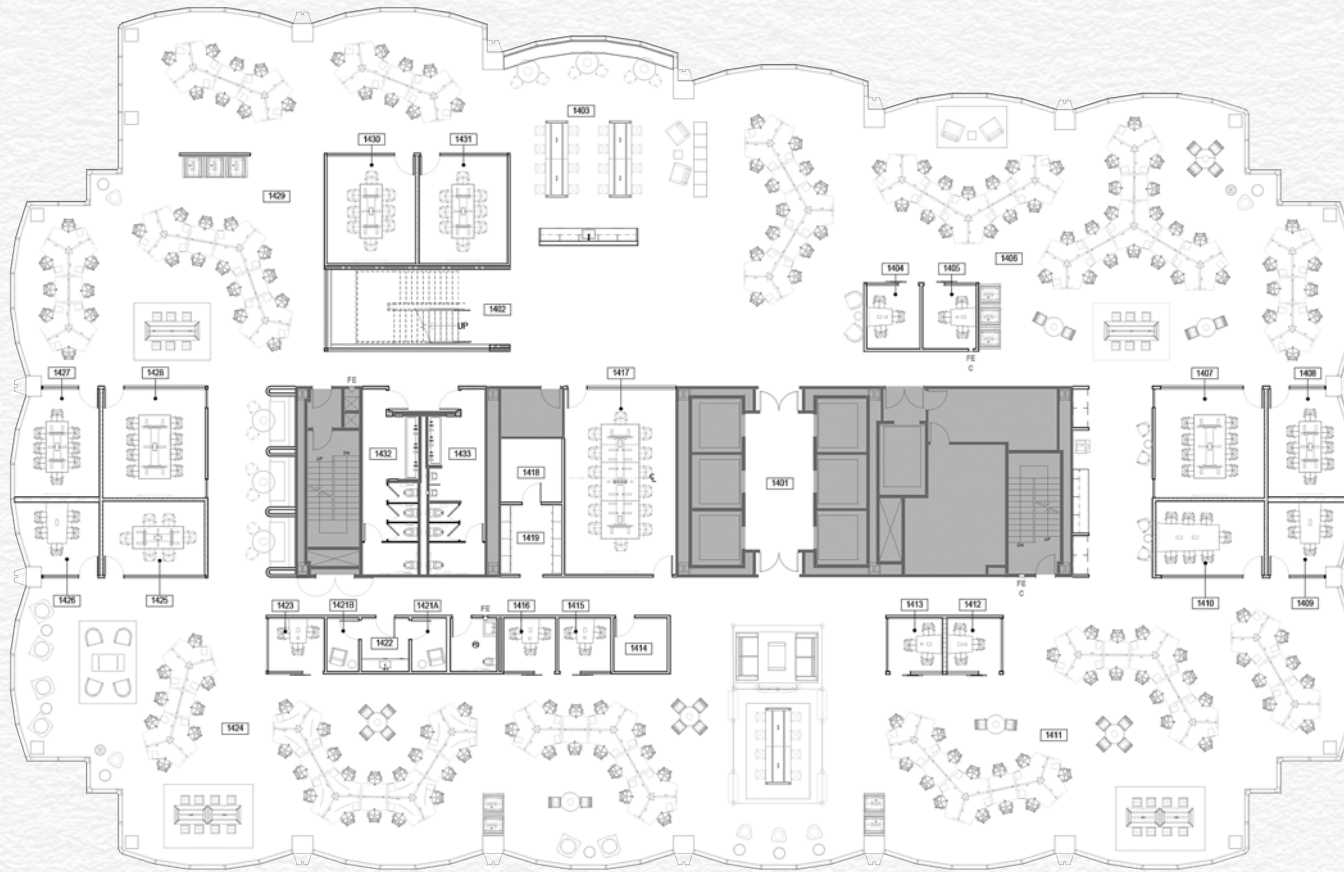
Mother's/Wellness Rooms

*\*Above counts are approximate*

# 14TH FLOOR

FULL FLOOR: 26,874 RSF (DOWN TO 10,000 RSF)

Available Now | Expires 7/31/2030; Flexible Term Length | \$2.85/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*

# 9TH FLOOR

**FULL FLOOR: 26,409 RSF** (DOWN TO 10,000 RSF)

Available Now | Expires 7/31/2030; Flexible Term Length | \$2.85/RSF/Month FSG



12

Private Offices/  
Small Meeting Rooms

9

Conference Rooms/  
Meeting Rooms

157

Workstations

24

Touchdown Seats

3

Phone Booths

2

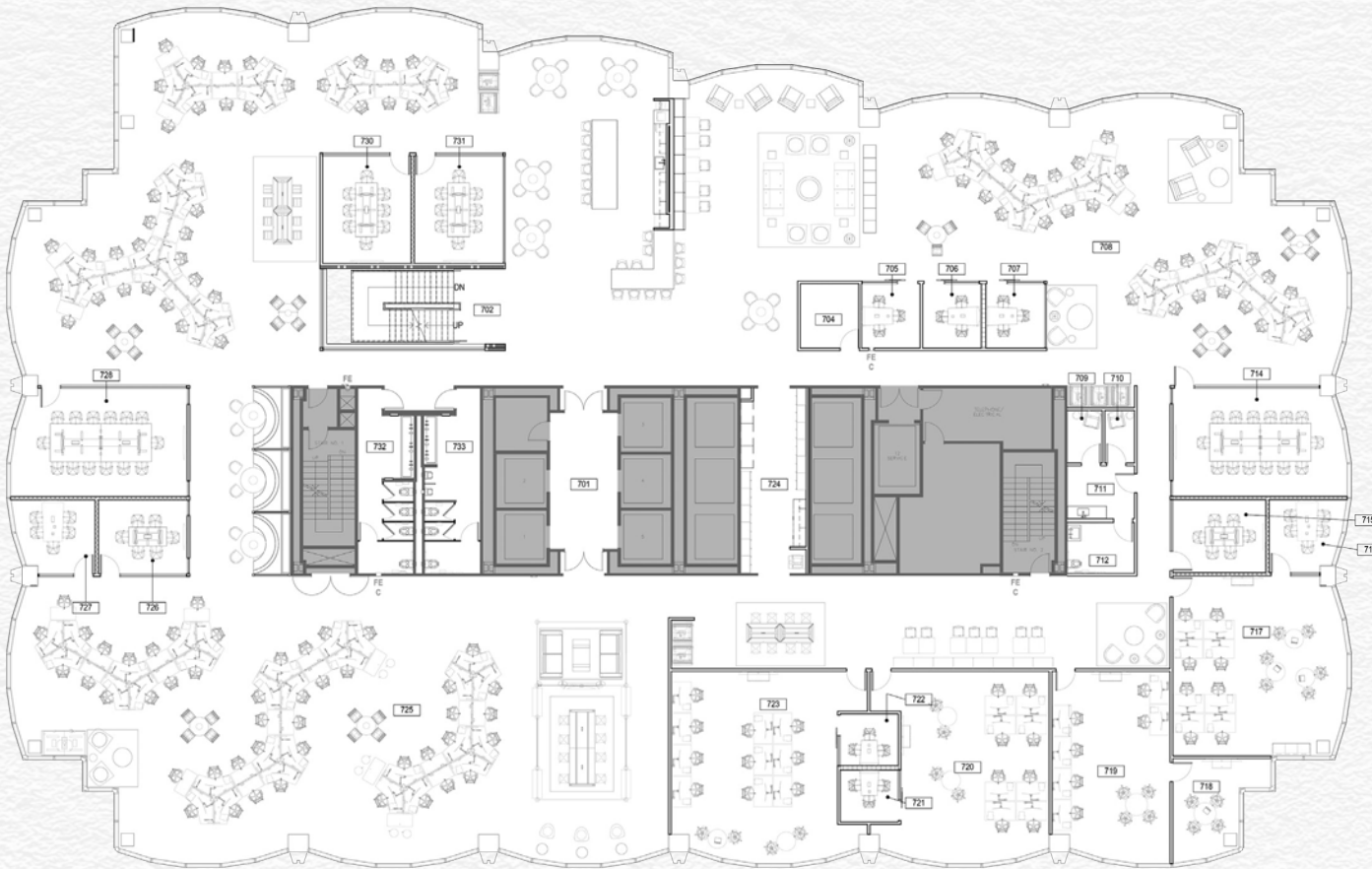
Mother's/Wellness Rooms

*\*Above counts are approximate*

# 7TH FLOOR

**FULL FLOOR: 26,682 RSF** (DOWN TO 10,000 RSF)

Available Now | Expires 7/31/2030; Flexible Term Length | \$2.85/RSF/Month FSG



6

Private Offices/  
Small Meeting Rooms

8

Conference Rooms/  
Meeting Rooms

4

Project Rooms/  
Scrum Rooms

113

Workstations

24

Touchdown Seats

7

Phone Booths

2

Mother's/Wellness Rooms

*\*Above counts are approximate*

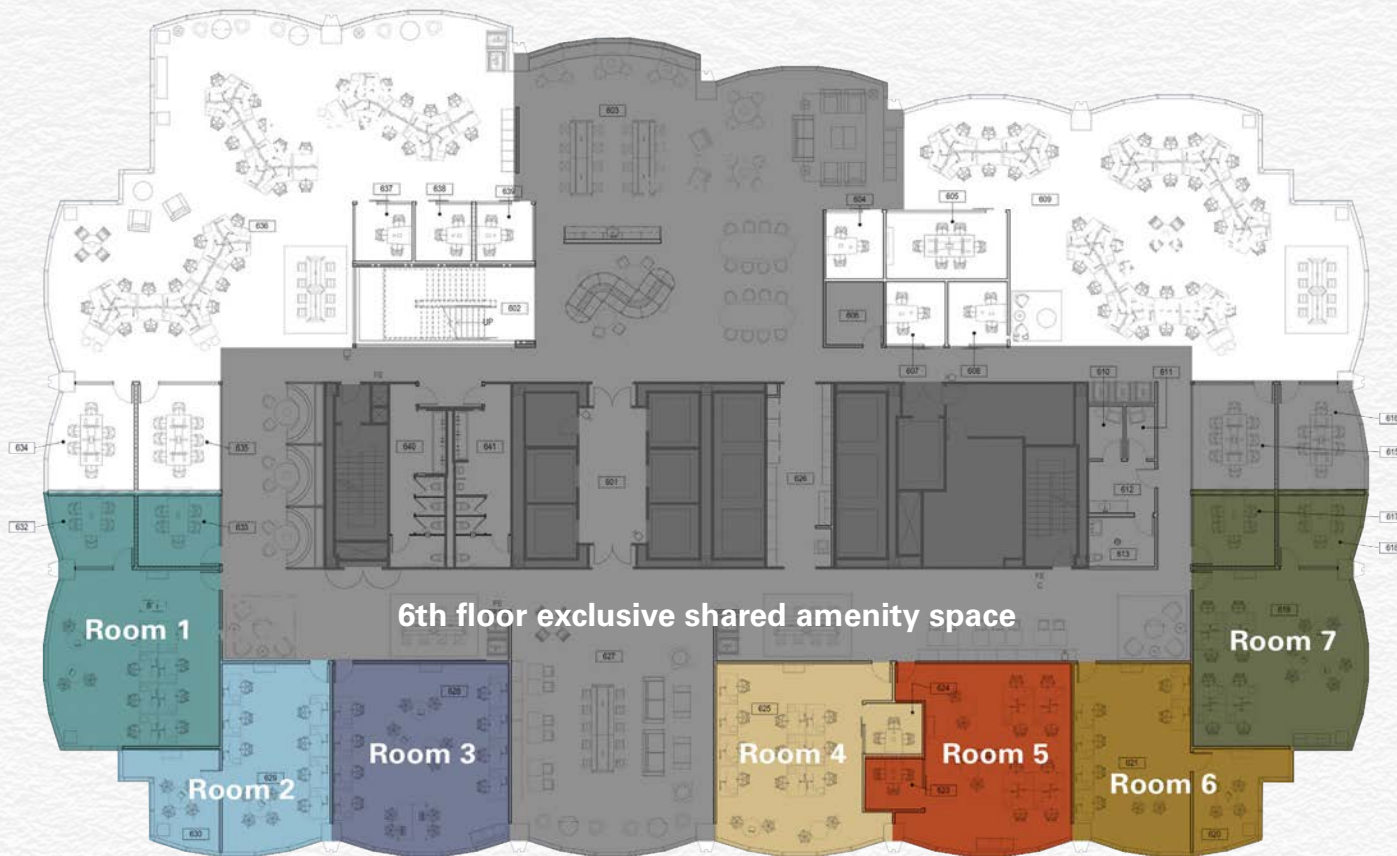


# 6TH FLOOR

FULL FLOOR: 1,500 RSF -1 5,718 RSF

Available Now | Expires 7/31/2030; Flexible Term Length | Rate: Inquire for individual room rates

- Expansive shared area with high quality finishes to entertain guests, attract talent, and grow in place at your pace.



## ROOM 1

**2** Offices      **10** Seats

## ROOM 2

**1** Offices      **8** Seats

## ROOM 3

**10** Seats

## ROOM 4

**1** Offices      **11** Seats

## ROOM 5

**1** Offices      **9** Seats

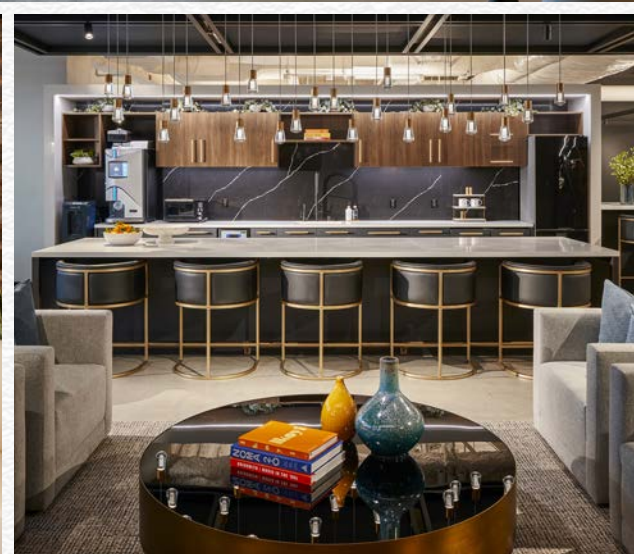
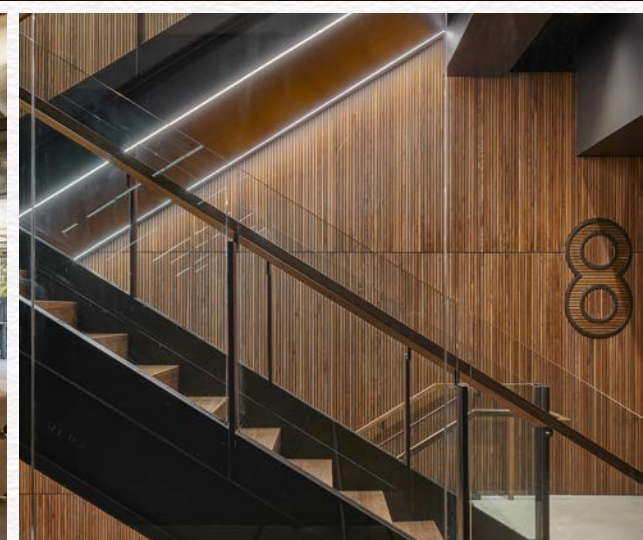
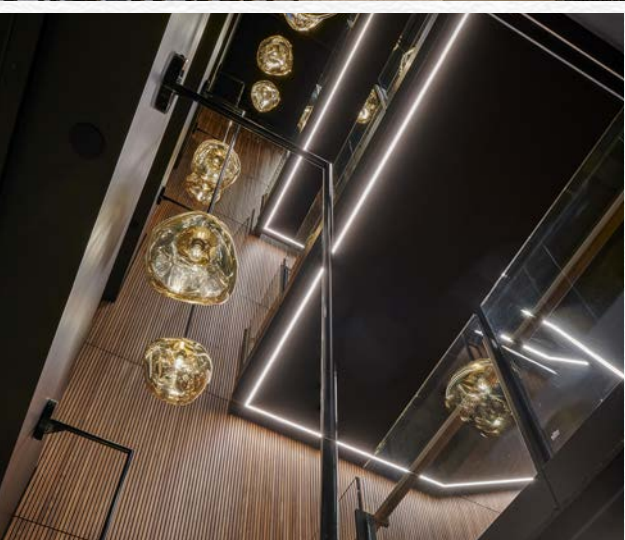
## ROOM 6

**1** Offices      **7** Seats

## ROOM 7

**2** Offices      **10** Seats

# UPPER FLOORS

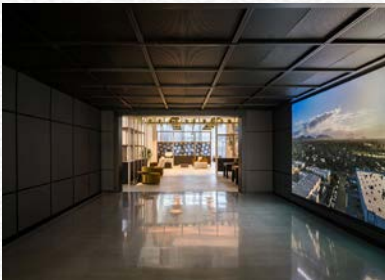
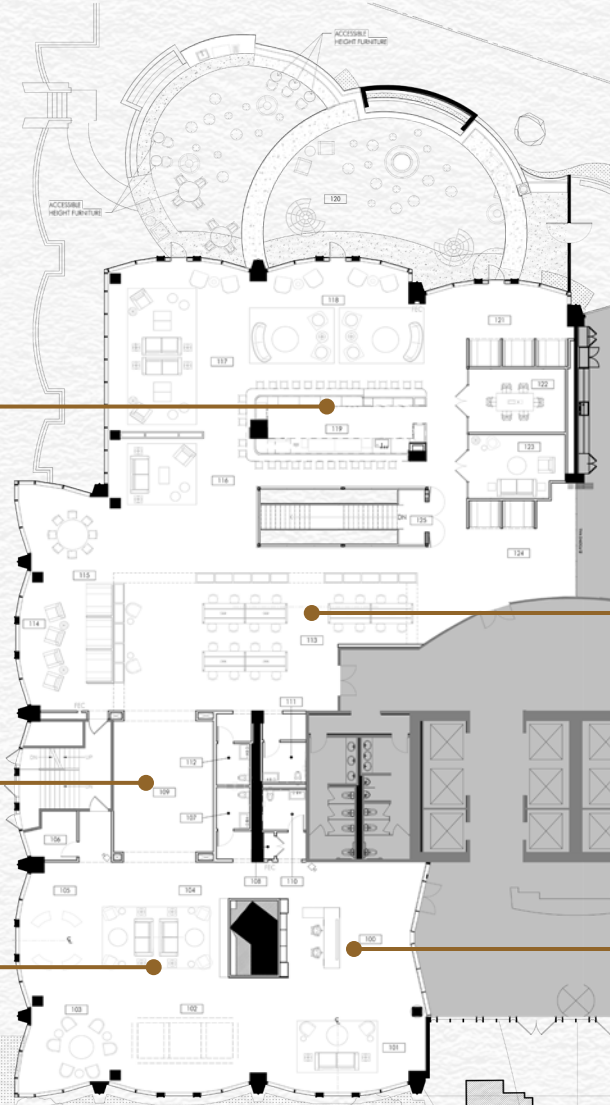


# GROUND FLOOR

17,661 RSF\* | Available Now | Expires 7/31/2030; Flexible Term Length | \$2.85/RSF/Month FSG

\* Includes 3,023 RSF exclusive patio

(Lower Level and Ground Floor must be leased together)



Video display  
"experience tunnel"

Barista Bar

Water vapor  
fire place

Pavilion/Swag Store  
Area

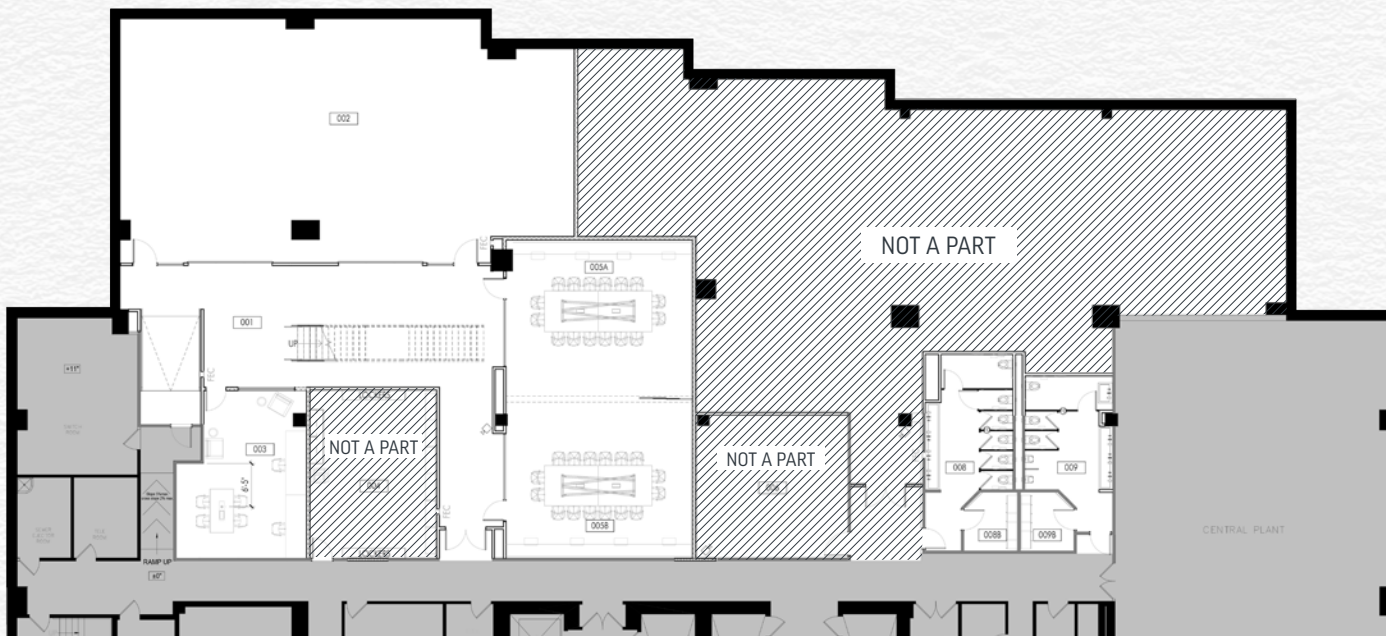
Includes **3,023 RSF  
exclusive gated  
patio** with BBQ Grill  
and Fireplace,  
water feature

# LOWER LEVEL

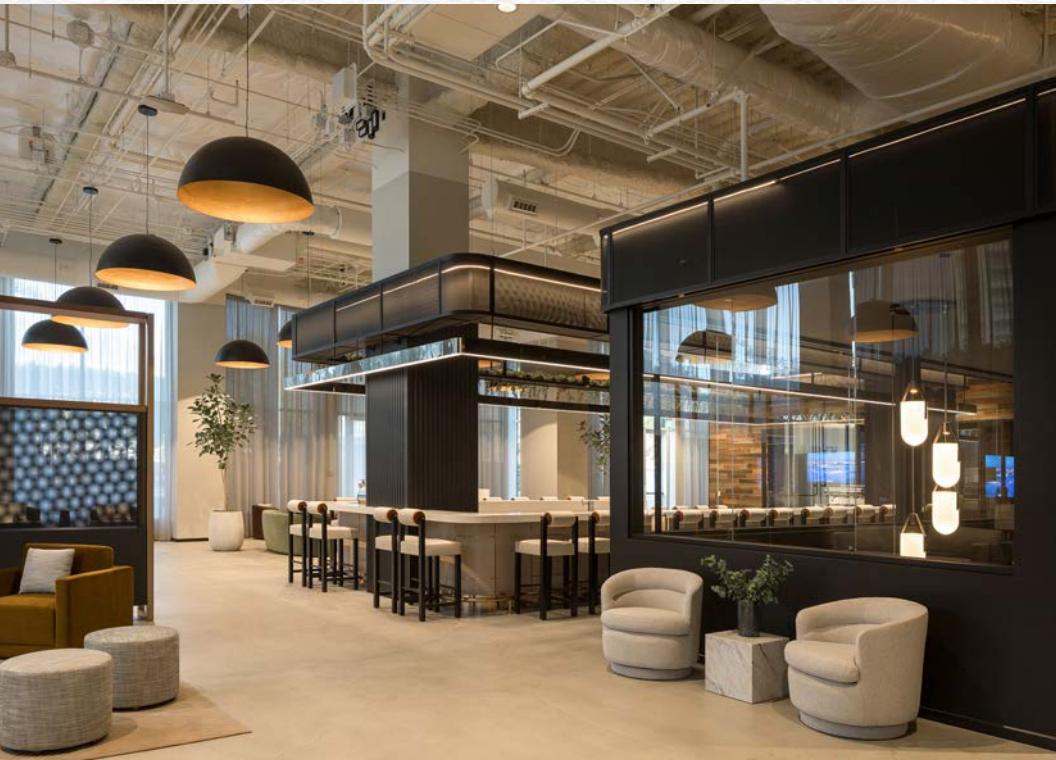
5,155 RSF | Available Now | Expires 7/31/2030; Flexible Term Length | \$1.95/RSF/Month FSG  
*(Lower Level and Ground Floor must be leased together)*

**Workshop/makers  
garage** with  
garage roll up doors

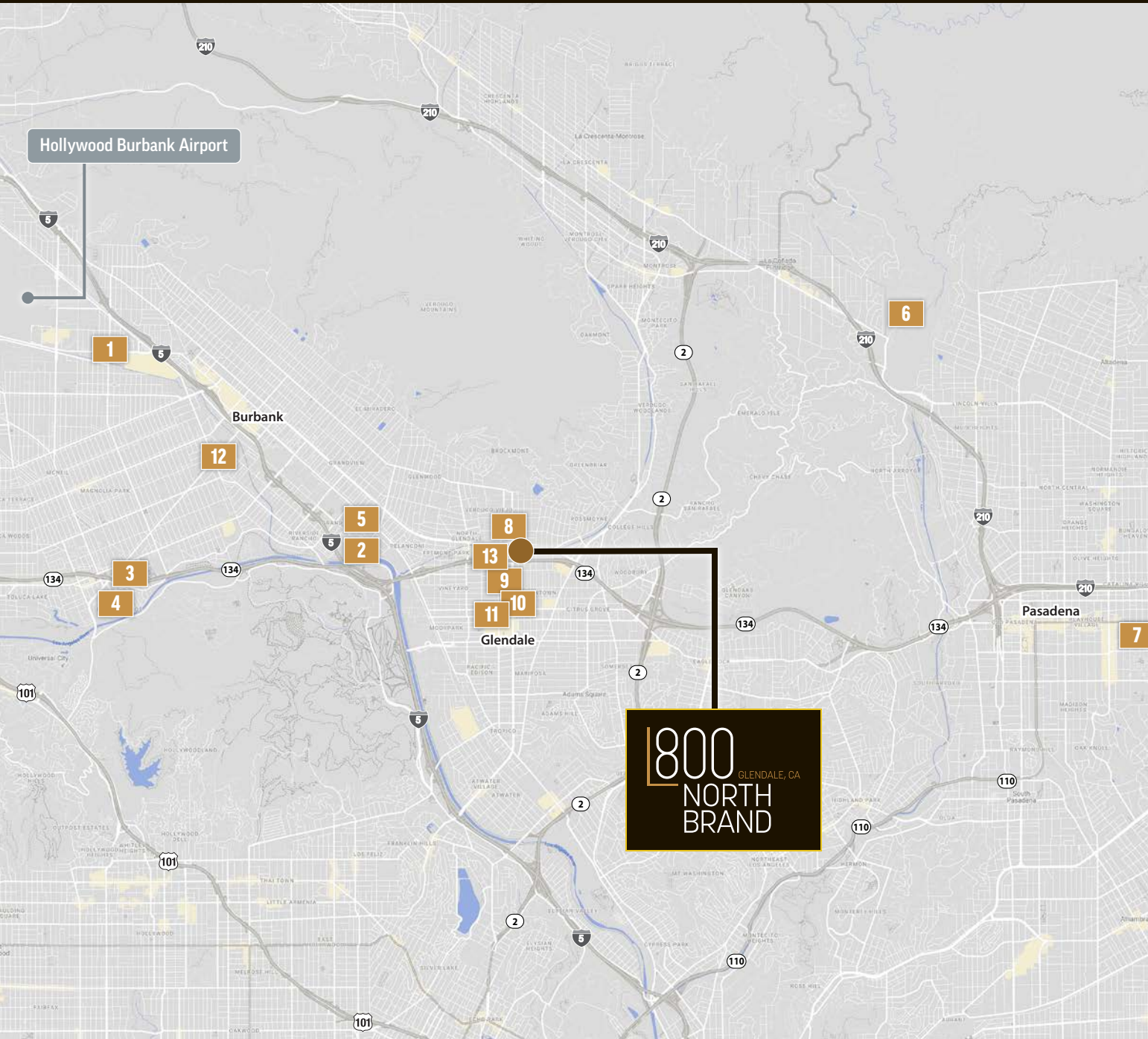
**Podcasting/  
recording studio**  
with green screen



# GROUND FLOOR & LOWER LEVELS






# 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 & Legal Zoom, Inc
- 12 Nickelodeon
- 13 Hearst

# NEIGHBORING AMENITIES



-  Hotels
-  Retail and Entertainment
-  Residential

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Corporate License #01355491

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**NEWMARK**

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