

OFFICE SPACE
FOR LEASE

535

North Brand Blvd
Glendale, California



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onni[®]
group

km Kidder
Mathews

535 North Brand Boulevard

Glendale, California

Highlights

Professional ownership and management - Onni Group

Newly renovated building lobby, entry and monument sign

Located in the bustling Downtown Glendale district

Walk Score of 92 and is central to numerous restaurants and retail amenities within Downtown Glendale, Glendale Galleria, Americana at Brand, and various mixed-use retail and entertainment developments

Convenient access to the 134, 5, and 2 freeways

Close proximity to Hollywood Burbank Airport

LA Metro and city shuttle stop located directly in front of the building

Parking ratio of 3.00/1,000 RSF leased at:

- \$95.00 per unreserved stall per month

- \$135.00 per reserved stall per month

- \$85.00 per tandem stall per month

24/7 building access



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Availabilities

SUITES	RSF	RATE	DESCRIPTION
275	330	\$3.25/RSF per month FSG	Window office mini-suite. Ideal for small office user with access to shared conference room and kitchen.
450	2,490	\$2.85/RSF per month FSG	Move-in ready suite with 3 window offices, glass conference room, break area, open work area and reception.
880	3,171	\$2.85/RSF per month FSG	7 window offices, conference room, break room, open work area and reception.
950	4,586	\$2.85/RSF per month FSG	Newly constructed move-in ready suite with double door identity off the elevator lobby, 4 window offices, conference room, 2 meeting rooms, break area, reception and open work area. Delivering April, 2019.
1000	5,715	\$2.85/RSF per month FSG	Double door identity off the elevator lobby with 9 window offices, conference room, break area, reception and open work area. Available December 1, 2019.



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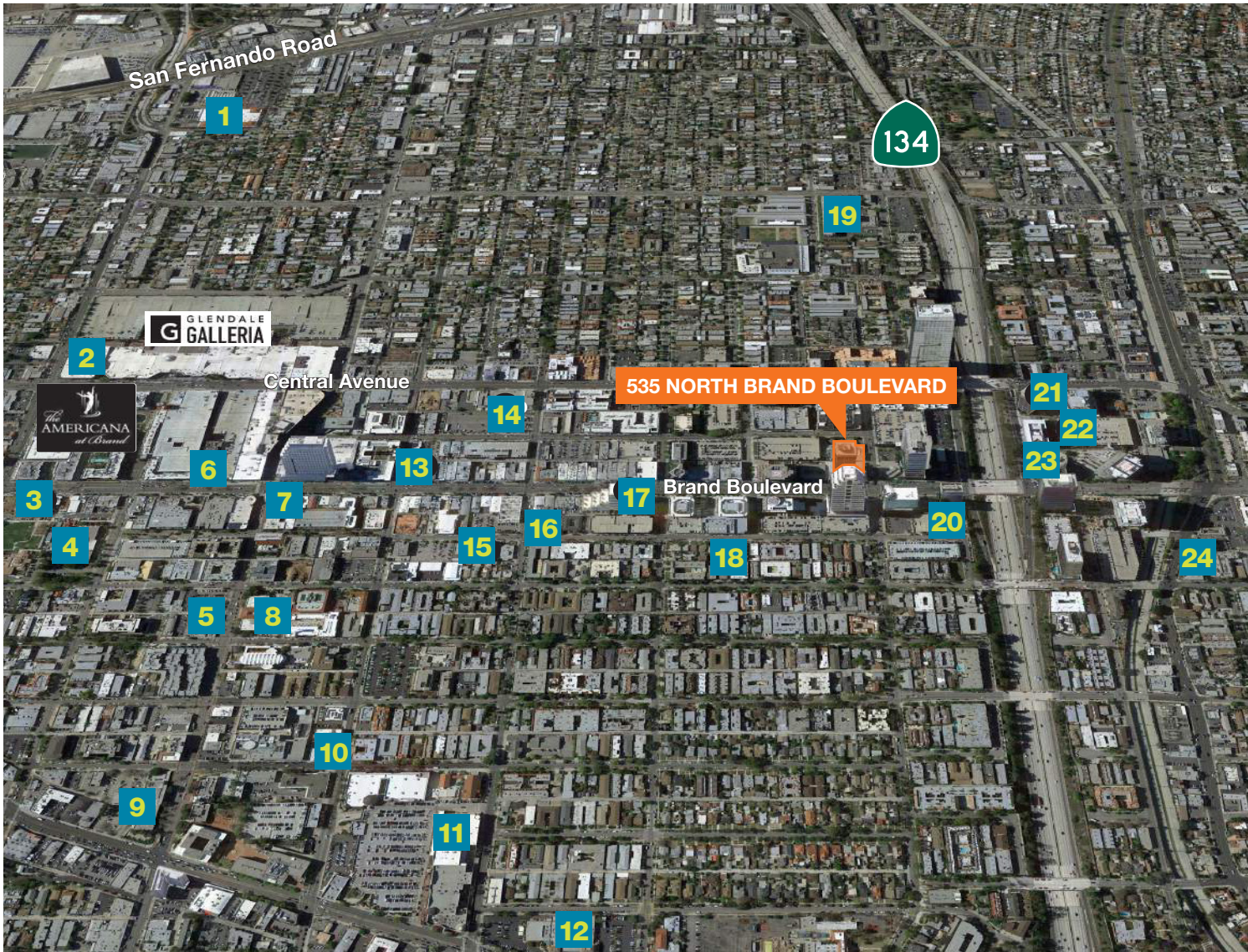
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AMENITIES

1. The Home Depot
2. Target
3. Shake Shack
4. Glendale Central Library
5. Glendale Marketplace
6. In-N-Out Burger
7. California Pizza Kitchen
8. US Post Office
9. Glendale Courthouse
10. Glendale Police Department
11. Glendale Fashion Center
12. Whole Foods
13. Tender Greens
14. Sears
15. 24 Hour Fitness Active
16. Porto's Bakery
17. Bank of America Financial Center
18. 24 Hour Fitness
19. Days Inn Glendale
20. Chase Bank
21. Embassy Suites
22. Hilton Los Angeles North/ Glendale & Executive Meeting Center
23. Equinox
24. Trader Joe's

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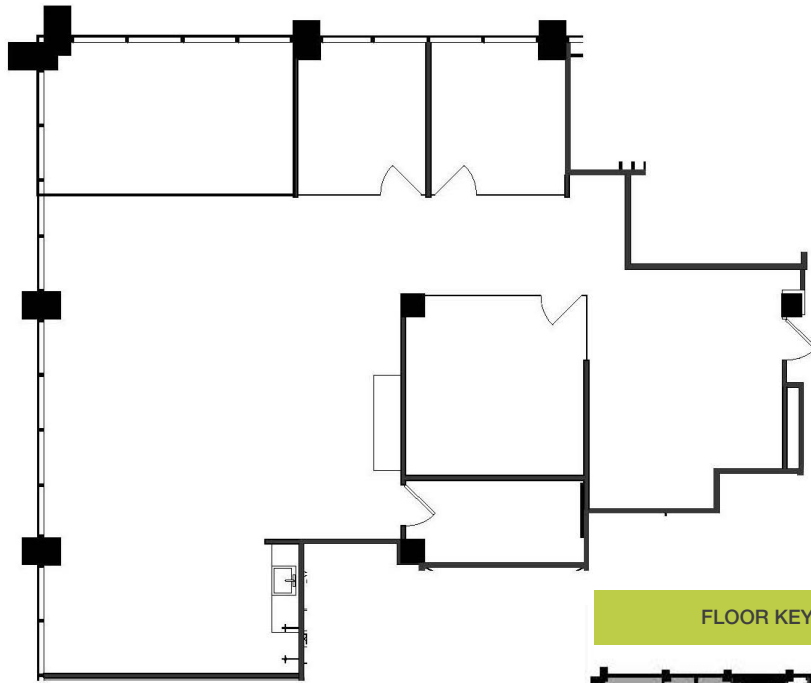


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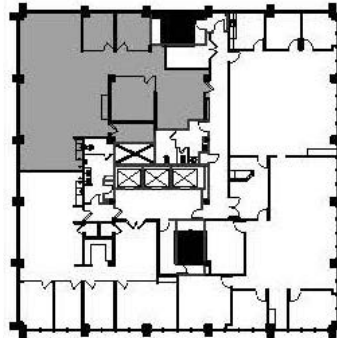
Glendale, California

Floor Plans

SUITE 450 - 2,490 RSF



FLOOR KEY



450	2,490 RSF	\$2.85 /RSF PER MONTH FSG
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Move-in ready suite with 3 window offices, glass conference room, break area, open work area and reception.



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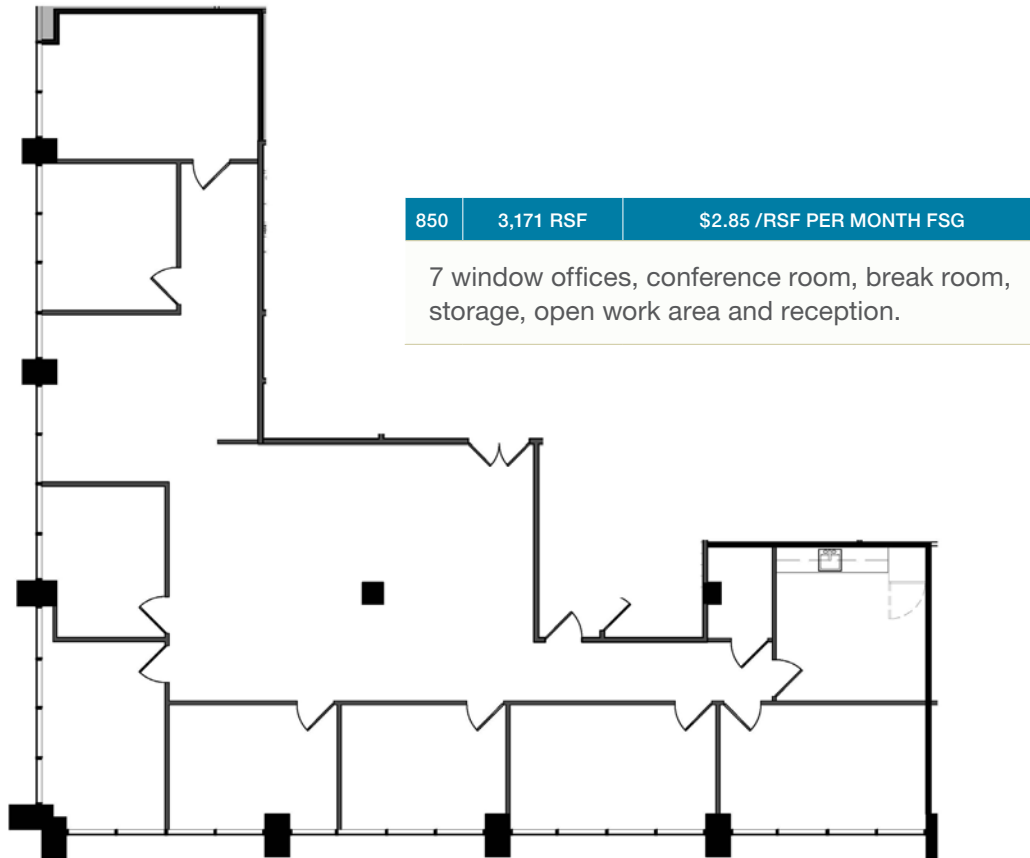


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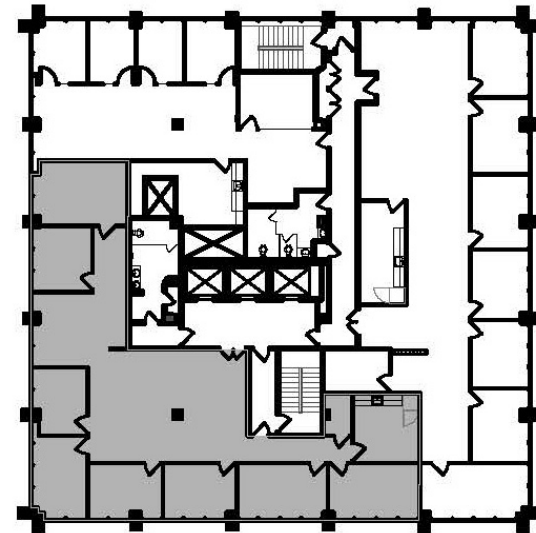
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Floor Plans

SUITE 880



Floor Key



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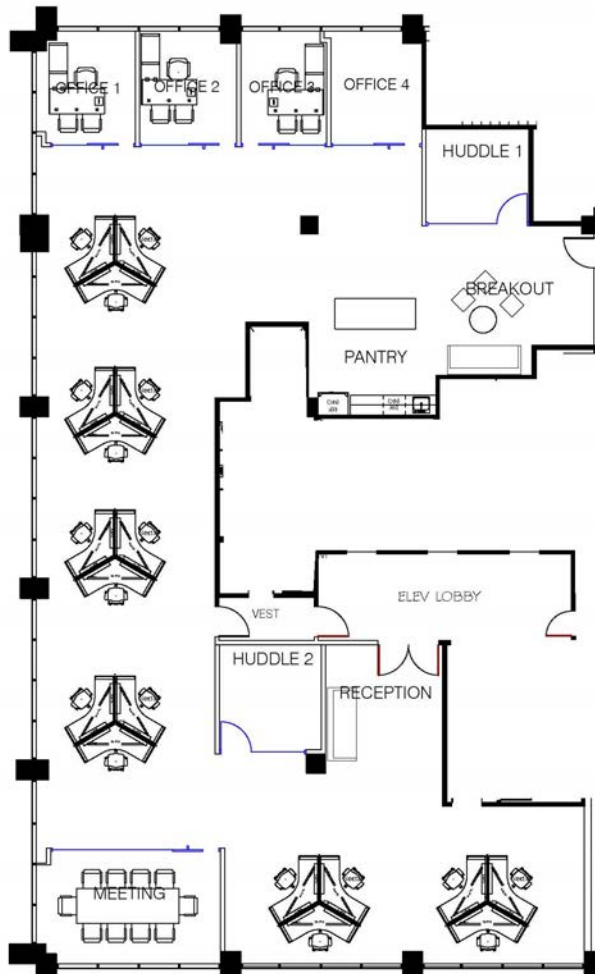


535 North Brand Boulevard

Glendale, California

Floor Plans

SUITE 950 - 4,586 RSF



950	4,586 RSF	\$2.85 /RSF PER MONTH FSG
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Newly constructed move-in ready suite with double door identity off the elevator lobby, 4 window offices, conference room, 2 meeting rooms, break area, reception and open work area. Delivering April, 2019.*

**Furniture and appliances are not included*

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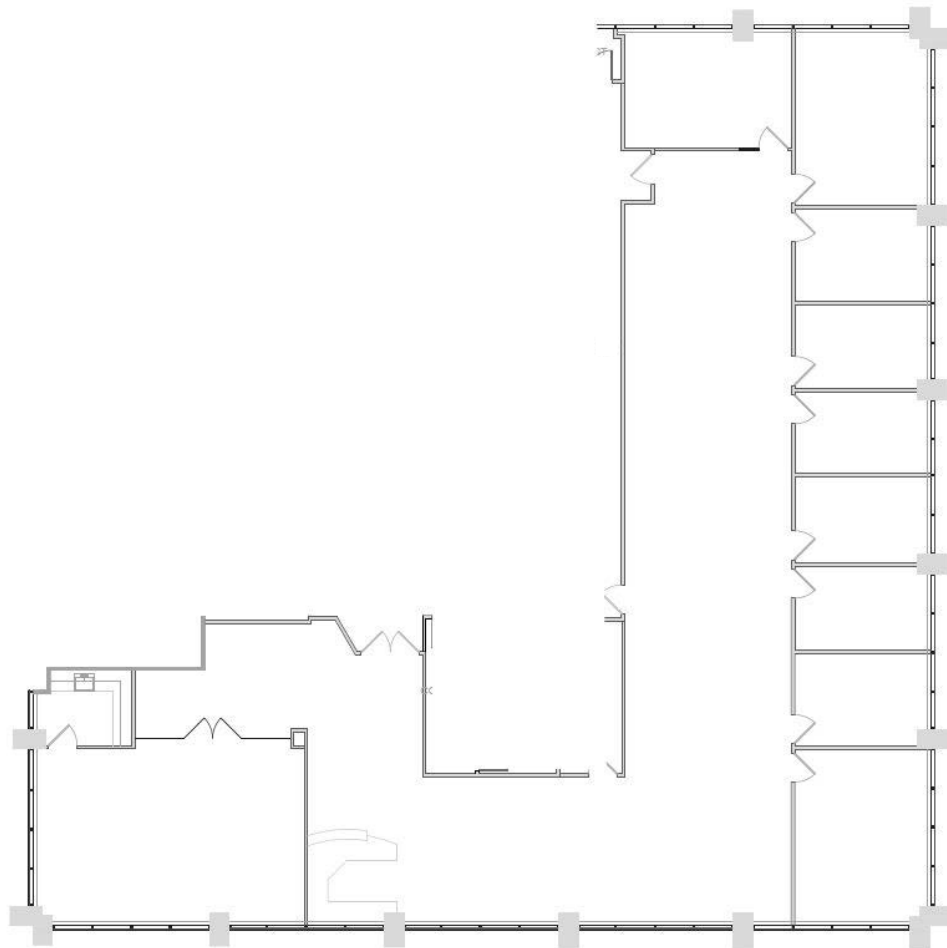


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Floor Plans

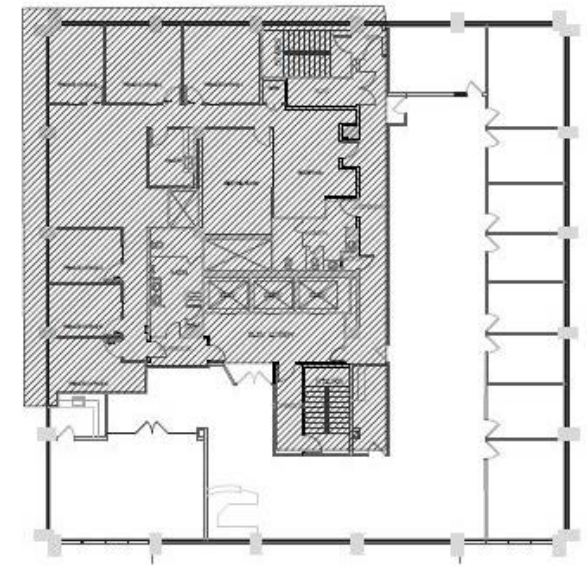
SUITE 1000 - 5,715 RSF



1000	5,715 RSF	\$2.85 /RSF PER MONTH FSG
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Double door identity off the elevator lobby with 9 window offices, conference room, break area, reception and open work area. Available December 1, 2019.

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