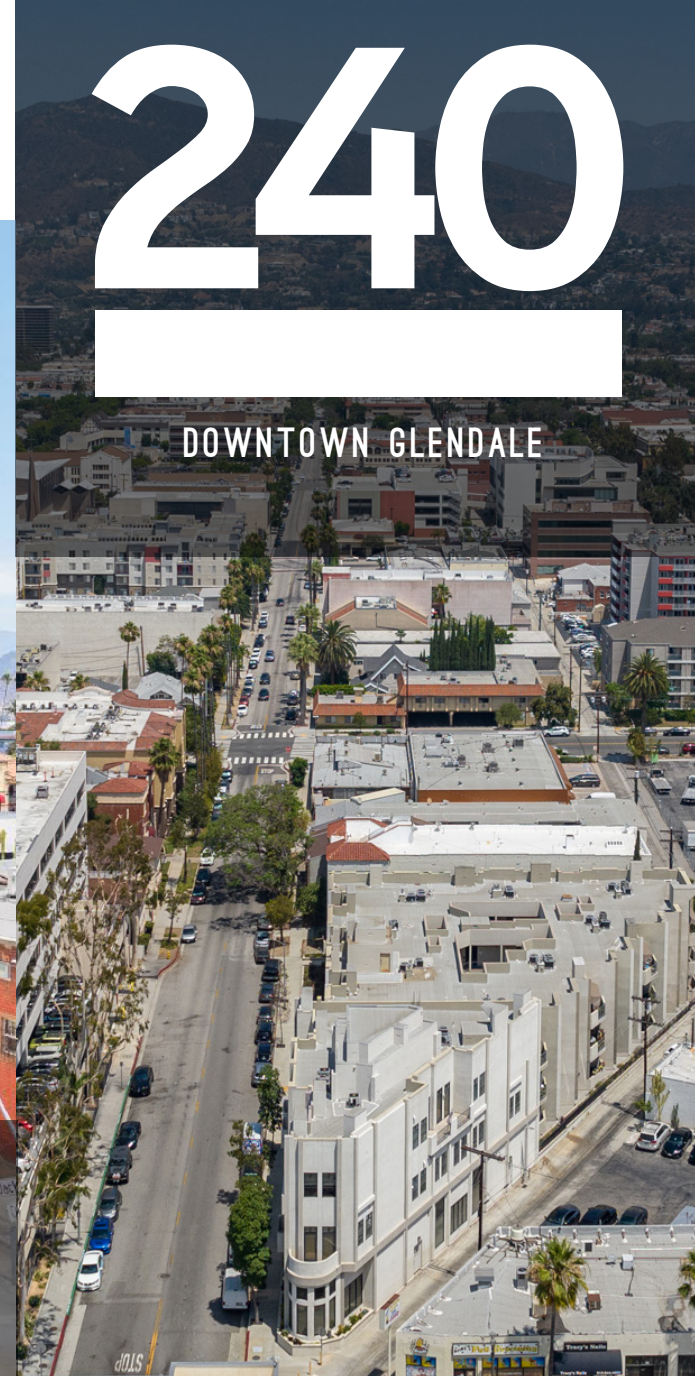


# ENTIRE TOP FLOOR PRIVATE SUITE

## MEDICAL OFFICE & PROFESSIONAL OFFICE SPACE

# 240

DOWNTOWN GLENDALE



# FOR LEASE

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# OFFICE SUITE

## SUMMARY



### *Rare Opportunity to Lease an Entire Top Floor Private Suite zoned for Medical Office & Professional Office Use in Downtown Glendale.*

Beautifully decorated and artistically appointed, suite 310 at 240 S. Jackson Street in Glendale is unlike most office spaces available for lease. **Offered at \$6,950 per month, plus \$500 per month for 11 reserved parking spaces**, this suite offers **elevator access to a private floor**, multiple entrances, a long corridor with floor-to-ceiling windows, private restrooms, a welcoming reception area and lobby with large drum lighting, stylish **gray wood plank flooring throughout** and **high ceilings**.

Luxurious and sophisticated best describes the **private conference room** with glass door entry and large marble table surrounded by 8 white leather high back chairs and TV. A moody ambiance is set with the expansive smoked glass chandelier, pendant lights, étagère, service bar and artwork.

Located on the **top floor of a 3-story mixed-use building** the suite offers the rarest of amenities – **three large balconies!** Perfect for outdoor seating, one faces west and two face east.

A **fully equipped kitchen** tastefully decorated with European-style flat front gray and white cabinets. Complete with stainless steel appliances including an oven, microwave, refrigerator and dishwasher. Beautiful quartz countertops with marble veining are used in the kitchen and bar seating with four white leather bar stools and stylish pendant lights.

Built out with **7 high-quality private offices** each featuring large windows bringing in lots of natural light, stylish light fixtures, gray plank flooring and high ceilings.

The suite offers a dedicated **copier room, file room, and storage room**. Parking is available in the subterranean parking garage which is gated and secure.

## LEASE DETAILS

**240 S. JACKSON ST  
GLENDALE, CA 91205**

ADDRESS

**310**

SUITE NUMBER

**±3,191**

RENTABLE SIZE SF

**\$6,950/MG**

MONTHLY RENTAL RATE

**\$500**

TOTAL PARKING RATE/MONTH

**11**

PARKING SPACES

**IMMEDIATE**

OCCUPANCY

### MAJOR HIGHLIGHTS

- 3-STORY MIXED-USE BUILDING
- 11 PARKING STALLS IN GATED SUBTERRANEAN PARKING GARAGE
- MEDICAL & OFFICE USE
- ENTIRE PRIVATE SUITE ON TOP FLOOR
- MULTIPLE OUTDOOR BALCONIES
- ELEVATOR & PRIVATE RESTROOMS
- EXCELLENT GLENDALE LOCATION



# PROPERTY PHOTOS



**West Balcony**



**Top Floor Suite**



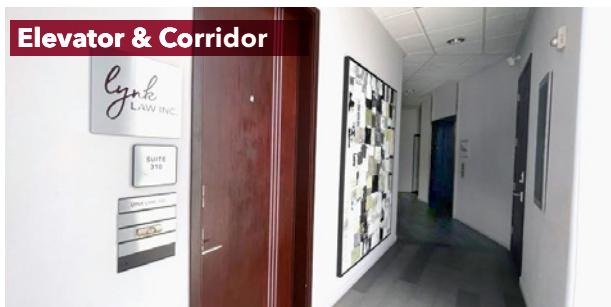
**Jackson Street**



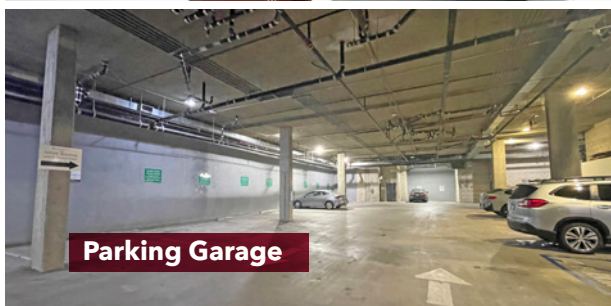
**Women's Restroom**



**East Balcony**



**Elevator & Corridor**



**Parking Garage**



**Corner View**



# INTERIOR PHOTOS



Corner Office



Bar Seating



Fully Equipped Kitchen



Corner Office



Conference Room



Fully Equipped Kitchen



Main Entrance & Lobby



Lobby Reception



Reception Desk



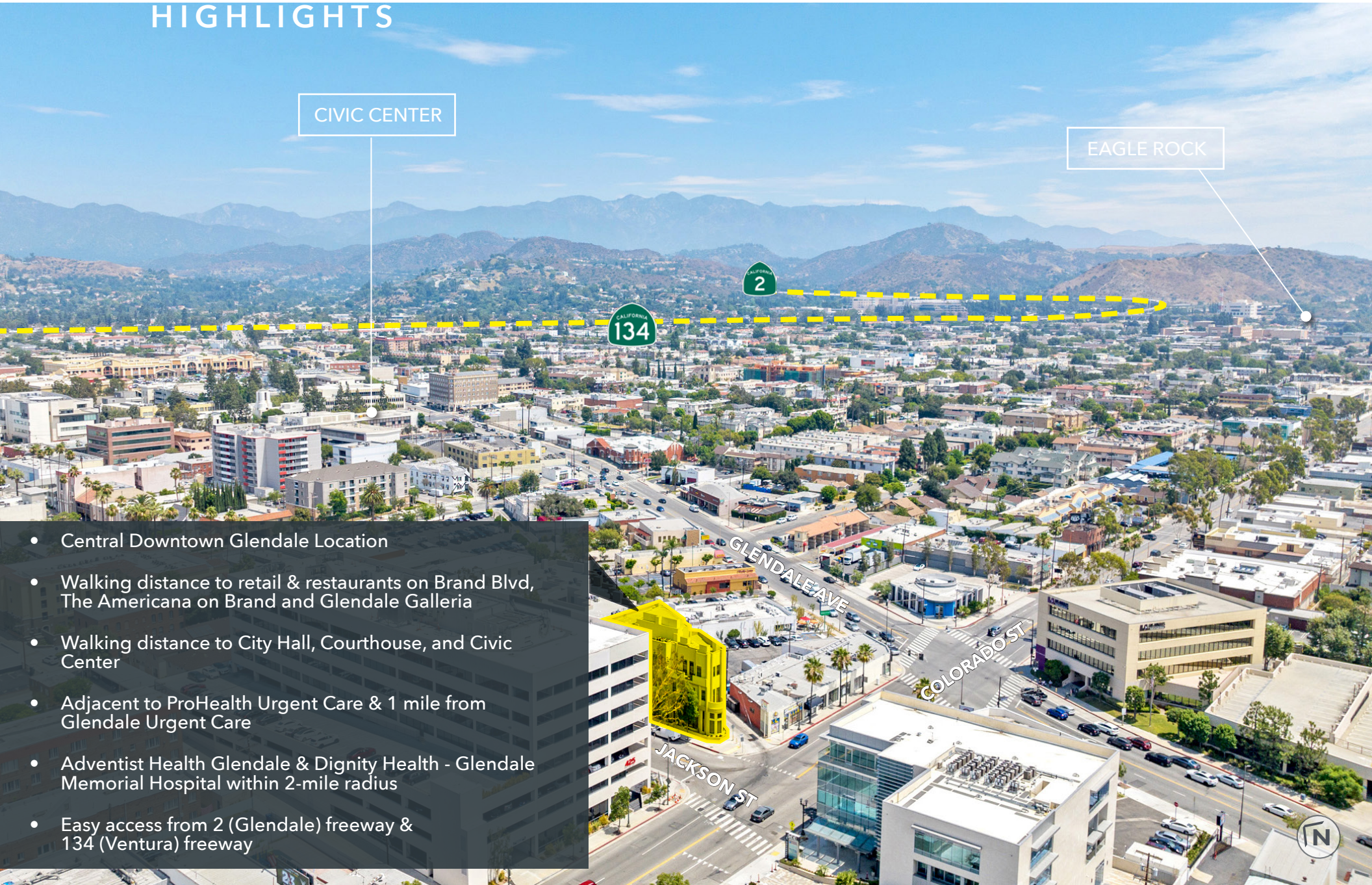
Hallway



Conference Room



# LOCATION HIGHLIGHTS



CIVIC CENTER

EAGLE ROCK

CALIFORNIA 134

CALIFORNIA 2

GLENDALE AVE

COLORADO ST

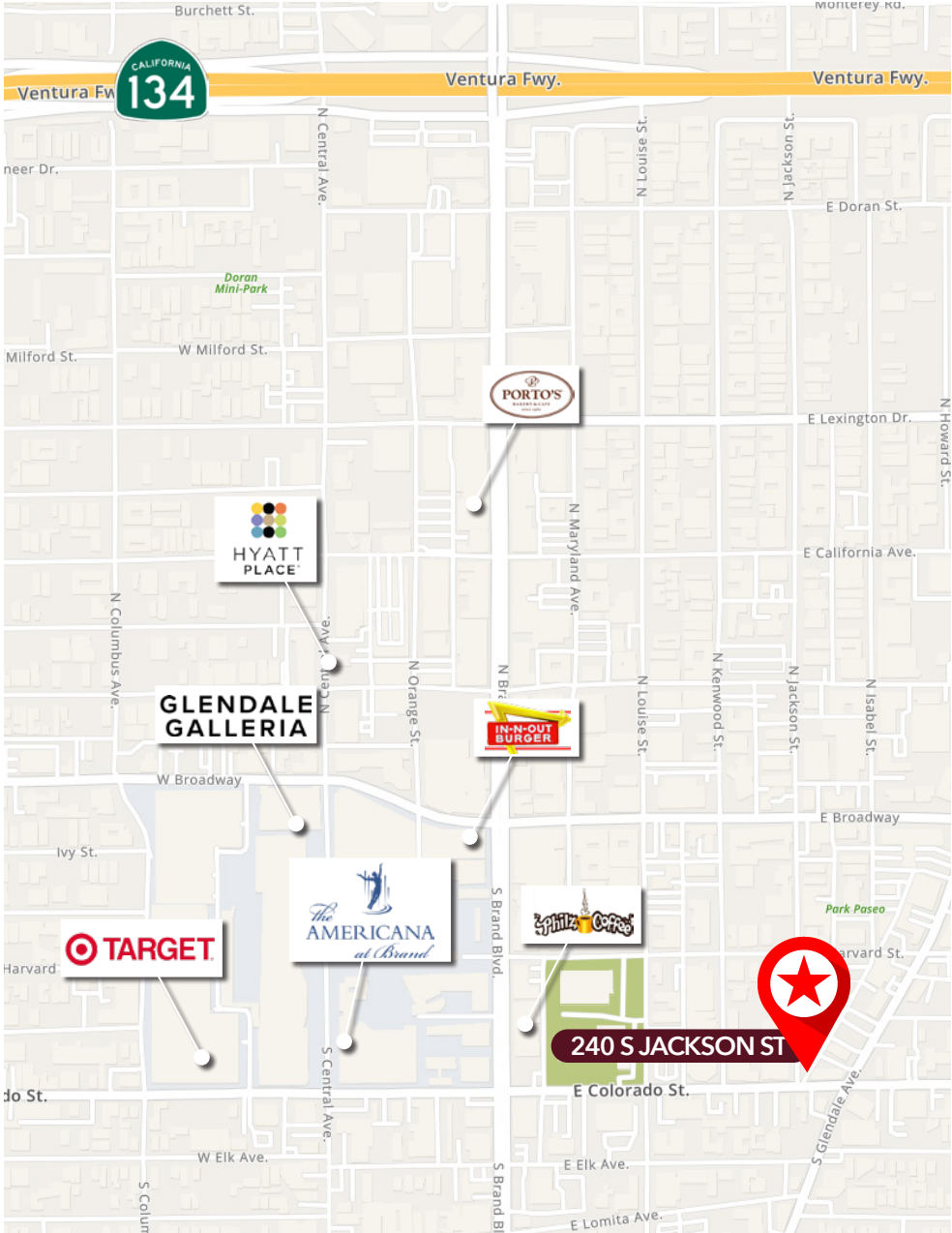
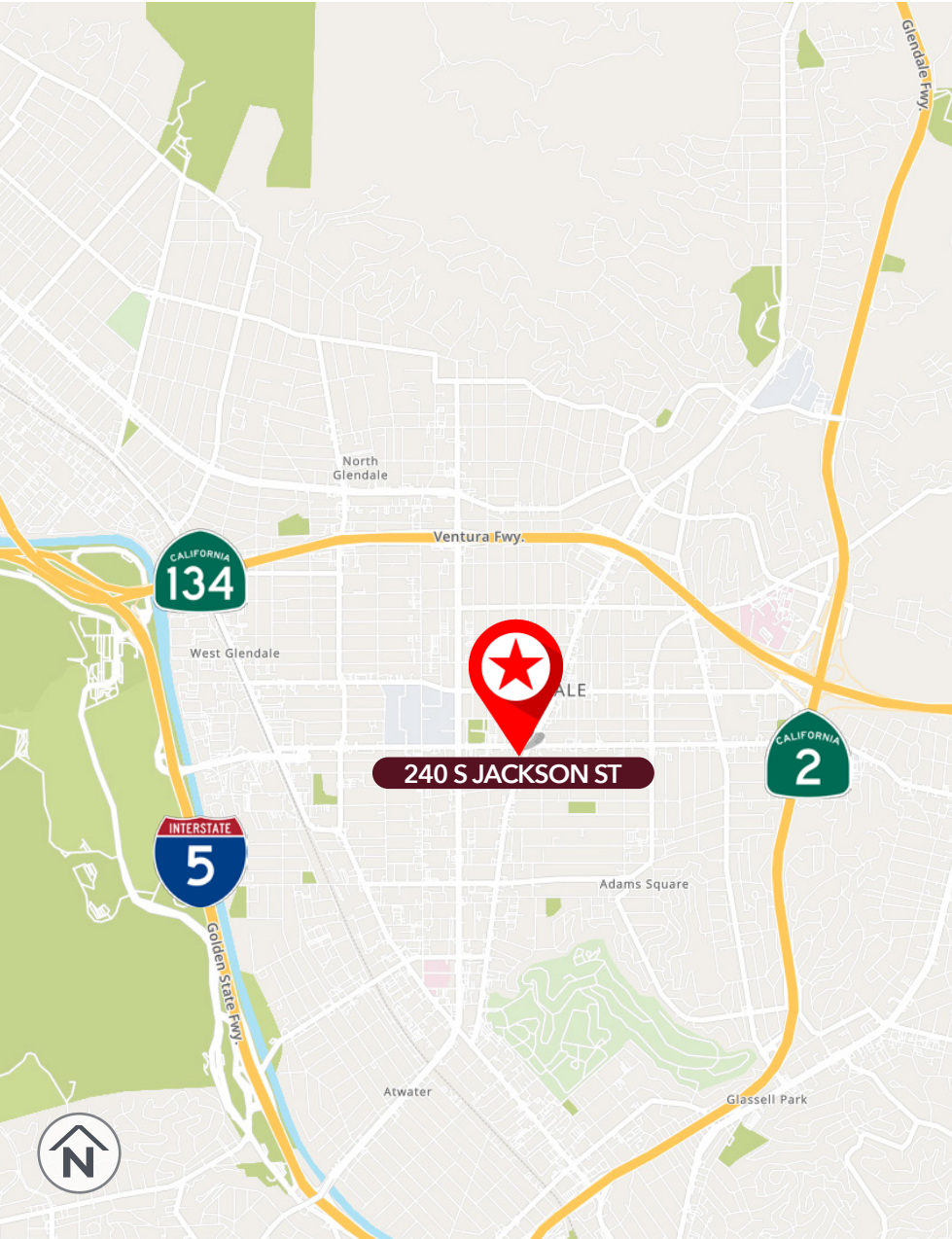
JACKSON ST



- Central Downtown Glendale Location
- Walking distance to retail & restaurants on Brand Blvd, The Americana on Brand and Glendale Galleria
- Walking distance to City Hall, Courthouse, and Civic Center
- Adjacent to ProHealth Urgent Care & 1 mile from Glendale Urgent Care
- Adventist Health Glendale & Dignity Health - Glendale Memorial Hospital within 2-mile radius
- Easy access from 2 (Glendale) freeway & 134 (Ventura) freeway



# MAP LOCATION





# AMENITIES HIGHLIGHTS

### THE AMERICANA AT BRAND

is a one-of-a-kind destination that offers a remarkable blend of shopping, restaurants, activities, movies, and entertainment. Located just a short drive away from Downtown Los Angeles and Hollywood, The Americana at Brand enjoys a unique and advantageous location. Situated in close proximity to these iconic destinations, The Americana at Brand serves as a convenient center for both locals and tourists alike.



### GLENDALE GALLERIA

is a large three-story regional shopping center and office complex located in downtown Glendale, California, United States. Opened in 1976 with 1.6 million square feet of retail space, it is the third largest mall in Los Angeles County.



### DOWNTOWN GLENDALE

in the heart of the fourth largest city in Los Angeles, along the Brand Boulevard corridor, lies the thriving district known as Downtown Glendale. Community includes The Americana at Brand, Glendale Galleria, Alex Theatre, Glendale Arts, City of Glendale, Glendale Economic Development Corporation and beyond.



### GLENDALE CENTRAL LIBRARY

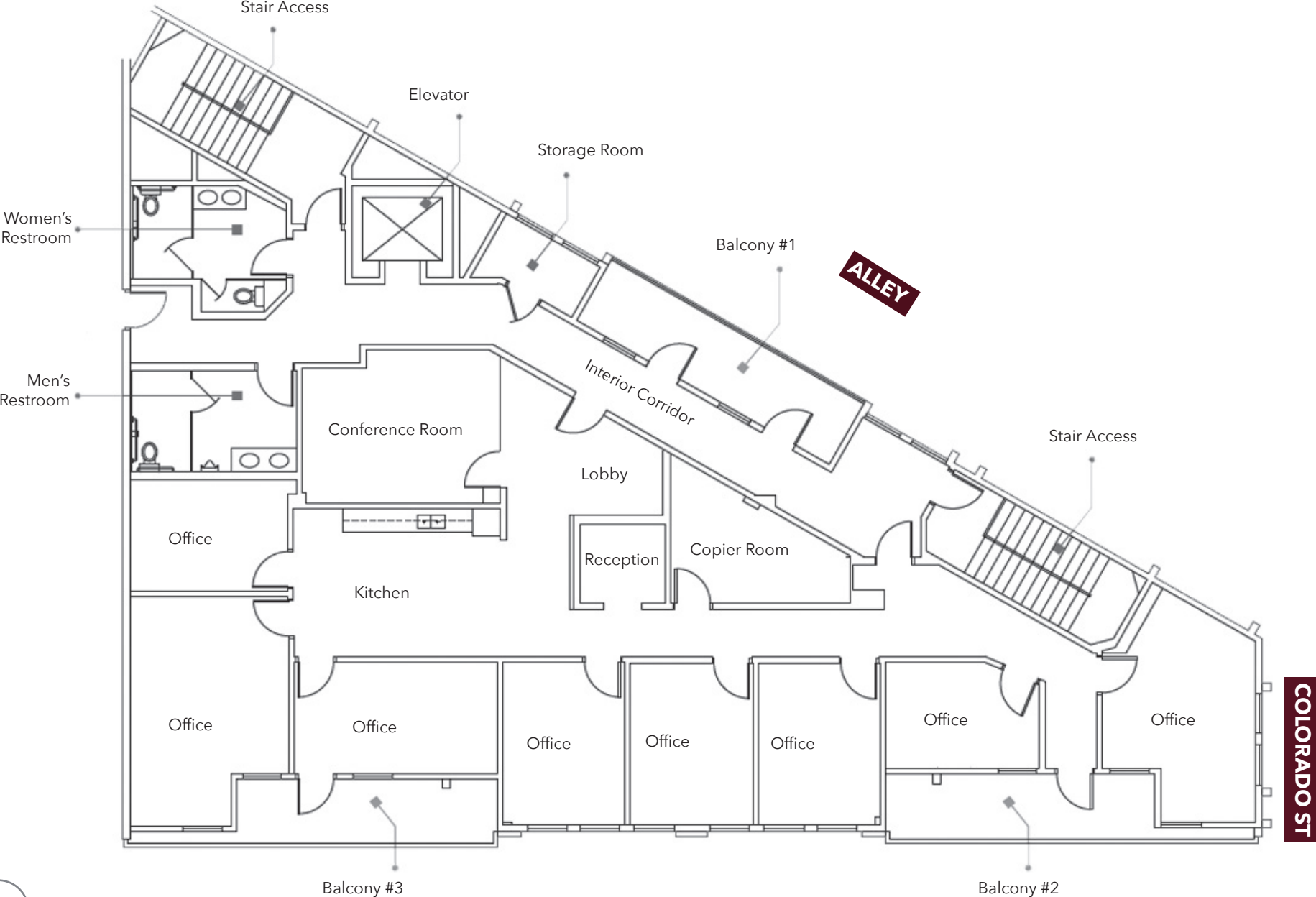
Founded in 1907, GLAC includes eight neighborhood libraries including the Brand Library & Art Center (The Brand), a regional visual arts and music library, galleries, and performance venue housed in the historic 1904 mansion of Glendale pioneer Leslie Brand.





# FLOOR PLAN

## SUITE 310



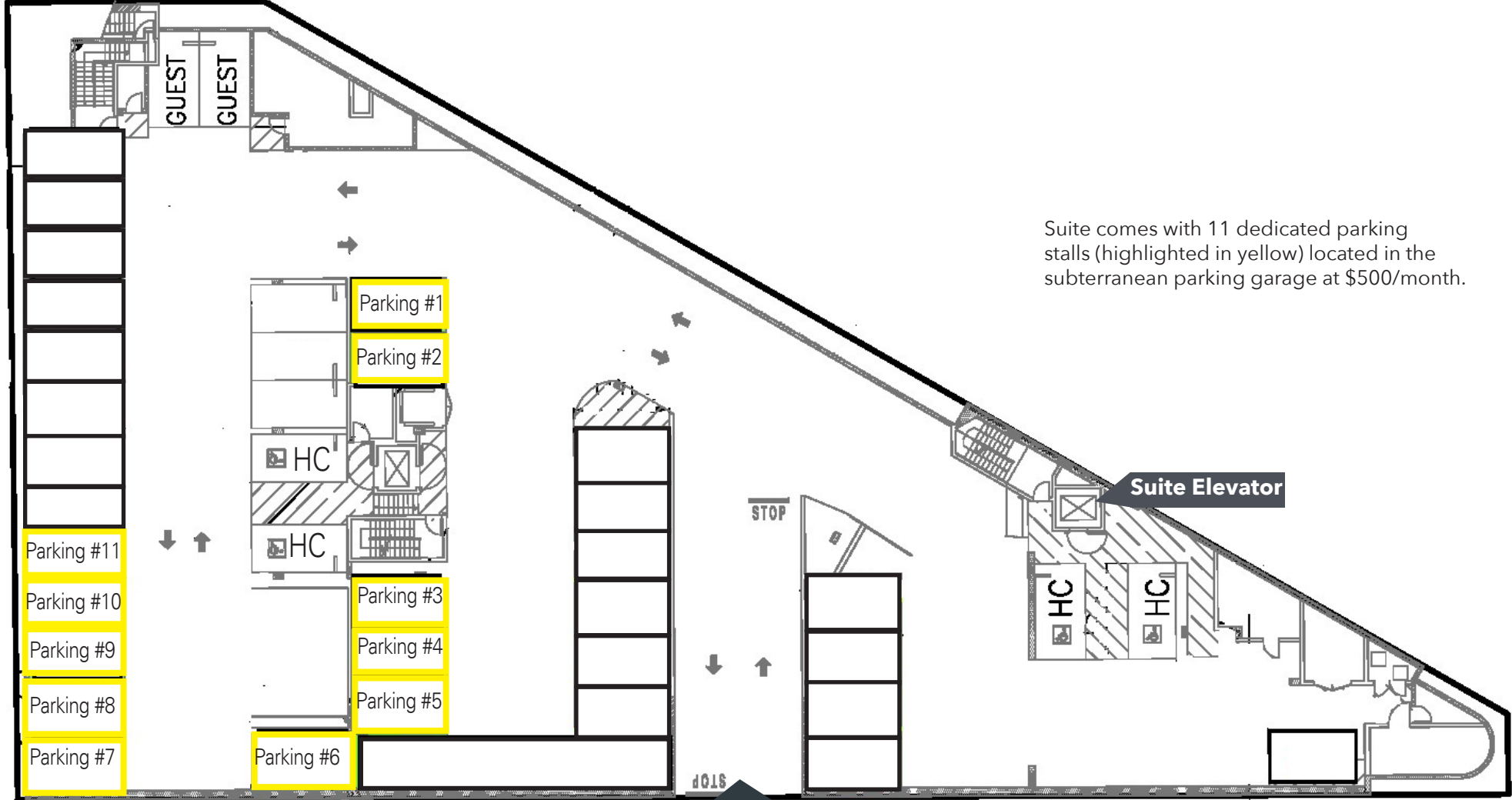
**JACKSON ST**

**COLORADO ST**



# PARKING PLAN

## SUITE 310



Suite comes with 11 dedicated parking stalls (highlighted in yellow) located in the subterranean parking garage at \$500/month.



**JACKSON ST**

**Parking Lot Entrance**

**COLORADO ST**