

535 BRAND

NOW OFFERING
A BROKER BONUS
OF \$2.00 PSF*

Class A Office Space For Lease

535 NORTH BRAND BLVD
GLENDALE, CA

*For qualified tenants and new leases.
Minimum 2,500 RSF and 3-year lease term.

OWNED BY



LEASING BY



PRIME OFFICE SPACE IN GLENDALE'S THRIVING BUSINESS DISTRICT

An exceptional office tower in Glendale's thriving business district, **offering modern workspaces with high-end finishes and state-of-the-art infrastructure**, delivering the perfect blend of efficiency, prestige, and sophistication for today's businesses.



Owned & managed by
Onni Group



Newly renovated building lobby, entry and
monument sign



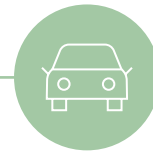
LA Metro and city shuttle stop directly in
front of the building



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 and close proximity
to Hollywood Burbank Airport



Parking ratio of 3.00/1,000 RSF leased at:
\$105 per unreserved stall/mo.
\$150 per reserved stall/mo.
\$95 per tandem stall/mo.

PERFECTLY SITUATED

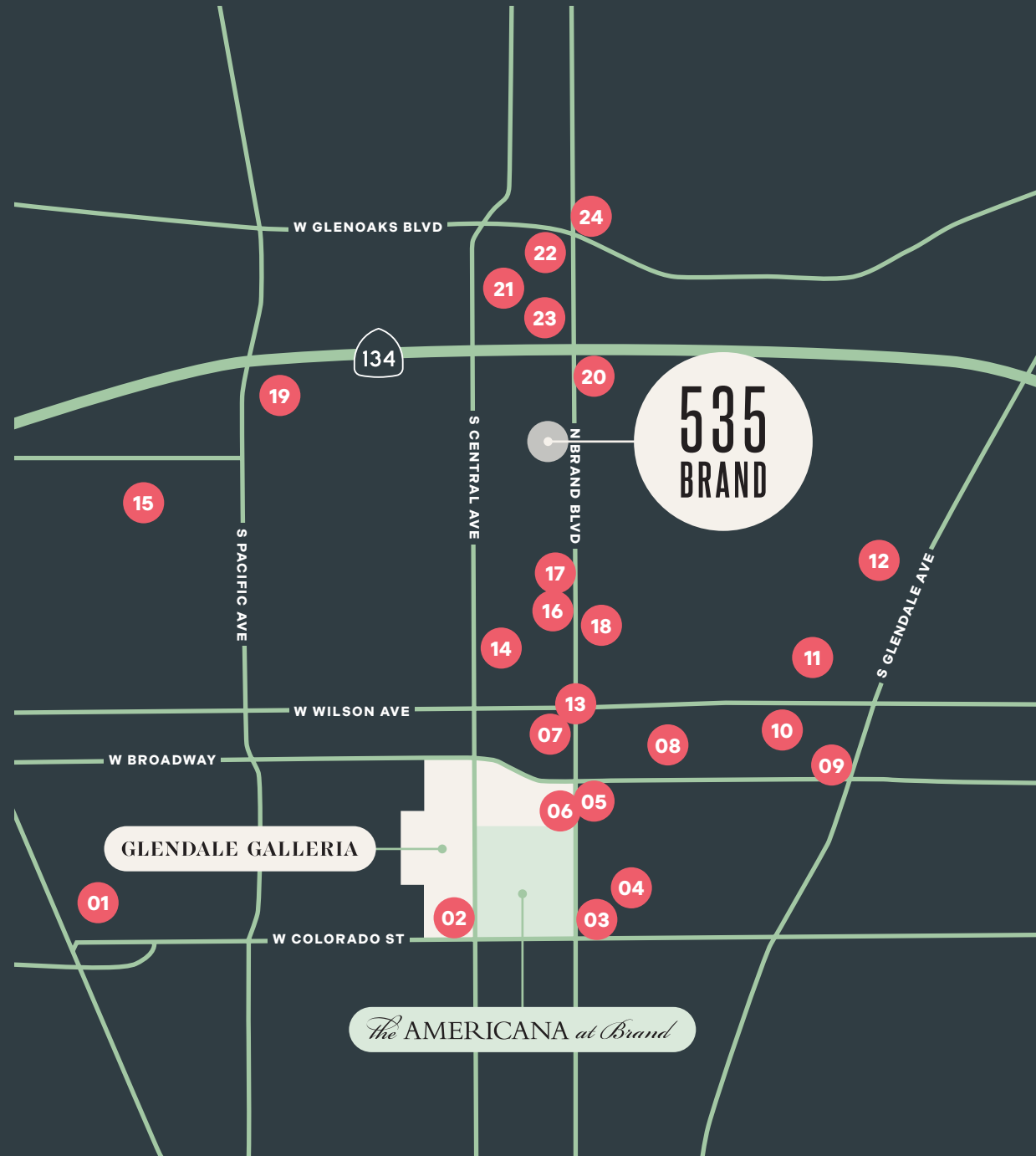
Centrally located among numerous restaurants & shops in Downtown Glendale, 535 Brand offers a truly amenity-rich experience

- | | |
|-------------------------------|---------------------------|
| 01 Home Depot | 13 Tender Greens |
| 02 Target | 14 Sears |
| 03 Shake Shack | 15 24 Hour Fitness Active |
| 04 Glendale Central Library | 16 Porto's Bakery |
| 05 Glendale Marketplace | 17 Bank Of America |
| 06 In-N-Out Burger | 18 24 Hour Fitness |
| 07 California Pizza Kitchen | 19 Days Inn Glendale |
| 08 US Post Office | 20 Chase Bank |
| 09 Glendale Courthouse | 21 Embassy Suites |
| 10 Glendale Police Department | 22 Hilton |
| 11 Glendale Fashion Center | 23 Equinox |
| 12 Whole Foods | 24 Trader Joe's |



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WALK SCORE





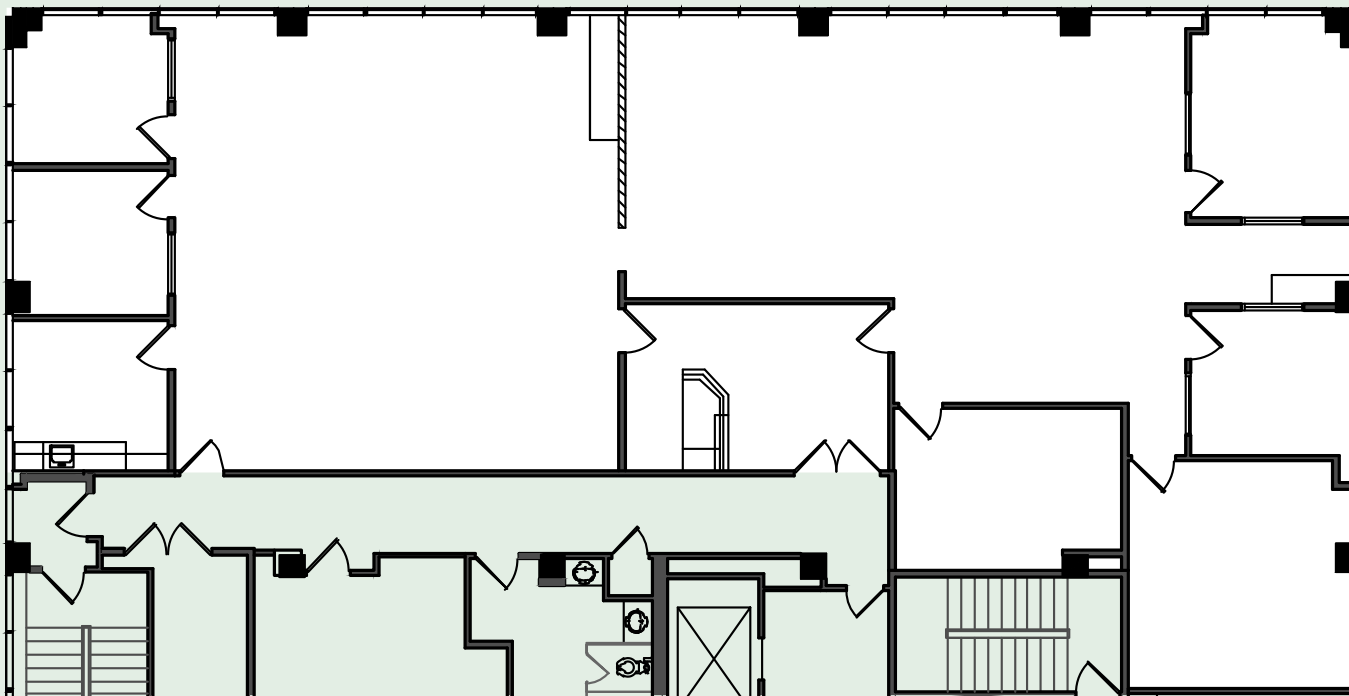
AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
400	4,114	\$2.95/RSF per month FSG	4 window offices, conference room, 1 interior office, break room, open work area and reception.
450	2,490	\$2.95/RSF per month FSG	3 window offices, interior office, conference room, break room, storage, open work area and reception.
605	2,720	\$2.95/RSF per month FSG	Move-in ready spec suite with 5 window offices, conference room, break area, storage, open work area and reception.

SUITE 400

4,114
SQUARE FEET

\$2.95
RSF/MO FSG



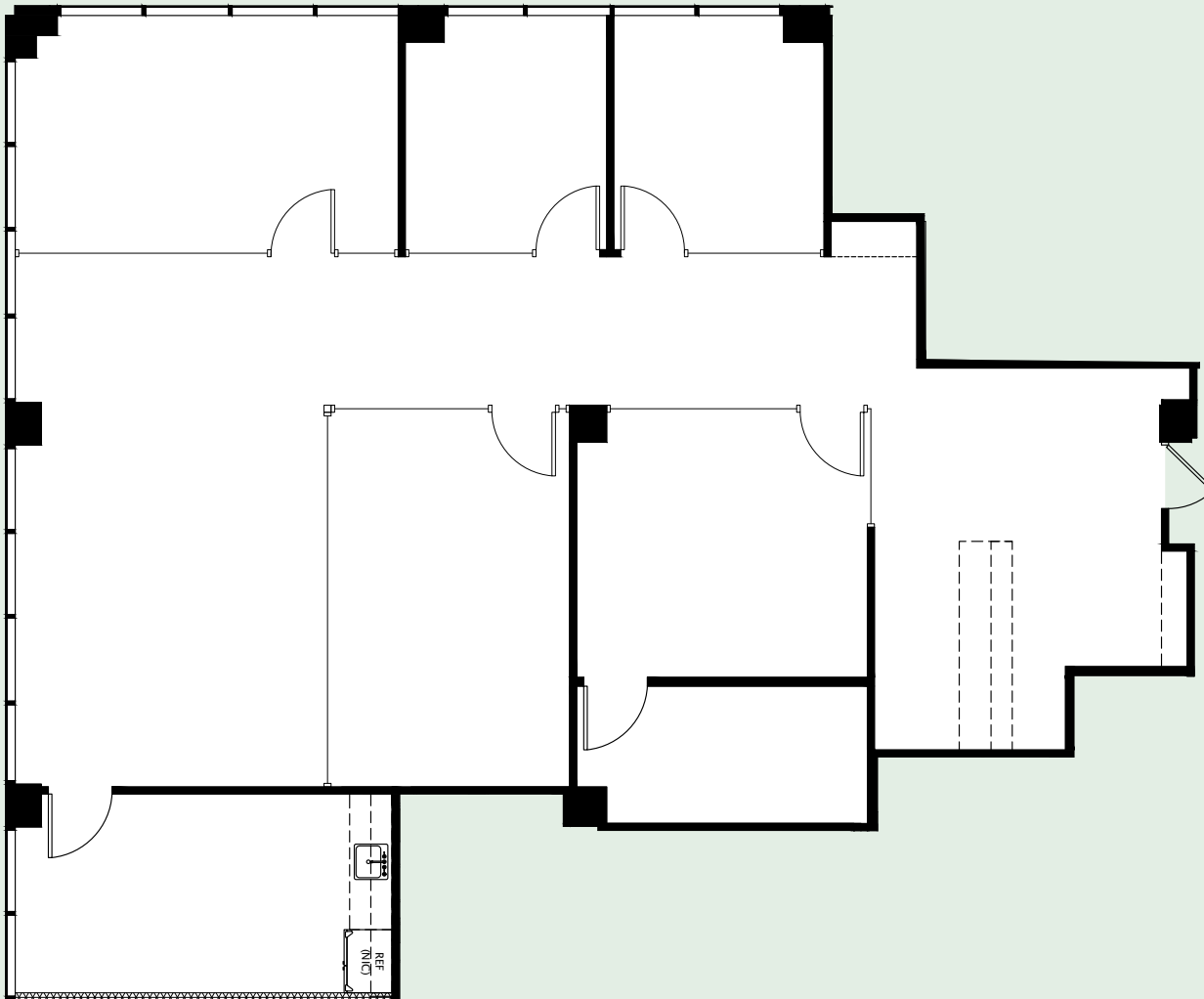
4 window offices, conference room, 1 interior office, break room, open work area and reception

SUITE 450

2,490
SQUARE FEET

\$2.95
RSF/MO FSG

3 window offices, interior
office, conference room, break
room, storage, open work area
and reception

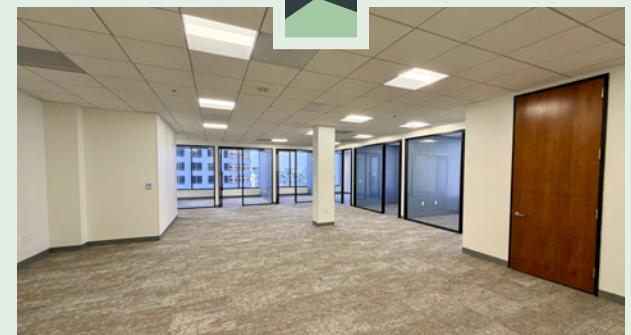
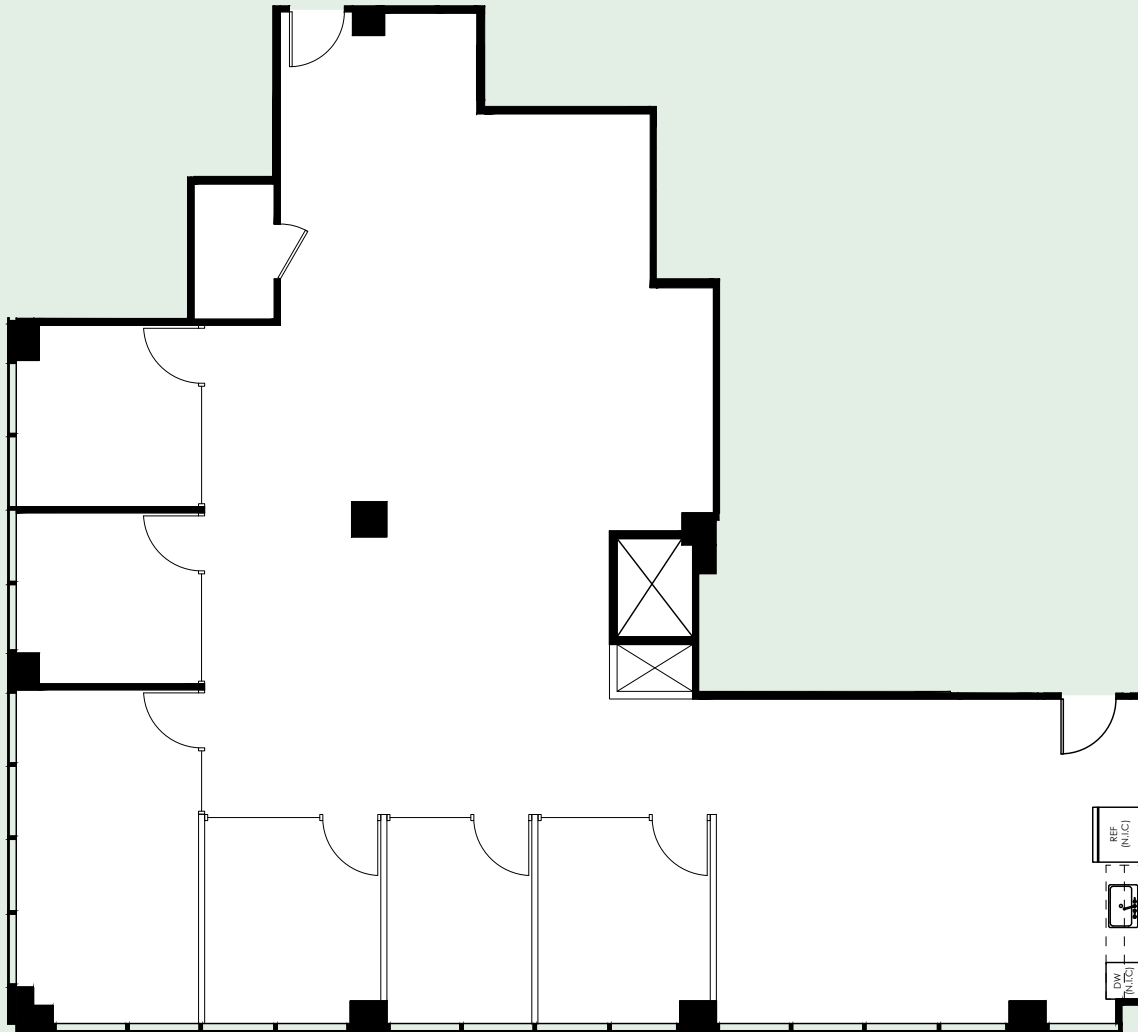


SUITE 605

2,720
SQUARE FEET

\$2.95
RSF/MO FSG

Move-in ready spec suite with 5 window offices, conference room, break area, storage, open work area an reception



535 BRAND

FOR LEASING INFORMATION, PLEASE CONTACT:

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