

OFFICE SUITE\*  
FOR LEASE



**VIRTUAL TOUR:** <https://my.matterport.com/show/?m=dngk8m74MNF>

111 NORTH ARTSAKH AVENUE, SUITE 300

GLENDALE, CA 91206



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

**MARK MILLER**

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SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560

## 111 NORTH ARTSAKH AVENUE, SUITE 300

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## OFFERING SUMMARY

Available Space: 7,223 RSF

Lease Rate: \$2.00/SF/MO, FSG

Term: 2 - 10 Years

Building Size: 40,834 SF

## PROPERTY OVERVIEW

**Entire Third Floor** Creative Office Space: 7,223 RSF newly-remodeled office suite with eight (8) window offices (including a large executive office with high ceiling and floor-to-ceiling arched window), large glass walled conference room with attached small conference room, bullpen area, break room, separate server room and two (2) private restrooms. **\*Owner will consider improving the suite for medical uses. Space shown by appointment.**

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Elevator served; walk to shopping and restaurants; located in Downtown Glendale in the Arts District near Laemmle Theatre; within a block of Glendale Galleria and The Americana at Brand; across the street from a live theater and adjacent to the city parking structure (3 spaces/1,000 SF) with monthly parking and 90-minute free parking for visitors.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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**Suite 300**  
**7,223 Rentable Square Feet**

**7,223 RENTABLE SQUARE FEET**

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(NOT TO SCALE)

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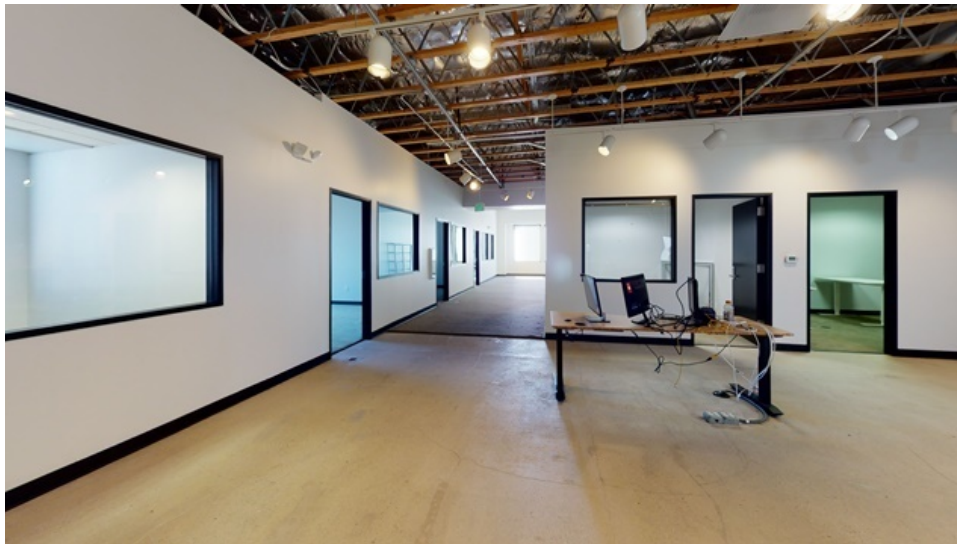
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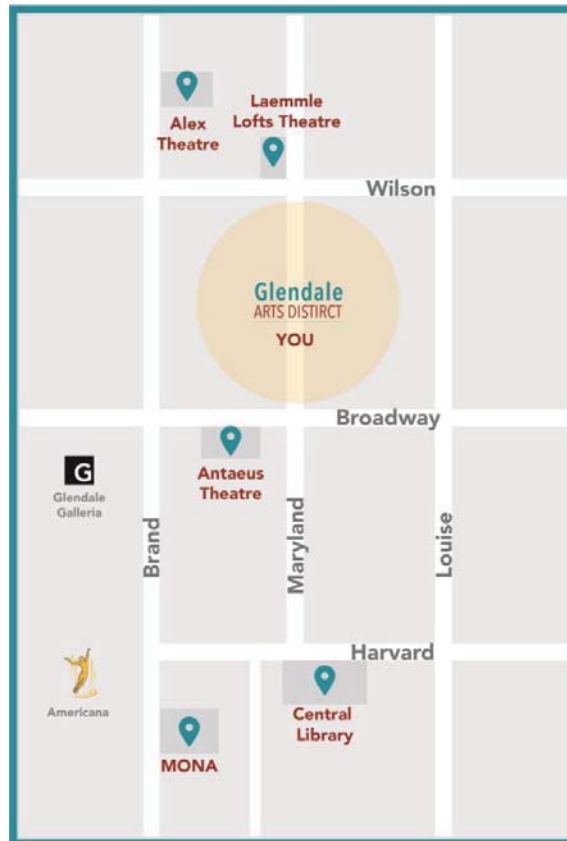
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# MARYLAND PASEO.

In the heart of the Arts & Entertainment District, the City of Glendale owns 8 storefronts totaling 8,000 square feet. The spaces have been used for retail, coffee shops, and boutique art galleries. The closed off street creates the ideal pedestrian paseo in the middle of a bustling downtown.





# Amenity Map



## Development Projects

1. Nexus on Central
  - 228 Units
2. Carmel Partners Site A
  - 315 Units
3. Carmel Partners Site B
  - 192 Units
4. **Citibank Project**
  - 475 Units
5. The Campus
  - 219 Units
6. The Lex on Orange
  - 307 Units
7. Hyatt Place Hotel
  - 173 Rooms
8. 125 N Central
  - 164 Units
9. Central + Wilson
  - 153 Units
10. Orange + Wilson
  - 166 Units
11. **Brand + Wilson**
  - 235 Units
12. Laemmle Cinema Lofts
  - 42 Units



## Retail & Entertainment

1. 24-Hour Fitness
2. Glendale Galleria
3. Bloomingdale's
4. **Americana at Brand**
5. Marshall's
6. HomeGoods
7. Equinox Fitness
8. BevMo
9. Target
10. Pacific Theatres
11. Cinemas

## Restaurants

1. Burger King
2. McDonald's
3. Porto's Bakery & Cafe
4. PizzaRev
5. Chipotle Mexican Grill
6. Tender Greens
7. Flame Broiler
8. Islands
9. BJ's Brewhouse
10. California Pizza Kitchen
11. Tavern on Brand
12. Subway
13. In-N-Out Burger
14. Vegas Seafood Buffet
15. Granville Café
16. Katsuya
17. Lemonade
18. Din Tai Fung
19. Bourbon Steak
20. Shake Shack
21. GreenLeaf
22. Philz Coffee

12. The Alex Theatre
13. Laemmle Cinemas
14. Museum of Neon Art
15. Big 5 Sporting Goods



# STRATEGIC ADVANTAGE.

## WHY GLENDALE

*Need for fine dining, breakfast, and taverns which compliment the morning-til-night lifestyle.*

## DOWNTOWN GLENDALE

Downtown Glendale has 6 million square feet of office space, a well-paid workforce, affluent residents, and 3,500 new luxury apartments. The City is interested in continuing to attract tenants which meet the needs of a growing urban population seeking food, culture, and fun throughout the day.





# STRONG ECONOMY.

## TOP RETAIL CENTERS

*Americana at Brand*  
*Glendale Galleria*  
*Brand Boulevard of Cars*  
*Montrose Shopping Park*

## TOP RETAILERS

<i>Apple</i>	<i>Nordstrom</i>
<i>Home Depot</i>	<i>Ralphs</i>
<i>Macy's</i>	<i>Target</i>
<i>Marshall's</i>	<i>Zara</i>

## NEW RETAILERS

*Bloomingdale's*  
*Dick's Sporting Goods*  
*Under Armour*  
*Top Shop*

## TOP EMPLOYERS

*Glendale Adventist*  
*Disney*  
*DreamWorks Animation*  
*Glendale Community College*  
*Glendale Memorial*  
*USC Verdugo Hills Hospital*



# HOTEL MARKET: *ROOM* FOR MORE!

STAY enjoy



## CURRENT HOTELS:

### GLENDALE HILTON:

351 KEYS

### EMBASSY SUITES:

272 KEYS

## NEW TO GLENDALE:

### HAMPTON INN:

94 KEYS

## COMING SOON :

HYATT: 173 KEYS

### STARWOOD ALOFT:

85 KEYS

## WHY GLENDALE

Glendale has a bustling downtown with a number of international companies headquartered. There is demand for additional upscale business and boutique hotels.