

SUBLEASE

# 800 NORTH BRAND

GLENDALE, CA

## Statement Space: 5,000 RSF

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

### FOR MORE INFORMATION

#### SUZANNE LEE

Executive Managing Director  
t 310-407-6511  
suzanne.lee@nmrk.com  
CA RE Lic. #01413624

#### KATIE COWAN

Managing Director  
t 213-596-2289  
katie.cowan@nmrk.com  
CA RE Lic. #01758914

#### SHAUN STILES

Executive Managing Director  
t 213-596-2255  
shaun.stiles@nmrk.com  
CA RE Lic. #01125641

#### HAYDEN CLEGG

Director  
t 949-838-6801  
hayden.clegg@nmrk.com  
CA RE Lic. #02053411

#### ALLIE DORMAN

Associate  
t 310-407-6570  
allie.dorman@nmrk.com  
CA RE Lic. #02215539

**NEWMARK**

# DESIGNED TO WIN

## LOS ANGELES' FINEST

### PURPOSE-BUILT FOR INNOVATION AND COLLABORATION





# SUBLEASE HIGHLIGHTS



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



**\$2.85/RSF FSG**  
ASKING RATE

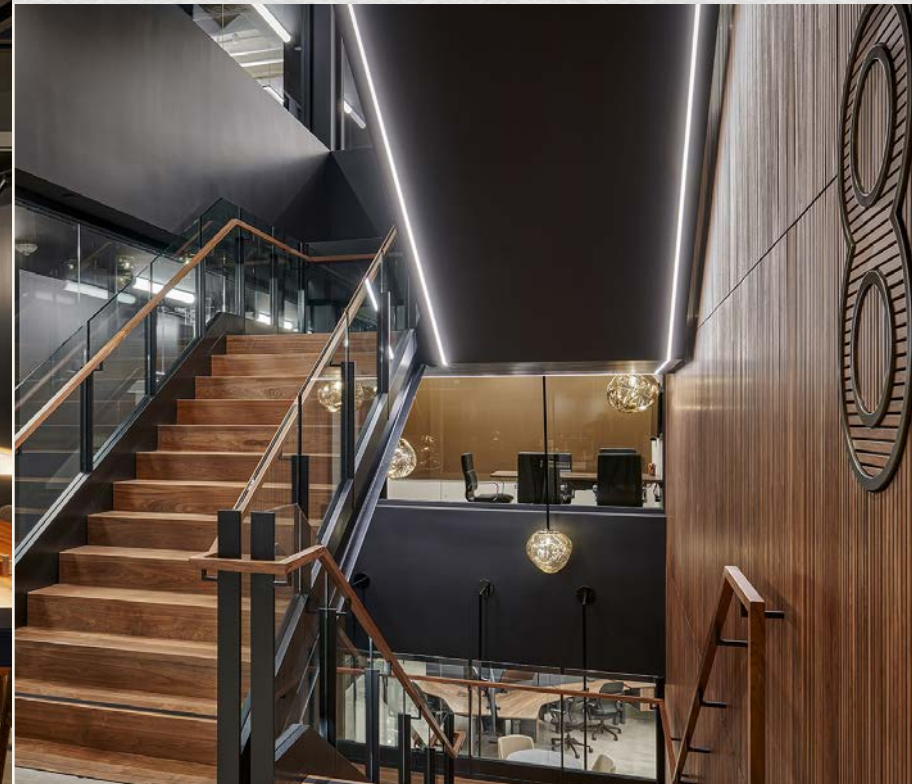


**3.5/1,000 SF**  
PARKING

## AVAILABILITIES

FLOOR	SIZE	
<b>Partial 6th Floor</b> <b>Rooms 3, 4, 5, &amp; 6</b>	<b>±5,000 RSF</b>	24 seats 10 meeting tables 3 private offices
<b>TOTAL</b>	<b>5,000 RSF</b>	

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





## Next Level Design

- 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

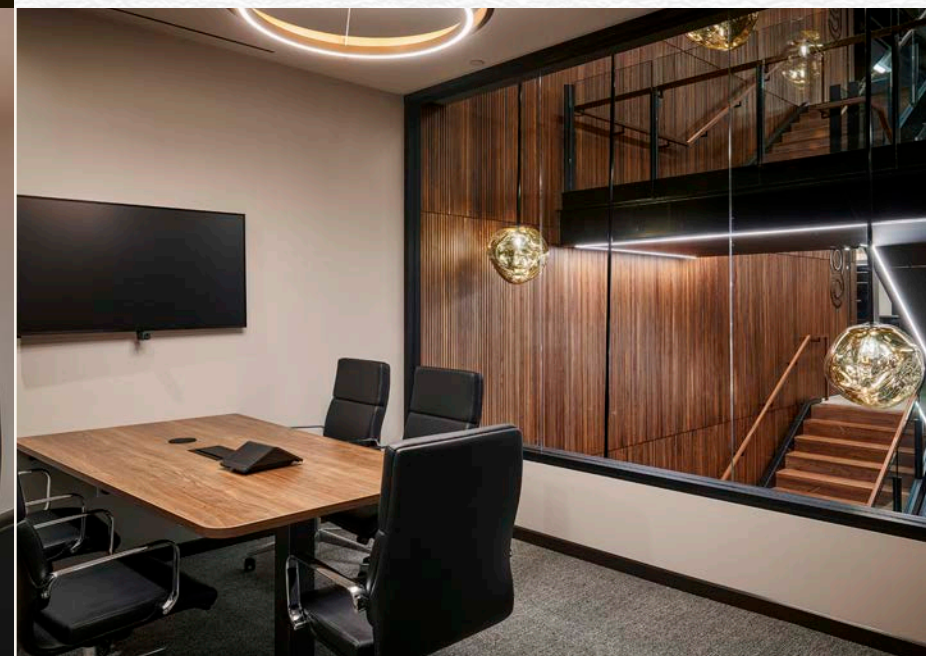
## Health & Wellness

- Inspiring views, abundant natural light
- Spa-like wellness rooms
- Thoughtfully outfitted café/pantries
- Newly constructed high-end onsite amenities (see next page)



## Tech Enabled

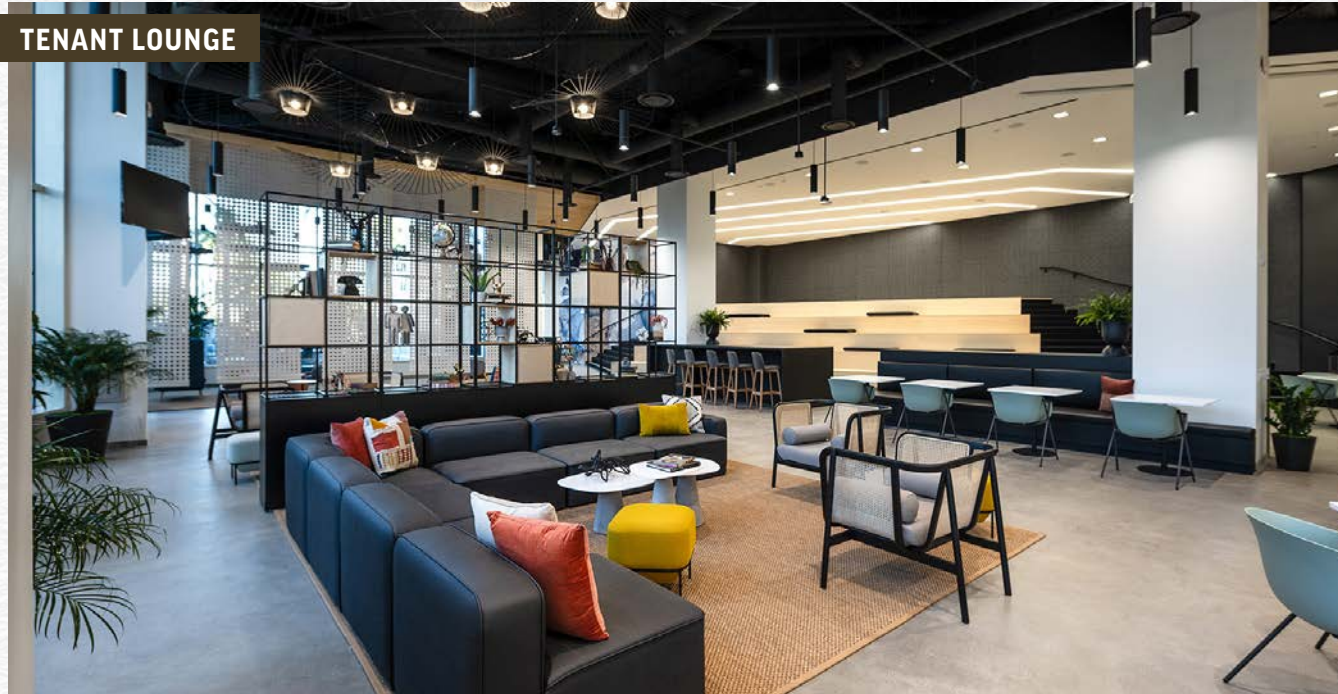
- Full wired and wireless connectivity: Meraki MR56 Wi-Fi  
6 Multigigabit Ethernet (Meraki license required)
- Conferencing:
  - 49" LG 49UH5F-H or 75" LG 75UH5F-H displays with chief display mount/backbox
  - Crestron UC-MMX30-Z Zoom conference room solution with audio/speakers/mics (Zoom Room license 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

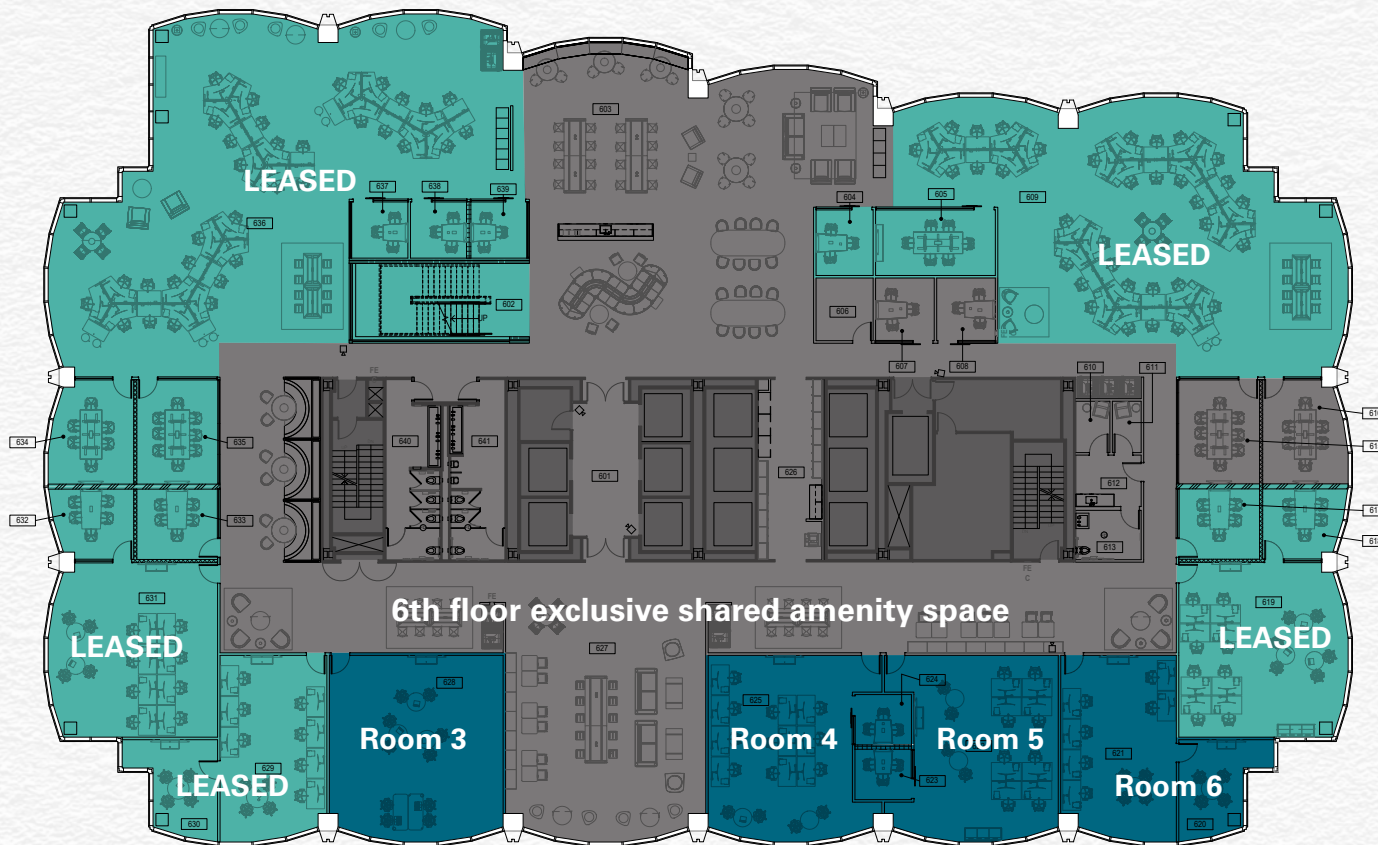


# 6TH FLOOR

## 5,000 SF AVAILABLE

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

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



## ROOM 3

0

## Seats

5

## Meeting Tables

## ROOM 4

10

## Seats

2

## Meeting Tables

1

Private  
Office

## ROOM 5

8

## Seats

2

## Meeting Tables

1

Private  
Office

## ROOM 6

6

## Seats

1

## Meeting Table

1

Private  
Office

**TOTAL**

24

## Seats

10

## Meeting Tables

3

## Private Offices

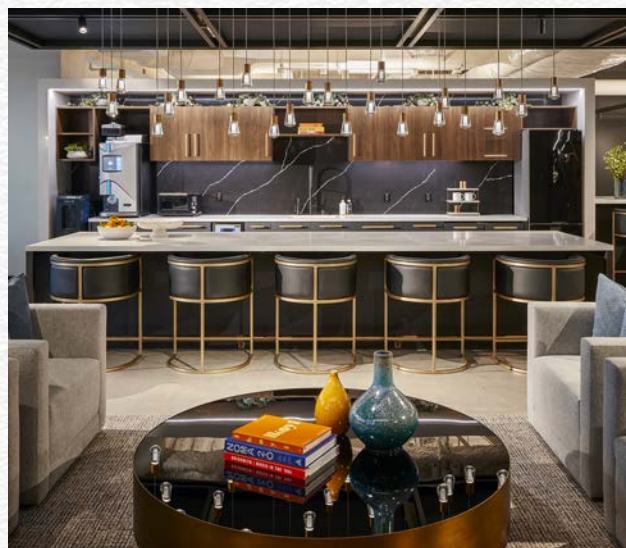
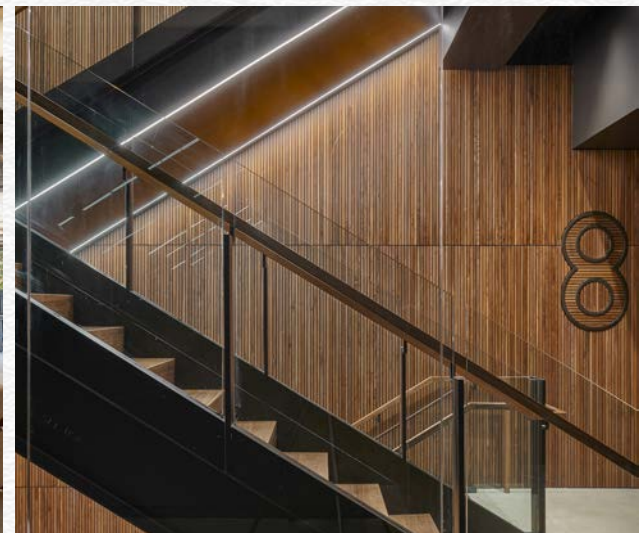
### Shared Amenities:

Full Kitchen, Lounge, Mother's room, 2 conference rooms, 2 huddle rooms, various phone call booths and soft seating throughout

*All furniture/seat counts are approximate and subject to change.*

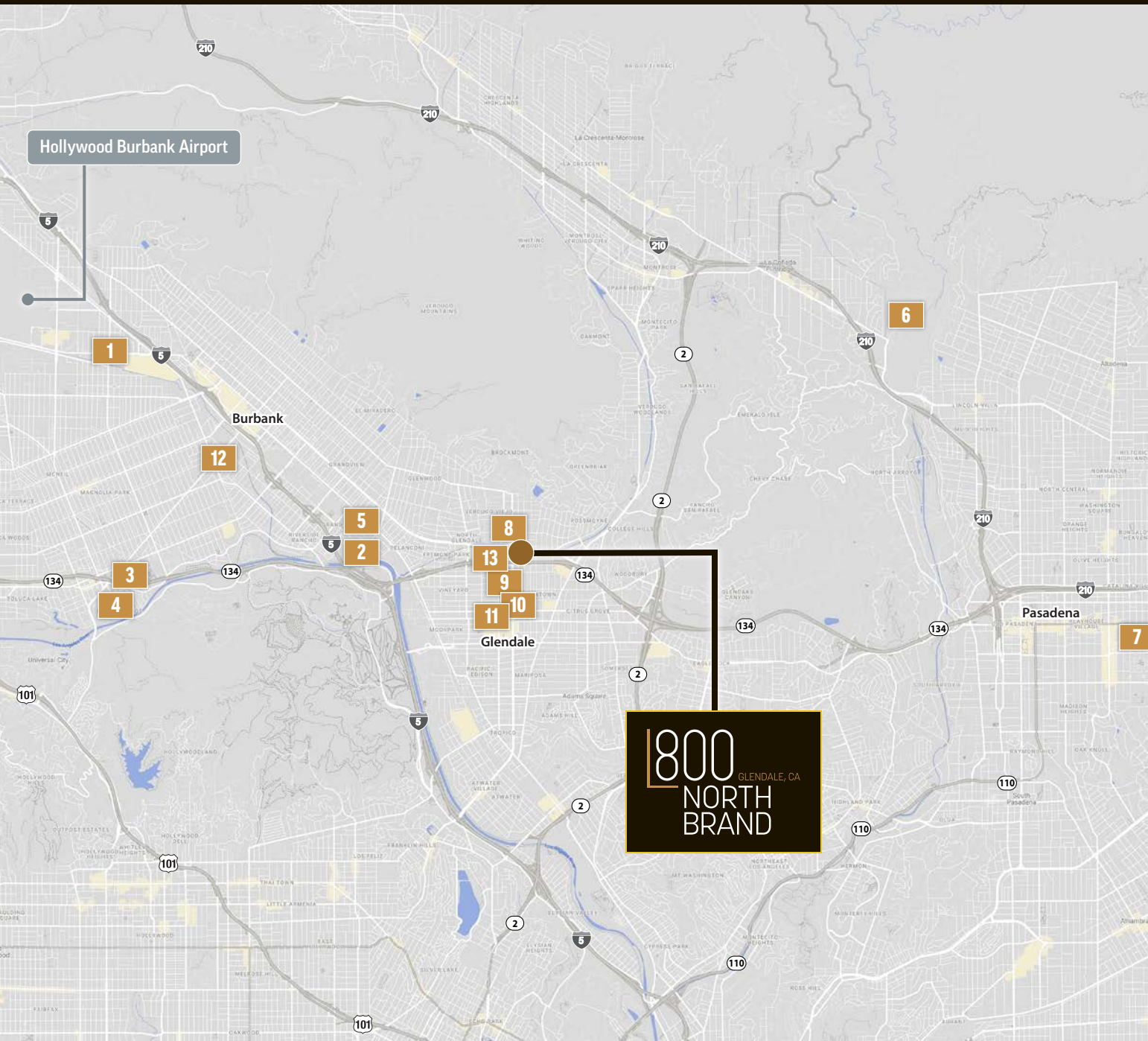


# UPPER FLOORS





# 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





SUBLEASE

# 800 NORTH BRAND

GLENDAL, CA

## FOR MORE INFORMATION

### SUZANNE LEE

Executive Managing Director  
t 310-407-6511  
suzanne.lee@nmrk.com  
CA RE Lic. #01413624

### KATIE COWAN

Managing Director  
t 213-596-2289  
katie.cowan@nmrk.com  
CA RE Lic. #01758914

### SHAUN STILES

Executive Managing Director  
t 213-596-2255  
shaun.stiles@nmrk.com  
CA RE Lic. #01125641

### HAYDEN CLEGG

Director  
t 949-838-6801  
hayden.clegg@nmrk.com  
CA RE Lic. #02053411

### ALLIE DORMAN

Associate  
t 310-407-6570  
allie.dorman@nmrk.com  
CA RE Lic. #02215539

**NEWMARK**

# DESIGNED TO WIN

## LOS ANGELES' FINEST

### PURPOSE-BUILT FOR INNOVATION AND COLLABORATION



Corporate License #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

[nmrk.com](http://nmrk.com)