

SUBLEASE

800
NORTH
BRAND

GLENDALE, CA

Statement Space: 5,000 RSF

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

NEWMARK

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

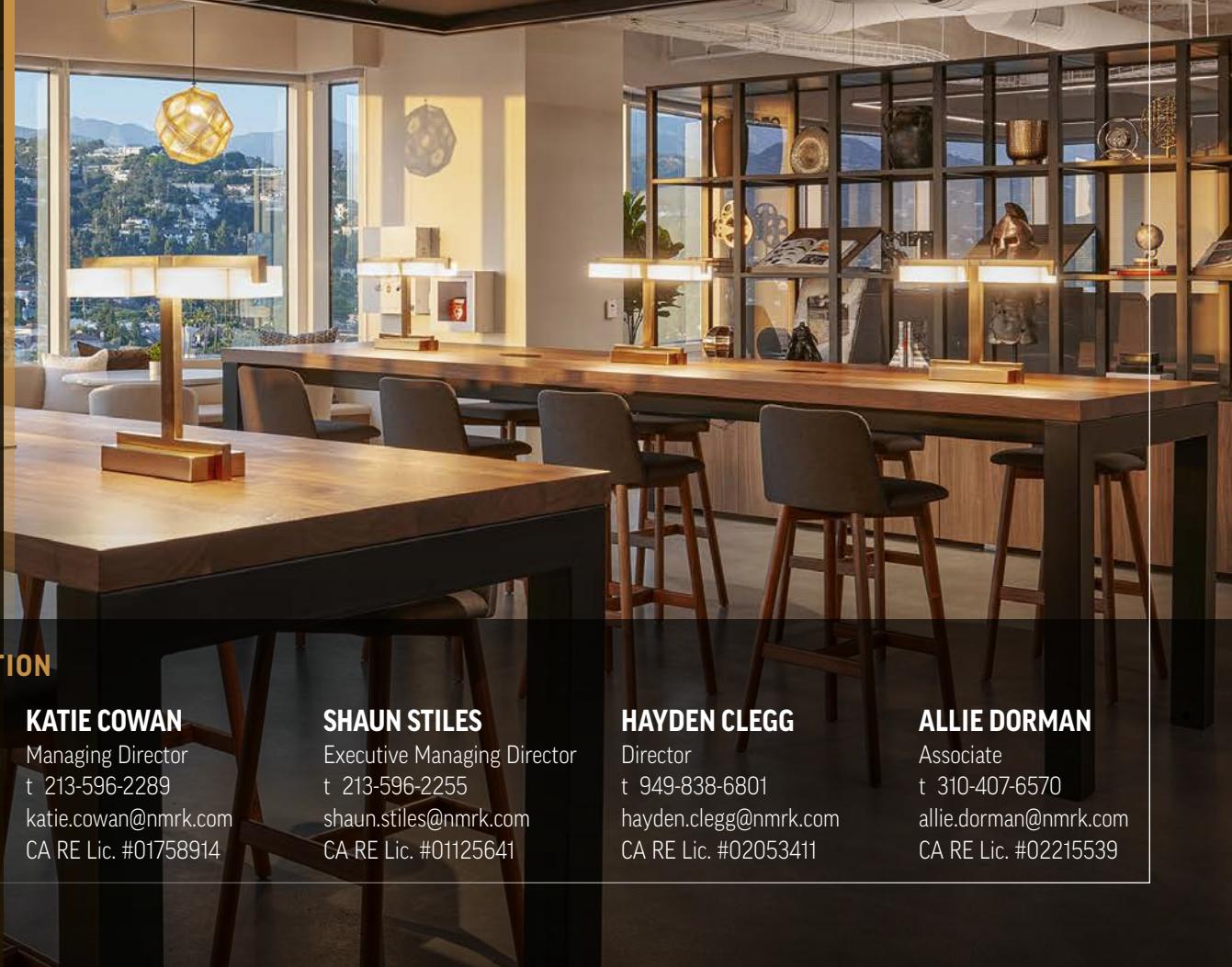
HAYDEN CLEGG

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

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

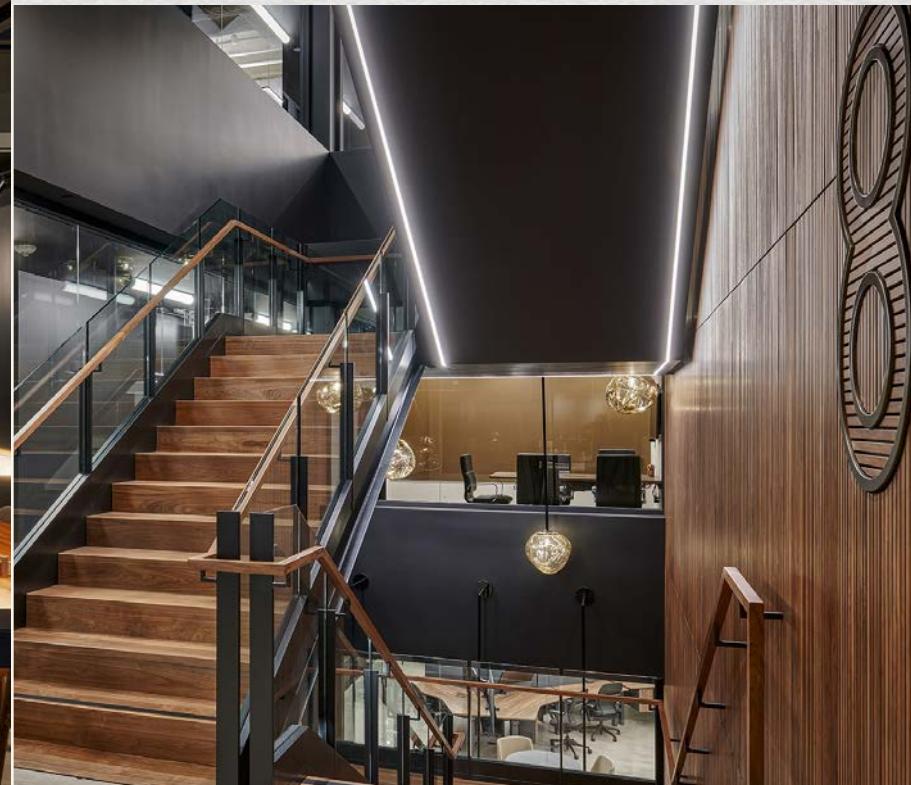
PARKING



AVAILABILITIES

FLOOR	SIZE	
Partial 6th Floor Rooms 3, 4, 5, & 6	±5,000 RSF	24 seats 10 meeting tables 3 private offices
TOTAL	5,000 RSF	

- 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

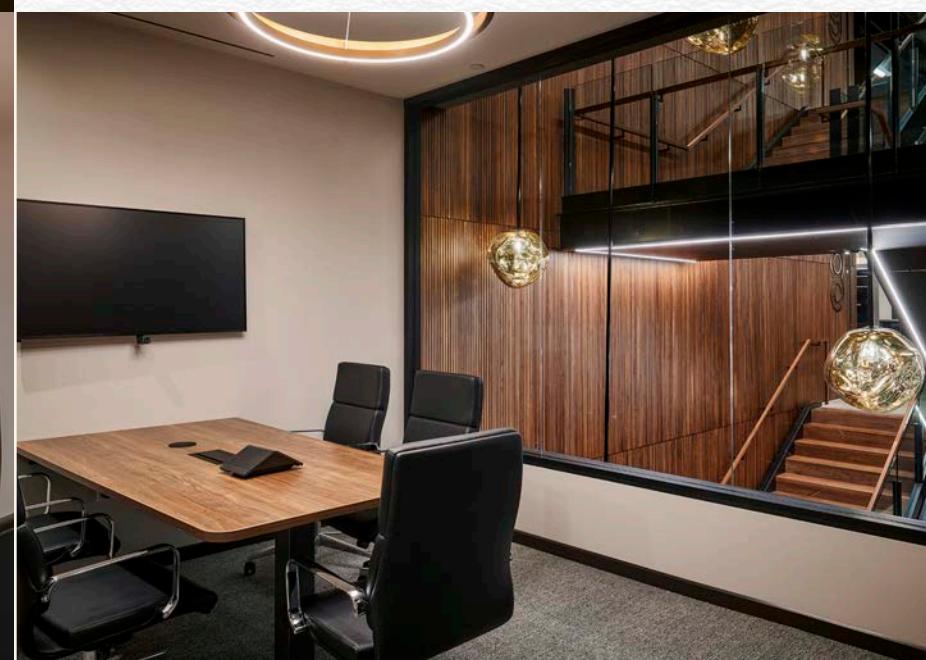
Health & Wellness

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



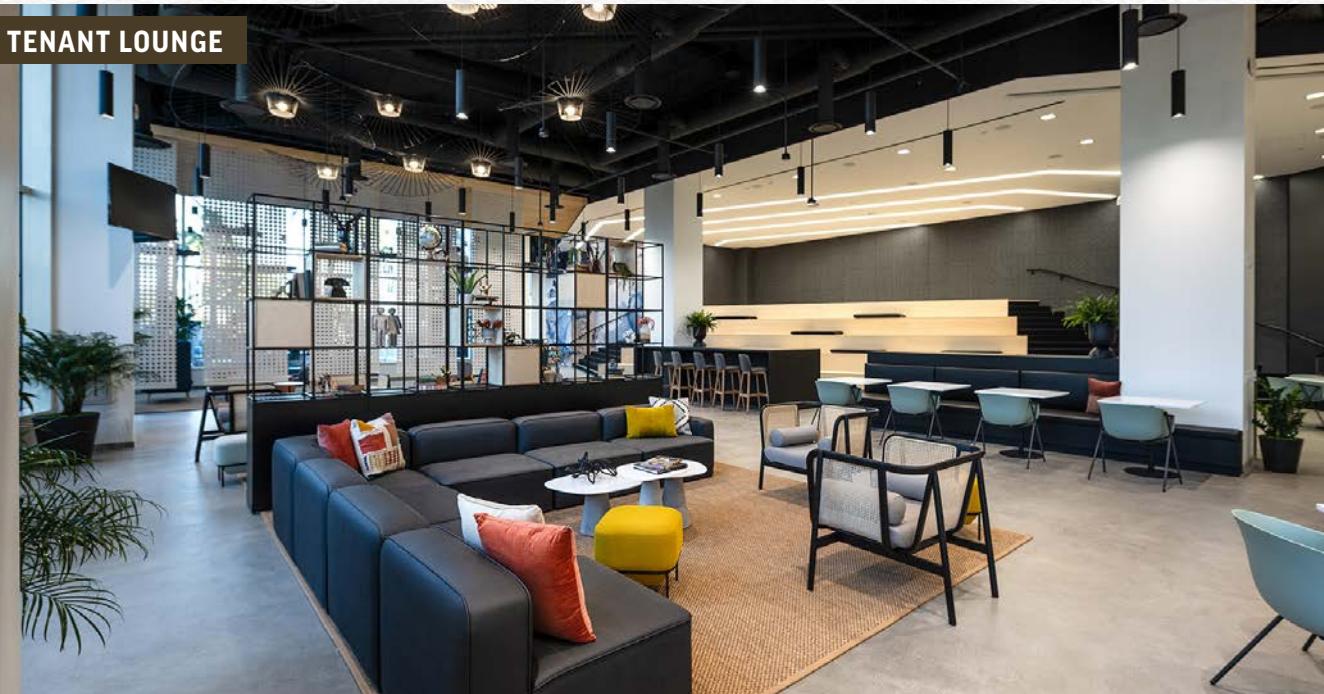
Tech Enabled

- 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



- 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

COMMON AREA

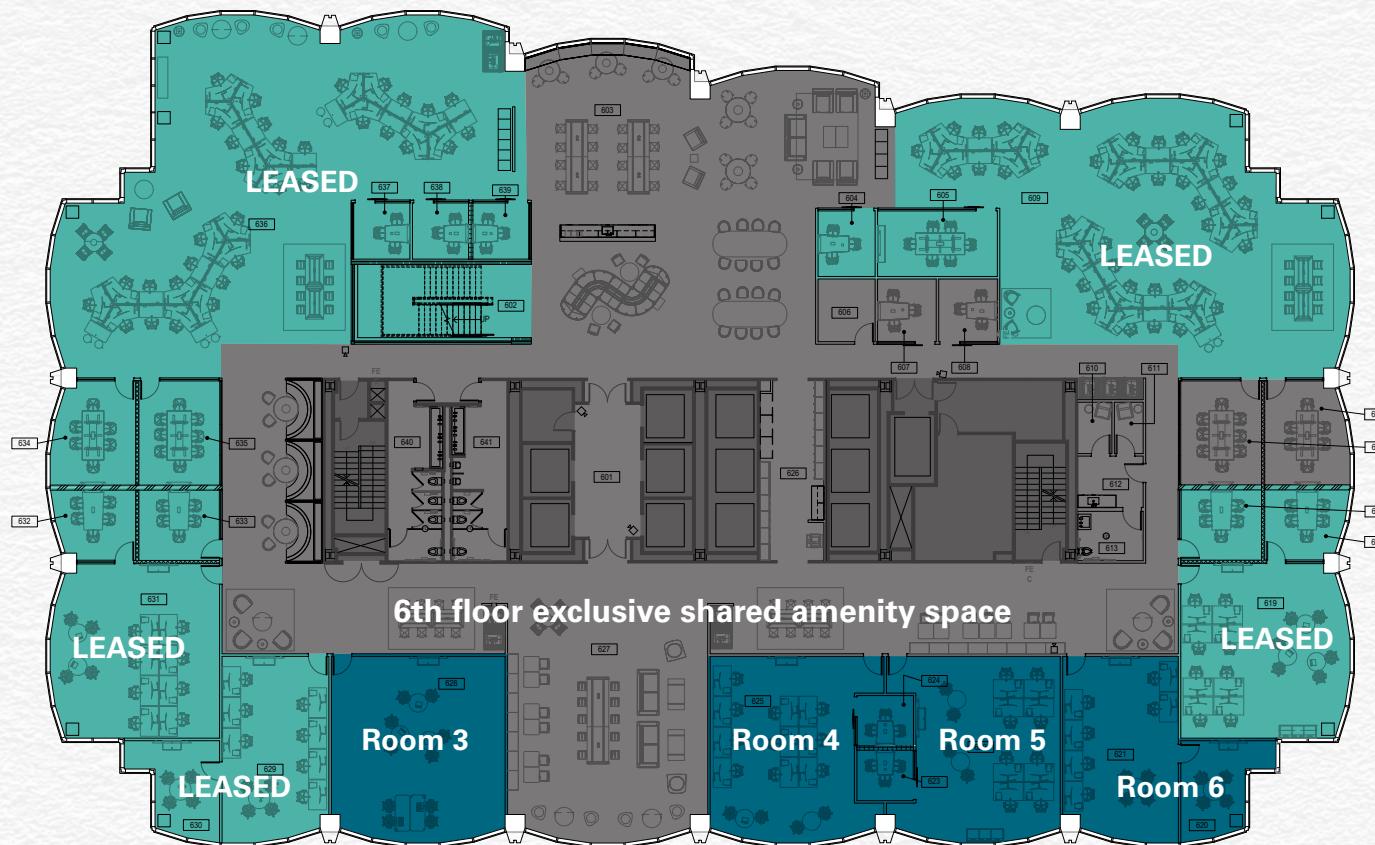


6TH FLOOR

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.



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

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

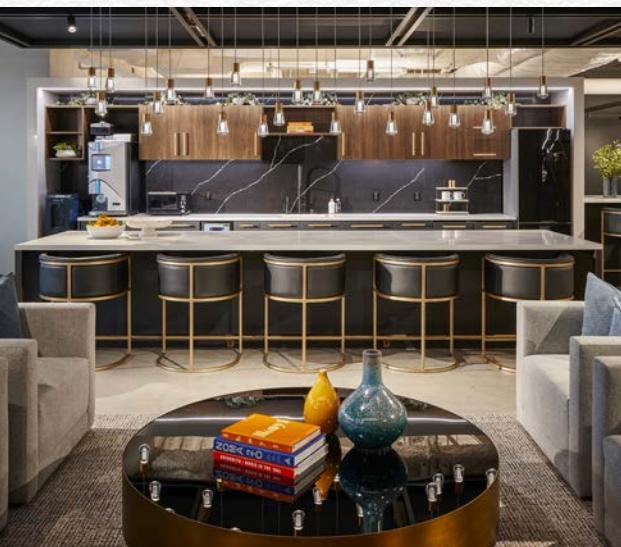
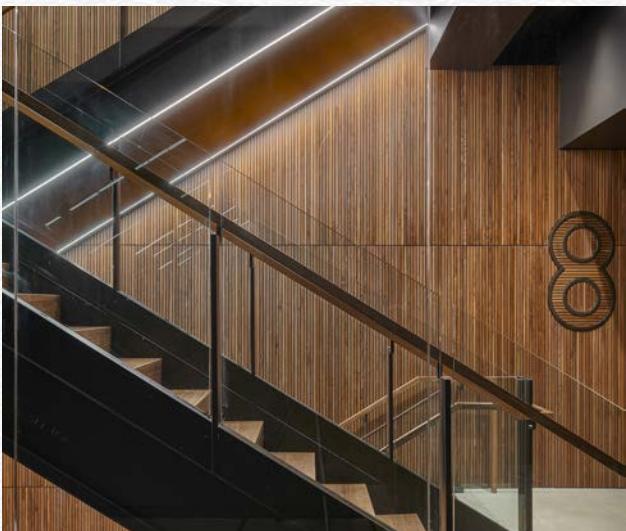
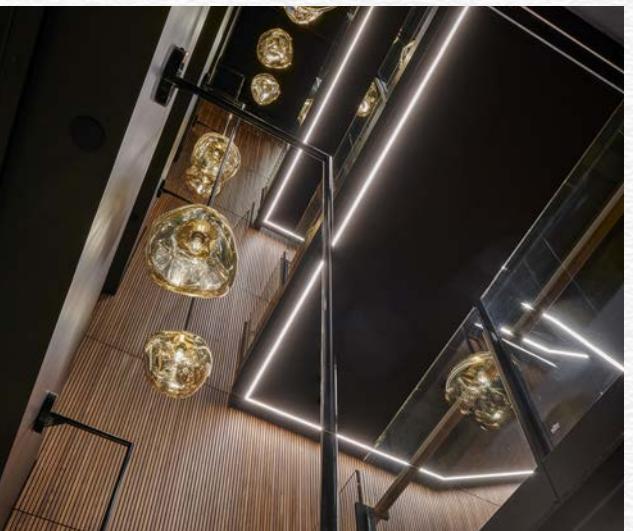
TOTAL

24 Seats 10 Meeting Tables 3 Private Offices

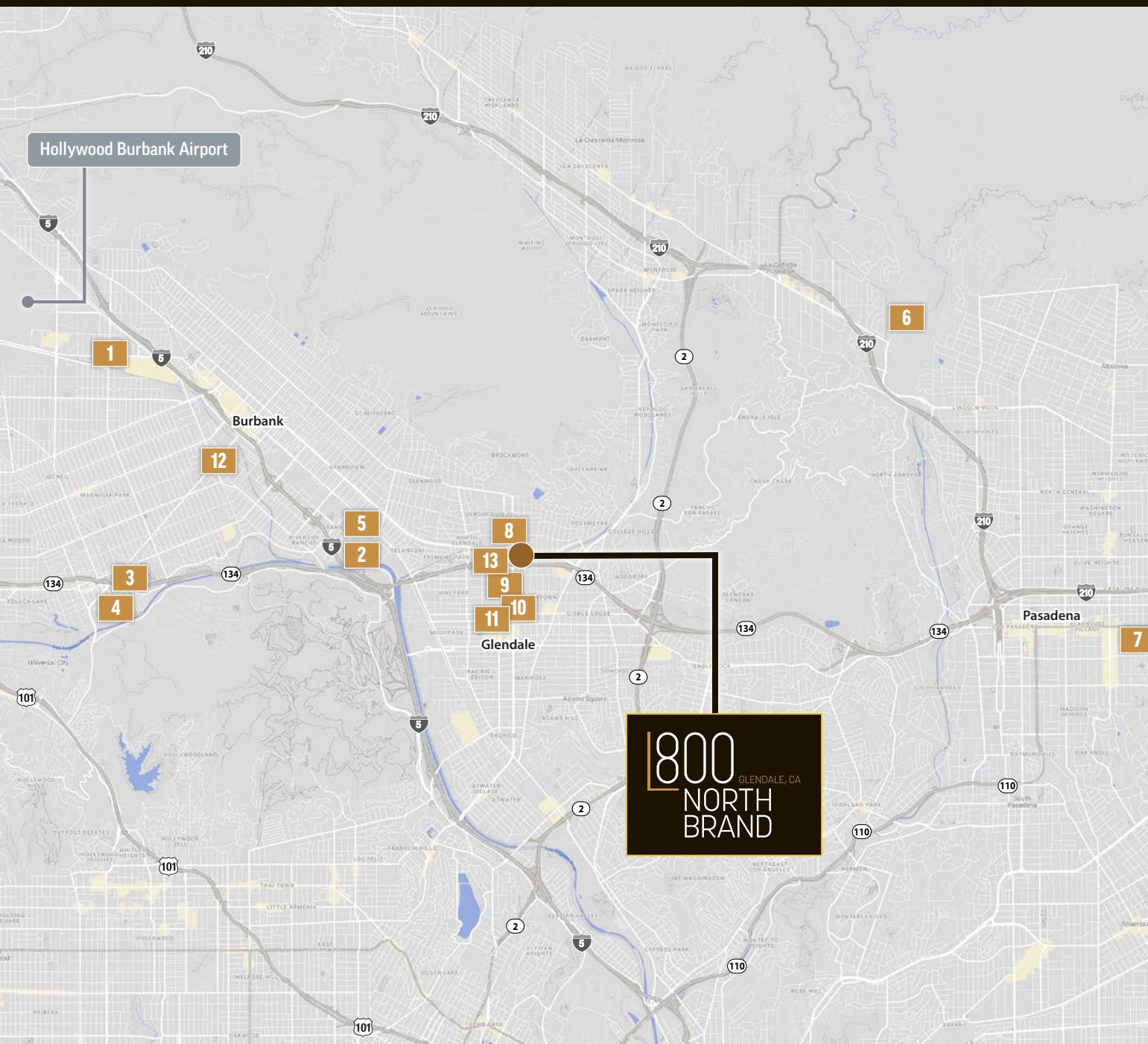
Shared Amenities:

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

UPPER FLOORS



MAJOR AREA TENANTS



NEIGHBORING AMENITIES



SUBLEASE

1800

GLENDALE, CA

NORTH
BRAND

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