

# 535 BRAND

## Class A Office Space For Lease

535 NORTH BRAND BLVD  
GLENDALE, CA

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

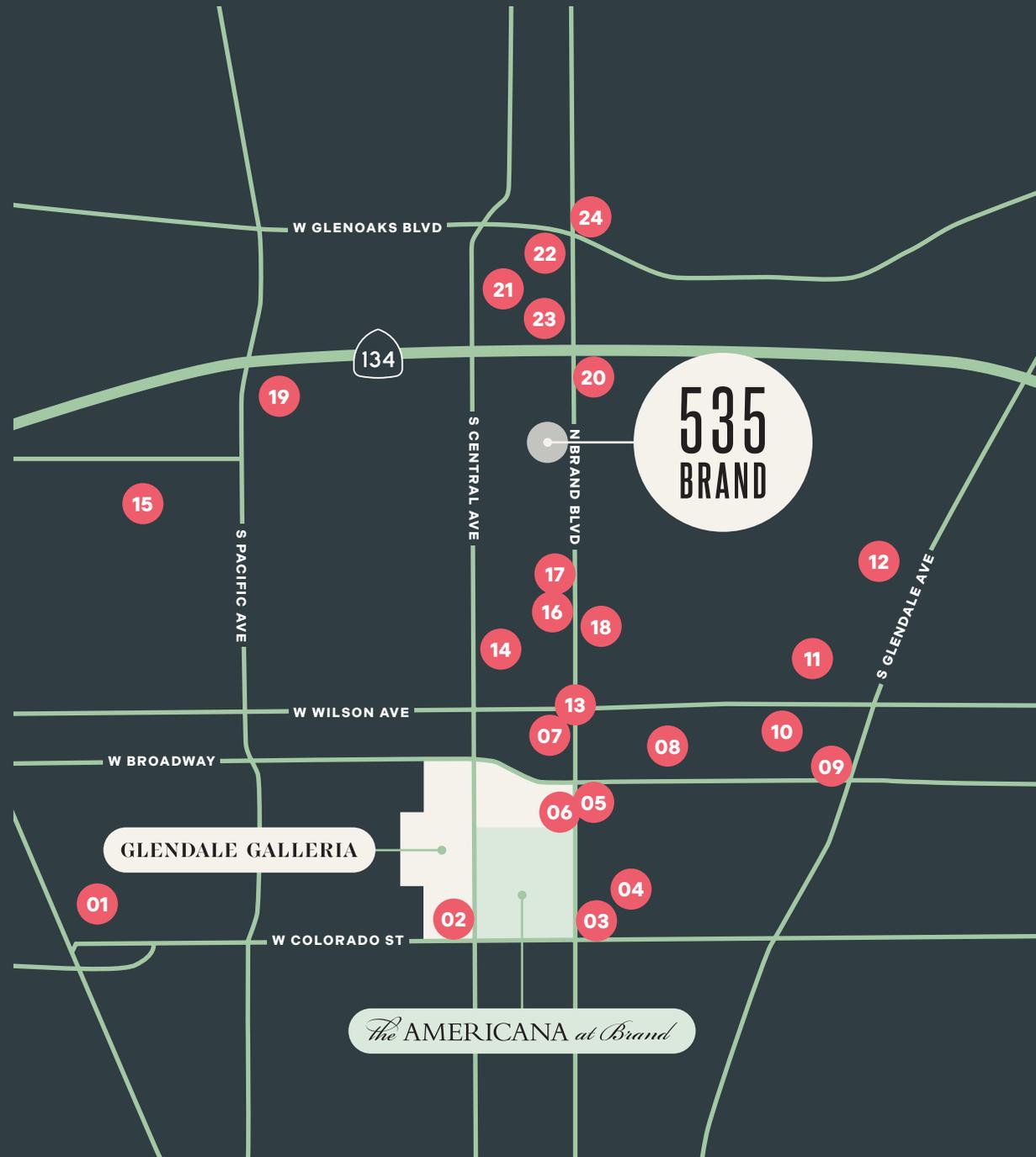
Centrally located among numerous restaurants & shops in Downtown Glendale, 535 Brand offers a truly amenity-rich experience

- |                               |                           |
|-------------------------------|---------------------------|
| 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           |



92

WALK SCORE





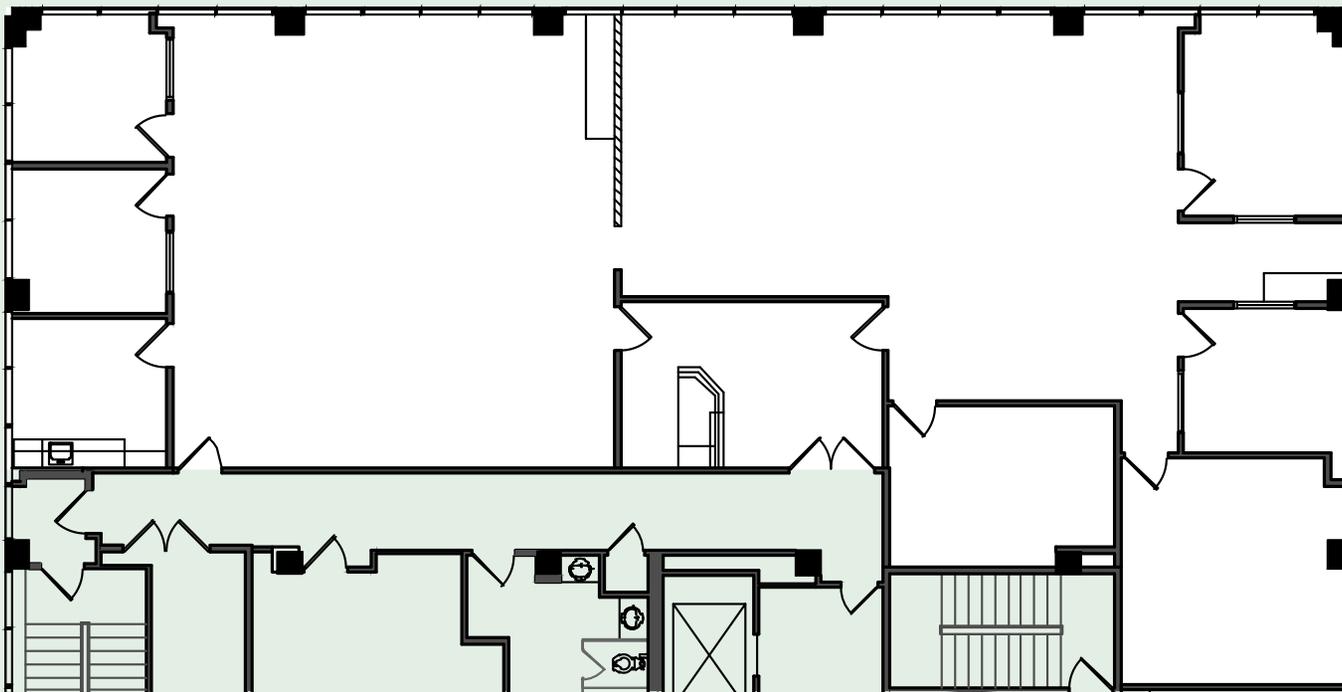
# AVAILABLE SUITES

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



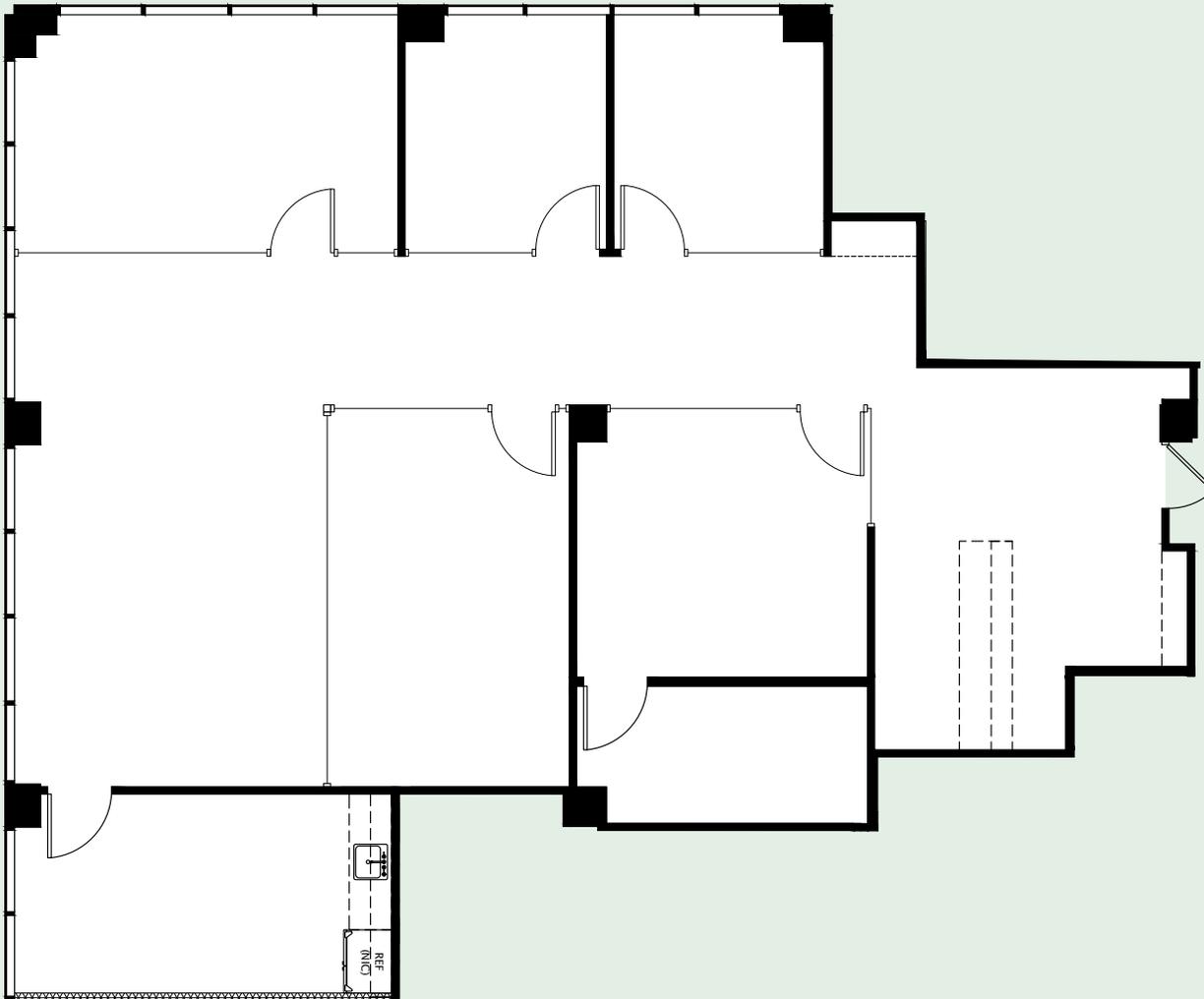
4 window offices, conference room, 1 interior office, break room, open work area and reception

# 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

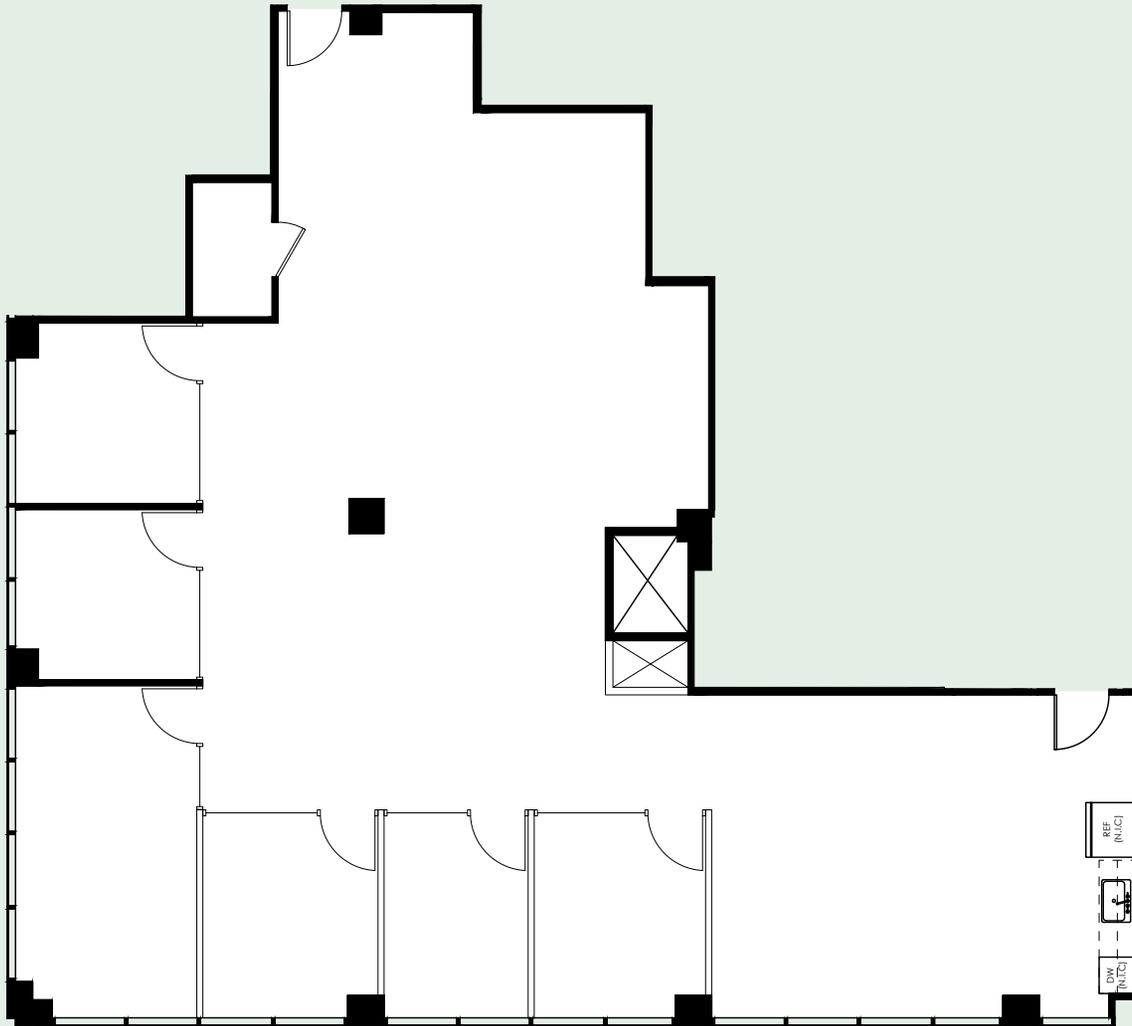


# SUITE 605

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:

### BILL BOYD

626.873.1801

bill.boyd@kidder.com

LIC N° 00816177

### LINDA LEE

626.873.1802

linda.lee@kidder.com

LIC N° 01278768

### SCOTT UNGER

626.873.1803

scott.unger@kidder.com

LIC N° 01855517

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OWNED BY



LEASING BY

