



620 N BRAND BLVD 6TH FL | 3RD FL | STE 400

GLENDAL, CA 91203

OFFICE SUITES FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM

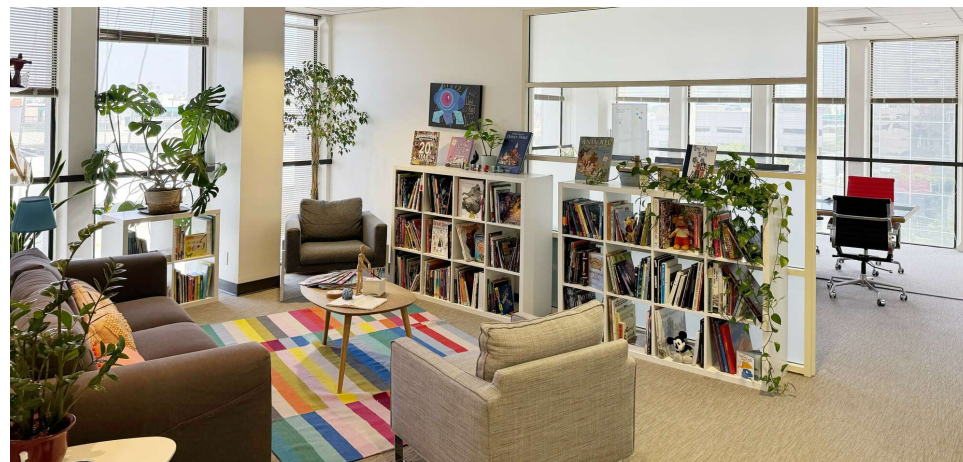


SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



620 N BRAND BLVD 3RD FLOOR

GLENDAL, CA 91203



OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month \$15,080.00/mo (Full Service)
Building Size:	44,952 SF
Available SF:	6,702 SF
Lot Size:	58,643 SF
Year Built:	1969
Zoning:	GLC3-R4P

PROPERTY OVERVIEW

Highrise views at the right price available at 620 N Brand Blvd!

Located immediately adjacent to the 134-Freeway and situated along busy Brand Blvd., this 6-story office building offers two (2) private floors available for lease with 270-degree views over Glendale. Each suite of approximately 6,702 rentable square feet is available immediately and features private elevator lobby entry areas, in-suite restrooms, abundant on-site parking, multiple private offices, conference rooms, and IT rooms. Both floors can be combined for a total of 13,404 rentable square feet. Convenient access to the 5/2/134/210 freeway and minutes from Downtown LA, Glendale, Burbank, and Hollywood-Burbank Airport. For touring and additional information, please contact Brokers below.

PROPERTY HIGHLIGHTS

- 3rd Floor Available
- Private elevator entry lobbies on each floor
- In-Suite Restrooms
- Short-term leases negotiable
- Abundant Parking available on-site

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

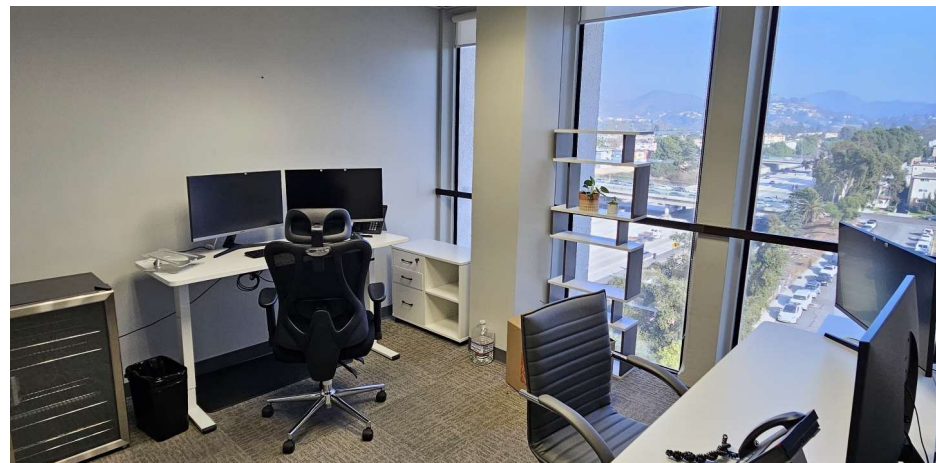
818.500.4900

SYSTEMSREALSTATE.COM



620 N BRAND BLVD 6TH FLOOR

GLENDAL, CA 91203



6TH FLOOR

Lease Rate:	\$2.25 SF/month \$15,080.00/mo (Full Service)
Building Size:	44,952 SF
Available SF:	6,702
Lot Size:	58,643 SF
Year Built:	1968
Zoning:	Glendale DSP/Gateway
APN:	5643-018-032

PROPERTY OVERVIEW

Highrise views at the right price available at 620 N Brand Blvd! Located immediately adjacent to the 134-Freeway and situated along busy Brand Blvd., this 6-story office building offers two (2) private floors available for lease with 270-degree views over Glendale. Each suite of approximately 6,702 rentable square feet is available immediately and features private elevator lobby entry areas, in-suite restrooms, abundant on-site parking, multiple private offices, conference rooms, and IT rooms. Both floors can be combined for a total of 13,404 rentable square feet. Convenient access to the 5/2/134/210 freeway and minutes from Downtown LA, Glendale, Burbank, and Hollywood-Burbank Airport. For touring and additional information, please contact Brokers below.

PROPERTY HIGHLIGHTS

- 6th Floor Available
- Private elevator entry lobbies on each floor
- In-Suite Restrooms
- Owner will consider short term leases or traditional 3 to 5 year terms
- Abundant Parking available on-site
- Available Immediately

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALSTATE.COM



620 N BRAND BLVD SUITE 400

GLENDAL, CA 91203



OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month \$4,600/MO (Full Service)
Building Size:	44,952 SF
Available SF:	1,673 SF
Lot Size:	58,643 SF
Year Built:	1969
Zoning:	GLC3-R4P

PROPERTY OVERVIEW

Highrise views at the right price available at 620 N Brand Blvd!

Located immediately adjacent to the 134-Freeway and situated along busy Brand Blvd., this 6-story office building offers a prime suite available for lease on the 4th floor, featuring 270-degree views over Glendale. The suite includes approximately 1,673 rentable square feet and is available immediately. Enjoy convenient access to the 5/2/134/210 freeways and close proximity to Downtown LA, Glendale, Burbank, and Hollywood-Burbank Airport. For touring contact the brokers below.

PROPERTY HIGHLIGHTS

- Short-term leases negotiable
- Abundant Parking available on-site
- Available Immediately

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861

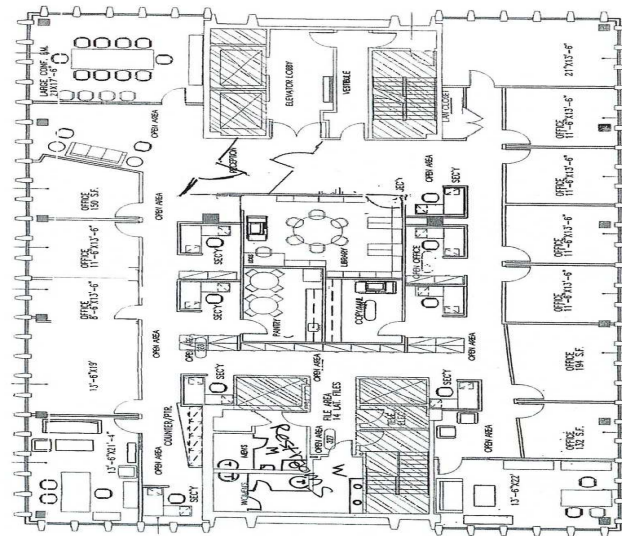
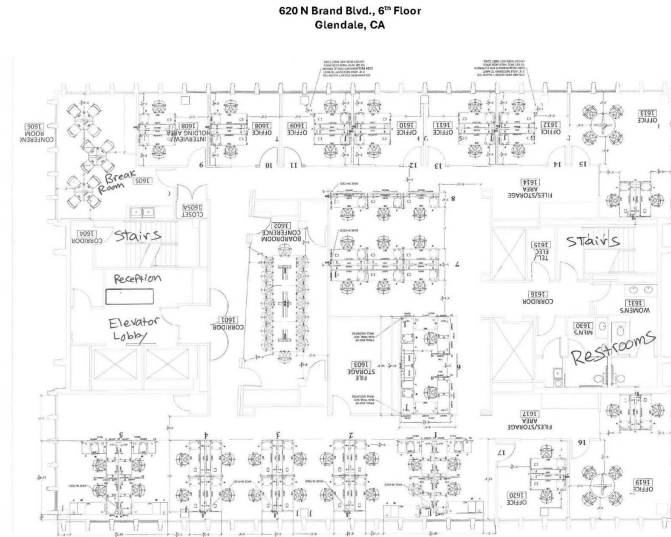


SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALSTATE.COM

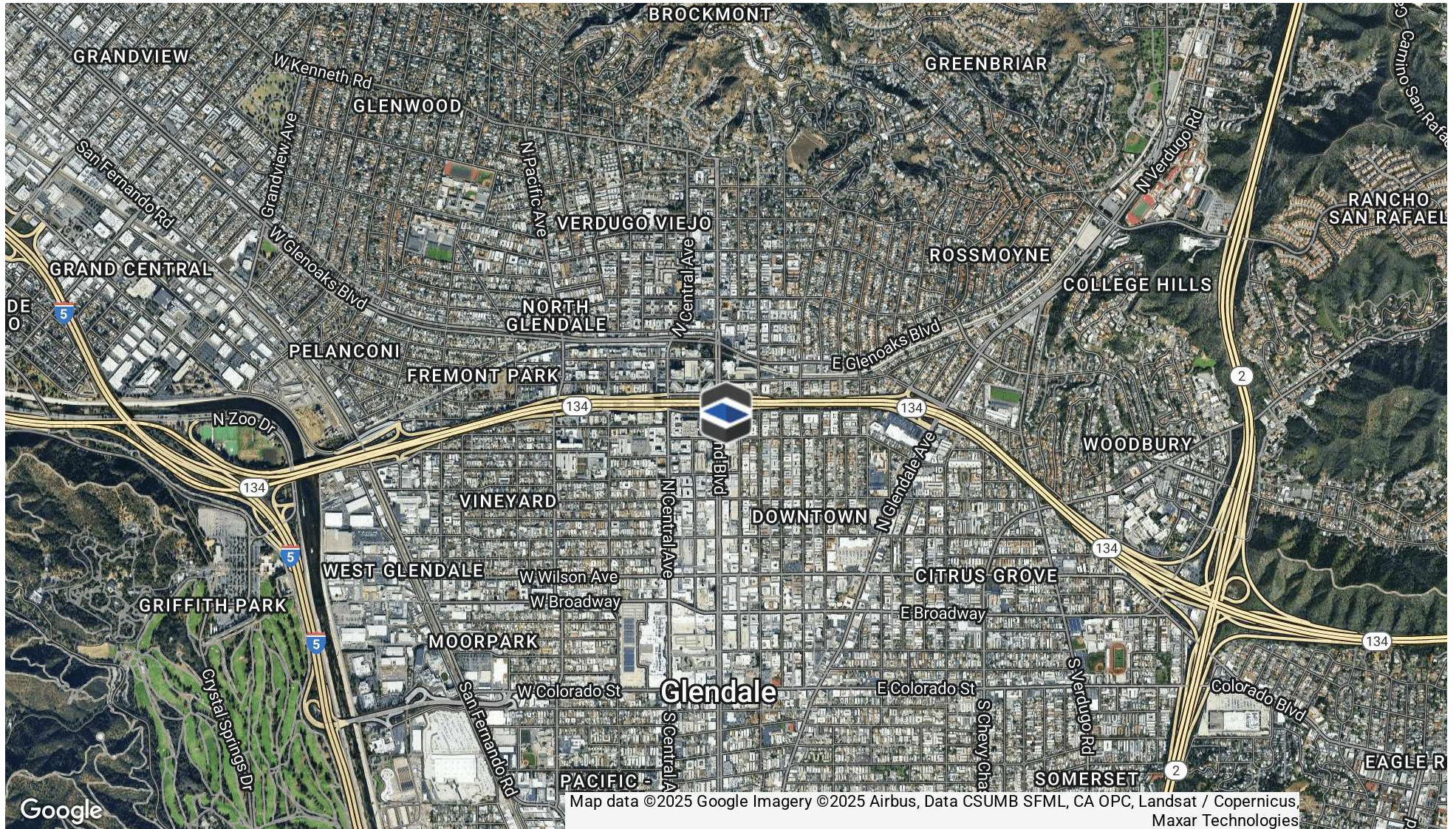
GLENDAL, CA 91203





620 N BRAND BLVD

GLENDAL, CA 91203



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALESTATE.COM



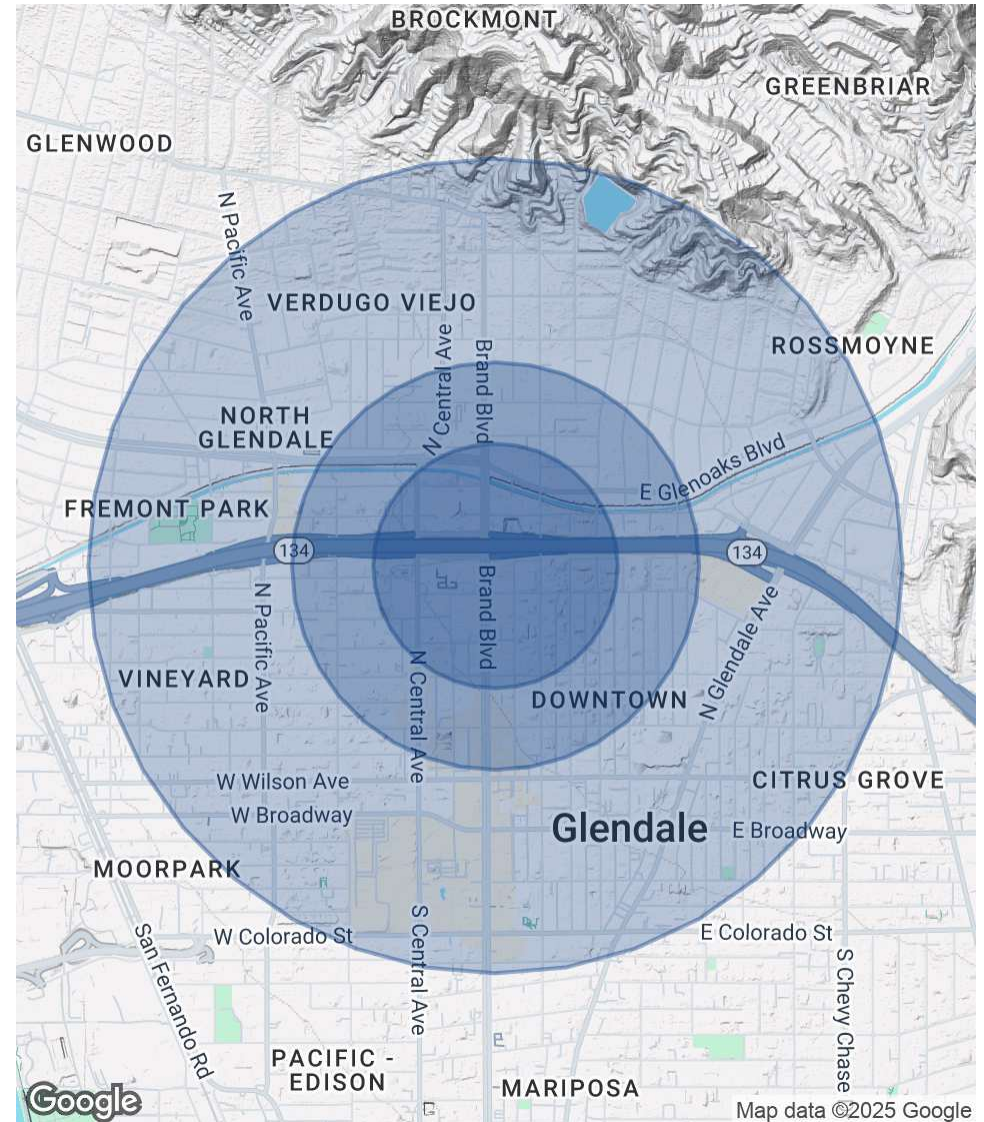
620 N BRAND BLVD

GLENDAL, CA 91203

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,206	17,367	60,268
Average Age	43	43	43
Average Age (Male)	42	41	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,823	7,888	25,957
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$112,812	\$107,757	\$105,444
Average House Value	\$849,498	\$820,901	\$871,641

Demographics data derived from AlphaMap



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

818.500.4900

SYSTEMSREALSTATE.COM