

# OFFICE SUITES FOR LEASE/SUBLEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 601 EAST GLENOAKS BOULEVARD

GLENDAL, CA 91207

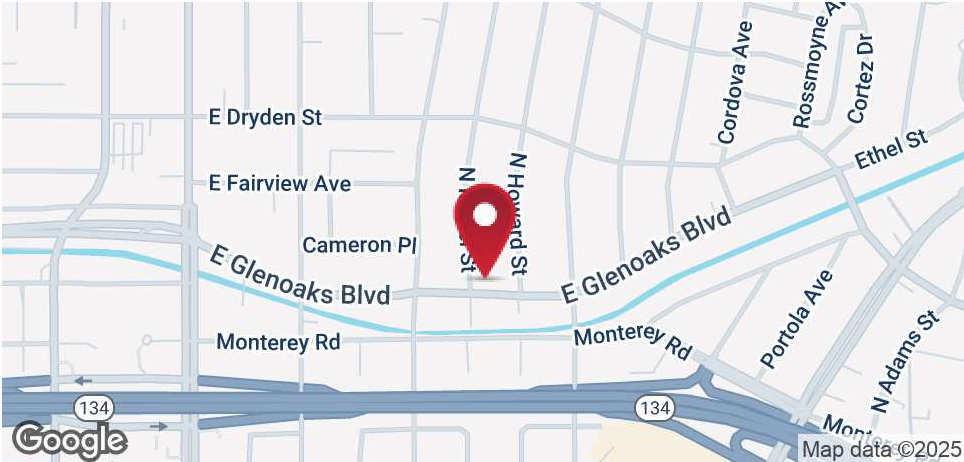
### MARK MILLER

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CALDRE #00983560

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## OFFERING SUMMARY

|                  |  |  |  |
|------------------|--|--|--|
| <b>Suite 206</b> |  | <b>PROPERTY OVERVIEW</b>   |  |
|                  |  | <b>Suite 206 (1,727 RSF):</b> Two (2) offices, break room and large open area; four (4) reserved covered parking spaces  |  |
| Available Space: | 1,727 RSF                                      | <b>Suite 108 (2,738 RSF):</b> One (1) executive office with shared patio, four (4) private window offices, reception area/office, break room, storage room, conference room and bullpen area; six (6) reserved covered parking spaces; sublease through April 30, 2026; owner will consider a longer term lease. |  |
| Lease Rate:      | \$2.50/SF/MO, MG                               | The property is located north of the 134 Freeway in an exceptionally maintained building by a local owner; reserved, gated and covered parking spaces at \$45 per space per month; on-site visitor parking and ample street parking are available; the building is elevator served.                              |  |
| Term:            | 3 - 5 Years                                    |  |  |
| <b>Suite 108</b> |  |  |  |
| Available Space: | 2,738 RSF                                      |  |  |
| Sublease Rate:   | \$2.50/SF/MO, MG                               |  |  |
| Sublease Term:   | Through April 30, 2026<br>Longer Term Possible |  |  |

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.

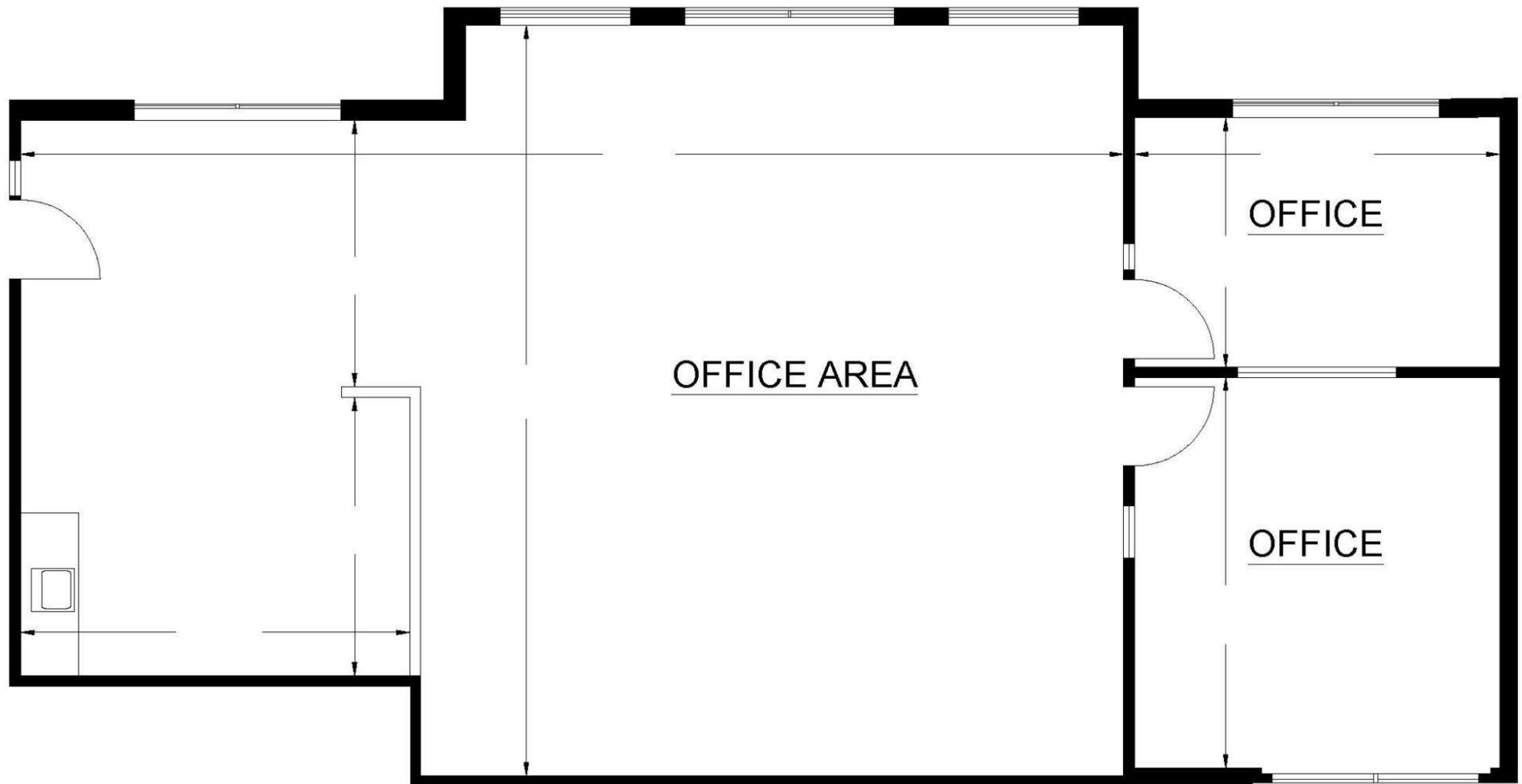


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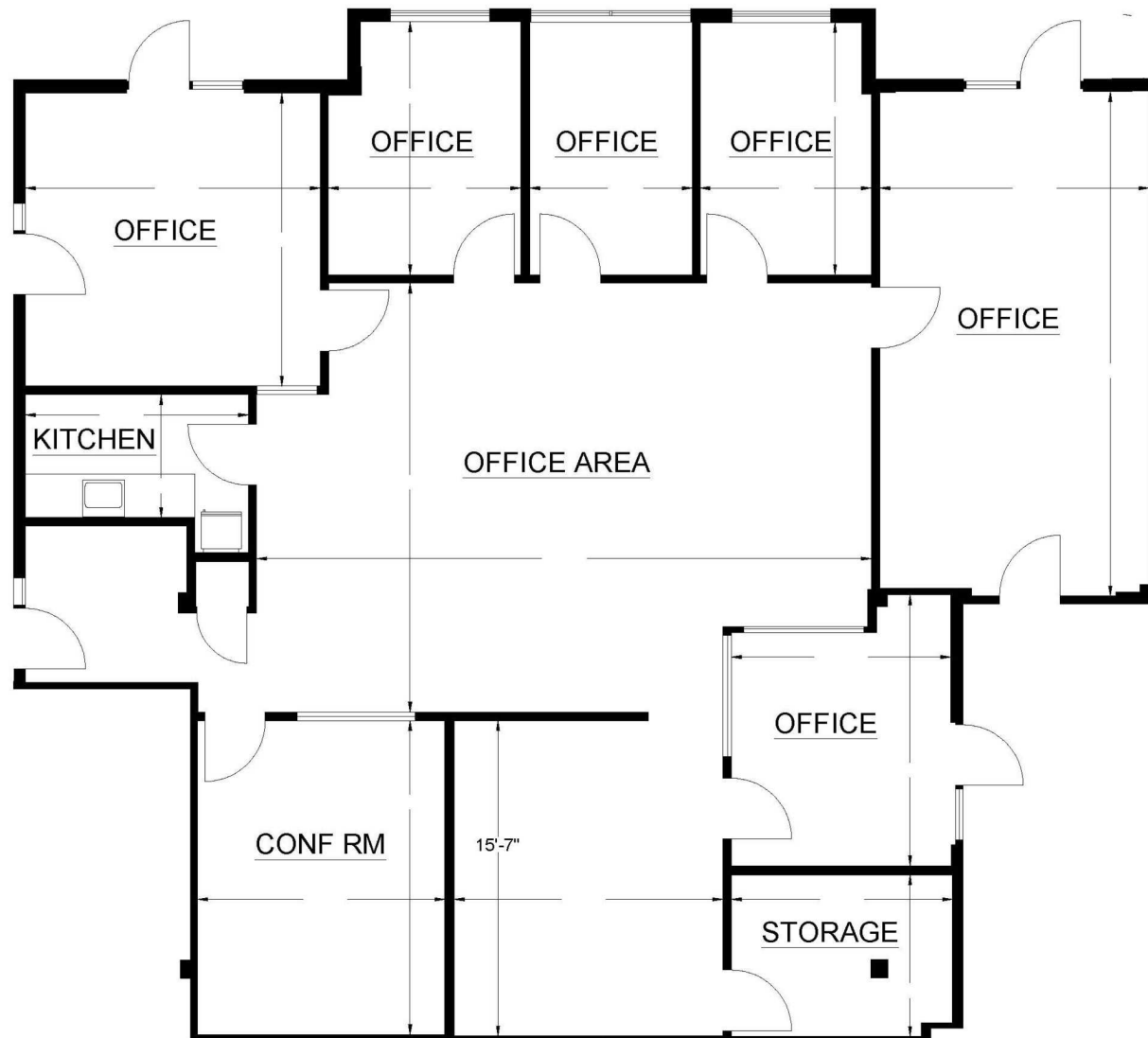
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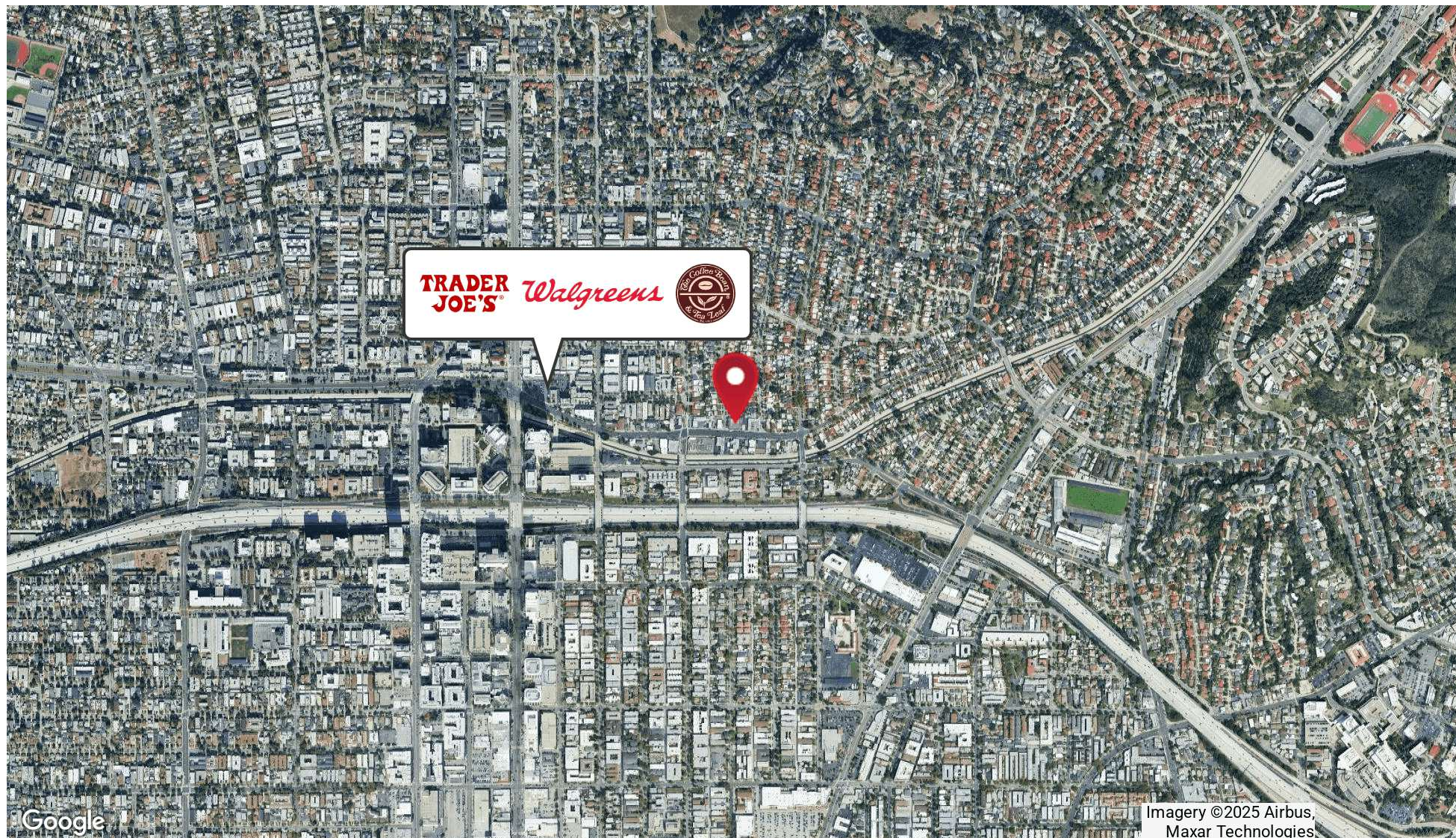
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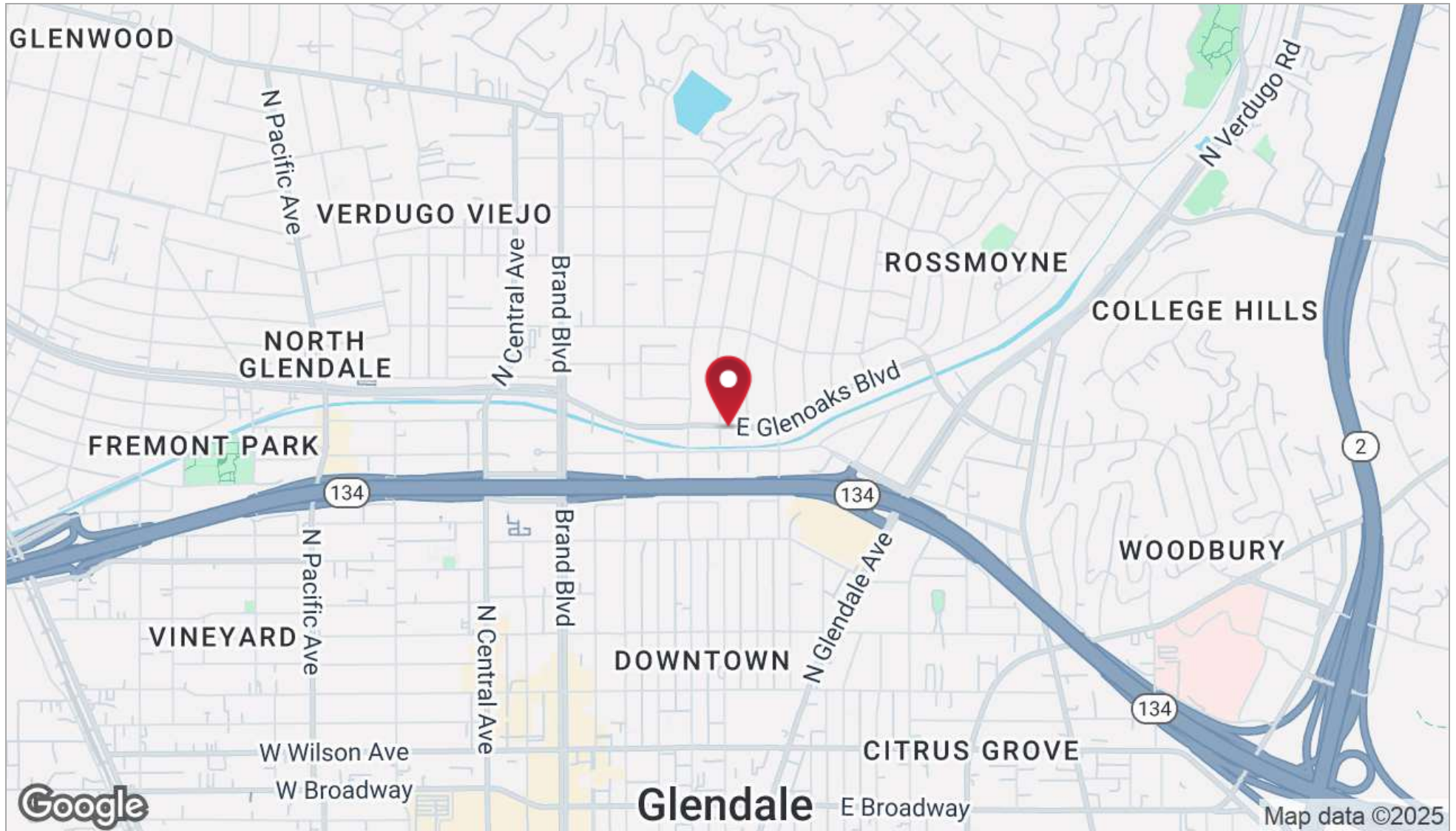
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