

THE EXCHANGE
130 N. BRAND BLVD.
GLENDALE, CA

CBRE



**GLENDALE'S
MOVE-IN READY SUITES**



**YOUR OFFICE,
READY WHEN YOU ARE.**





OFFICE PERKS



Professionally managed office building located in the heart of Glendale's Central Business District



Covered structure parking in adjacent City garage at a ratio of 3/1,000 at \$90/space/month



Within walking distance to a variety of amenities, including the Americana at Brand with a WalkScore of 97 (Walker's Paradise)



Easy access to the Ventura (134), Golden State (5) and Glendale (2) Freeways

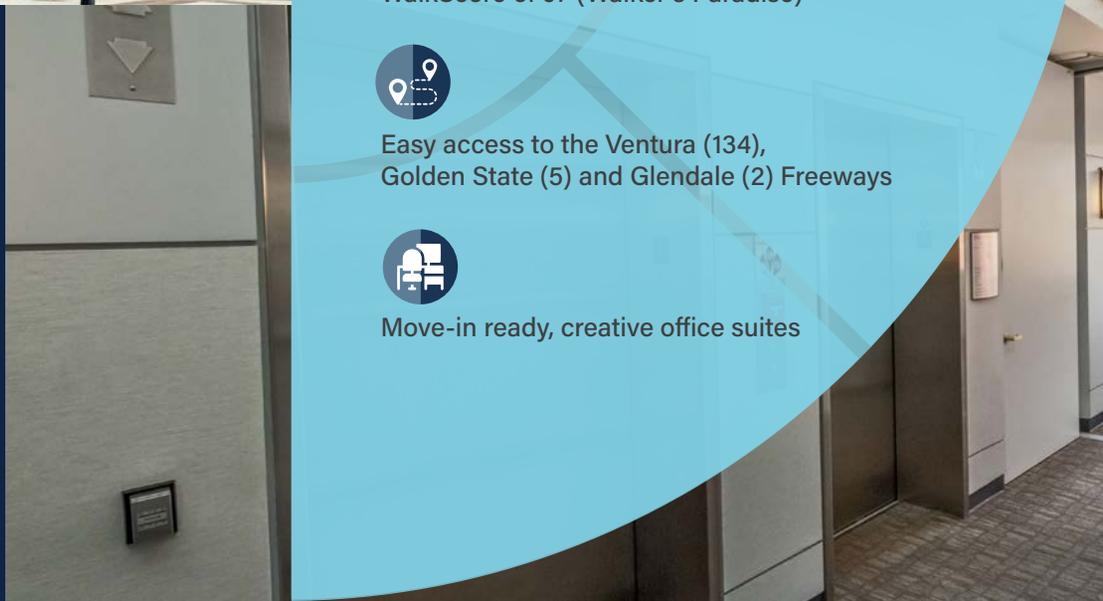


Move-in ready, creative office suites

AVAILABILITIES

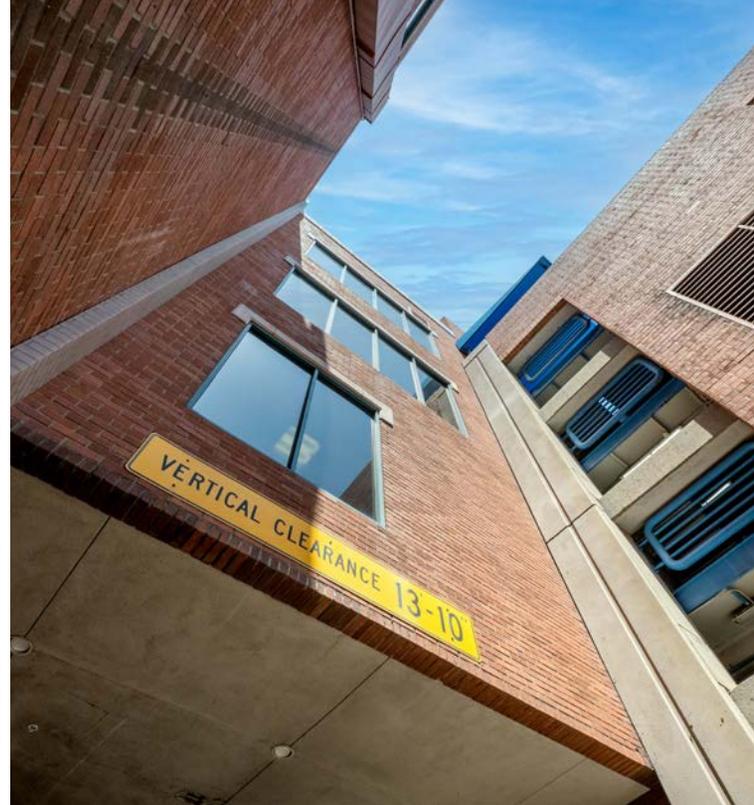
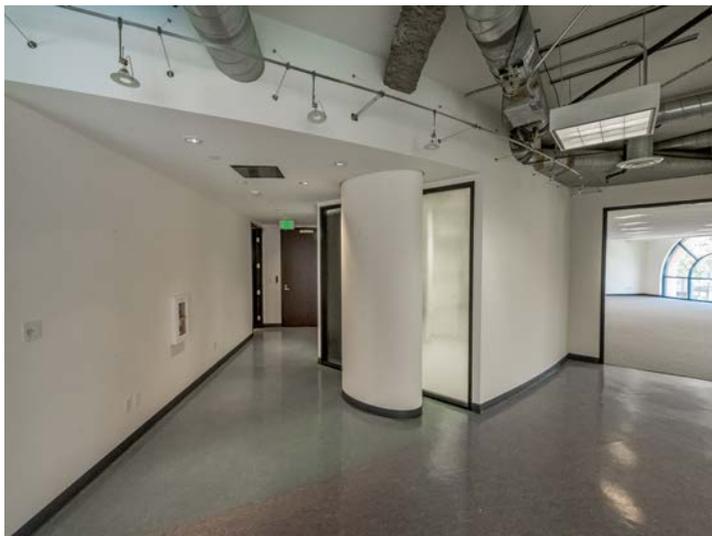
| SUITE | SF | DATE AVAILABLE |
|-------|----------|----------------|
| 204 | 1,438 SF | April 1,2026 |
| 206 | 5,597 SF | Immediately |
| 310 | 4,168 SF | Immediately |

ASKING RATE: \$2.45 FSG



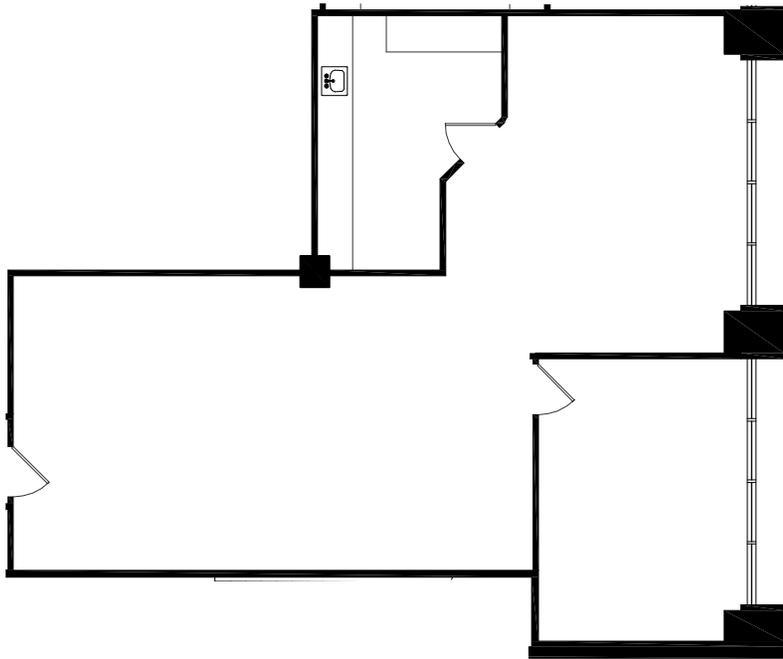


SUITE PHOTOS

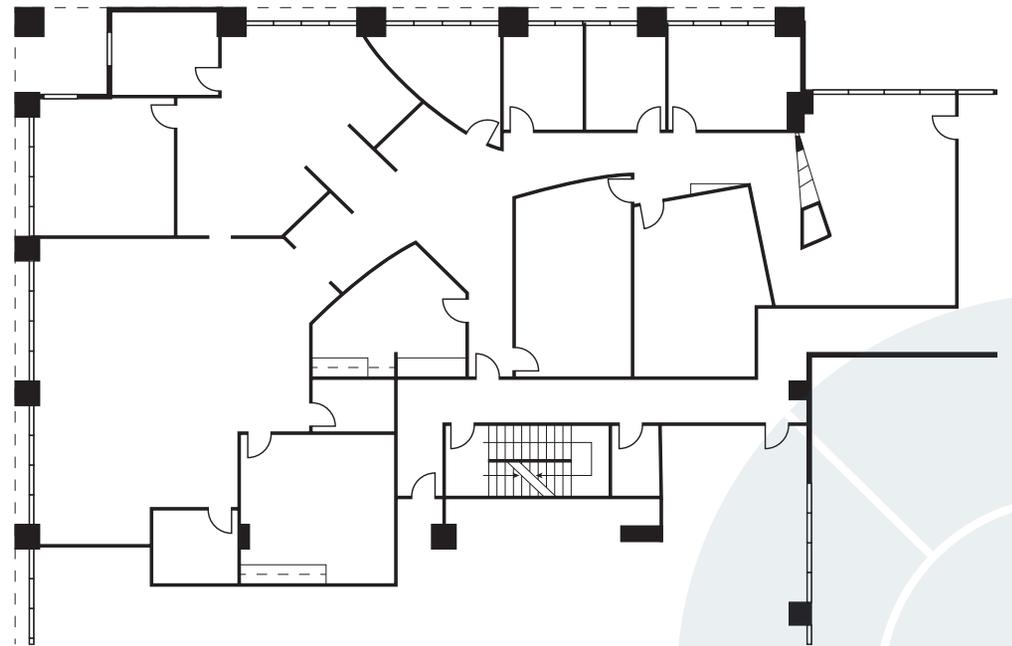


FLOOR PLANS

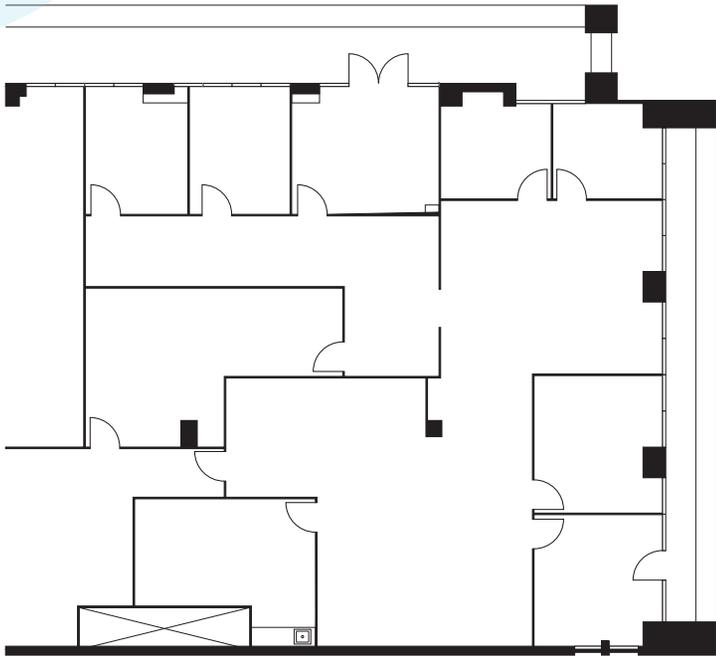
SUITE 204 | 1,438 SF



SUITE 206 | 5,597 SF



SUITE 310 | 4,168 SF



AMENITY MAP

GLENDALE GALLERIA

Food & Beverage

| | | |
|---------------|------------------------|--------------------|
| Auntie Anne's | Coffee Bean & Tea Leaf | In-n-Out |
| Beard Papa's | Din Tai Fung | Kura Sushi |
| Blaze Pizza | Dunkin' | Marugame Udon |
| Boba Time | Five Guys | Panini Kabob Grill |
| Chipotle | Fuwa Ramen & Grill | Stone Oven |

Retailers

| | | |
|-----------------------|----------------|-------------------|
| Abercrombie & Fitch | Express | Lucky Brand |
| Adidas | Fabletics | Lush |
| Aéropostale | Foot Locker | Macy's |
| Aldo | FP Movement | Miniso |
| American Eagle | GAP | Moncler |
| Anthropologie | Gucci | Pop Mart |
| Apple | Hollister Co. | Skechers |
| Aveda | Hot Topic | Spencers |
| Bath & Body Works | Intimissimi | Target |
| Bloomingdales | JCPenney | U.S. Polo. Assn. |
| Boss | L'Occitane | Uniqlo |
| Coach | Lacoste | Urban Outfitters |
| Cotton On | The Lego Store | Vans |
| Dick's Sporting Goods | Levi's | Victoria's Secret |
| Dr. Martens | Lovisa | Zara |

Fitness

Gold's Gym

GLENDALE MARKETPLACE

Food & Beverage

| | | |
|--------------------|-----------------------|-----------|
| Buffalo Wild Wings | Mediterranean Delight | Pokitomik |
| Cécile Trattoria | Rolling Factory | |
| It's Boba Time | Vegas Seafood Buffet | |

Retailers

| | | |
|------------|---------------|---------------------|
| Five Below | Mattress Firm | Old Navy |
| Home Goods | MB Fabrics | Ross Dress for Less |

Fitness

LA Fitness

Others

Studio One

THE AMERICANA AT BRAND

Food & Beverage

| | | |
|-----------------------|----------------------|-------------------|
| Bacari GDL | Frida | Paradise Dynasty |
| The Bar Handrolls | Häagen-Dazs | Philz Coffee |
| Bar Verde | Jersey Mike's Subs | Pressed |
| Bourbon Steak | Joe & the Juice | Salt & Straw |
| Capital One Café | La La Land Kind Cafe | Seabutter |
| Cheesecake Factory | Ladurée | Shake Shack |
| Chick-fil-A | Le Pain Quotidien | Trattoria Amici |
| Cinnabon | Le Shrimp Noodle | Undercover Fries |
| Crumbi | Mendocino Farms | Vegan Foodie Bowl |
| Deluca's Italian Deli | Nonna's Empanadas | Venchi |
| Eggslut | Ombra Wine Bar | Wetzel's Pretzels |

Retailers

| | | |
|------------------|---------------------|------------------|
| Alo | Gorjana | Ray-Ban |
| Apple | Gucci | Saint Laurent |
| Arizia | H&M | Samsung Store |
| Barnes & Noble | Indochino | See's Candies |
| Bottega Veneta | Kieh'l's Since 1851 | Sephora |
| Brandy Melville | Louis Vuitton | Sur La Table |
| Byredo | Lululemon | Tesla |
| Chanel Fragrance | Mejuri | Tiffany & Co |
| Converse | Nespresso | Tumi |
| David Yurman | Nike | Urban Outfitters |
| Golden Goose | Nordstrom | Warby Parker |

Entertainment

AMC Theaters



THE EXCHANGE
130 N. BRAND BLVD.
GLENDALE, CA

GLENDALE

- Food and Beverage
- Retailers
- Fitness
- Entertainment
- Other

THE PLACE TO BE

AREA OVERVIEW

The City of Glendale, California, nestled in the Verdugo Mountains, was incorporated in 1906 and spans approximately 30.6 square miles. Located minutes from downtown Los Angeles, Pasadena, Burbank and Hollywood, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts.

Businesses and residents alike have taken advantage of Glendale's central location, reputation for safety, excellent business environment, outstanding schools, state-of-the-art healthcare facilities, and growing restaurant and entertainment options. Glendale is also one of Southern California's leading real estate markets featuring a wide range of properties and amenities.

GLENDALE BY THE NUMBERS

100,513

COLLEGE-EDUCATED
POPULATION

195,455

POPULATION

\$955,735

AVERAGE PROPERTY
VALUE

\$7.7B

ANNUAL HOUSEHOLD
SPENDING BUDGET

12,783

NUMBER OF
EMPLOYERS

100,042

NUMBER OF
EMPLOYEES

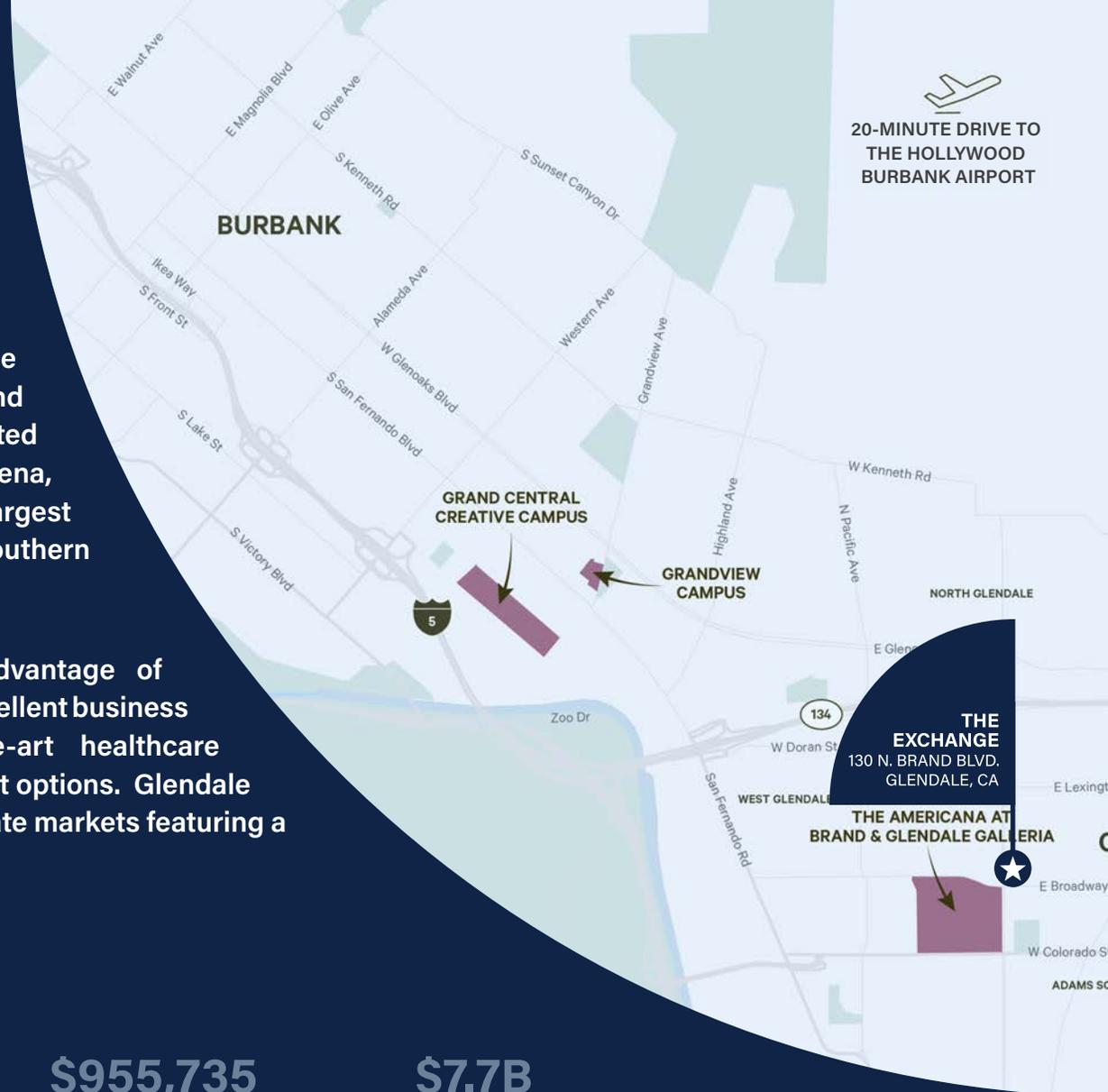
43.0

MEDIAN AGE

\$118,846

AVERAGE
HOUSEHOLD INCOME

Sources: CBRE Location Analytics & Mapping, Wikipedia.com, City of Glendale, CA



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