

800

800 NORTH BRAND

GLENDALE, CALIFORNIA

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WAKE UP

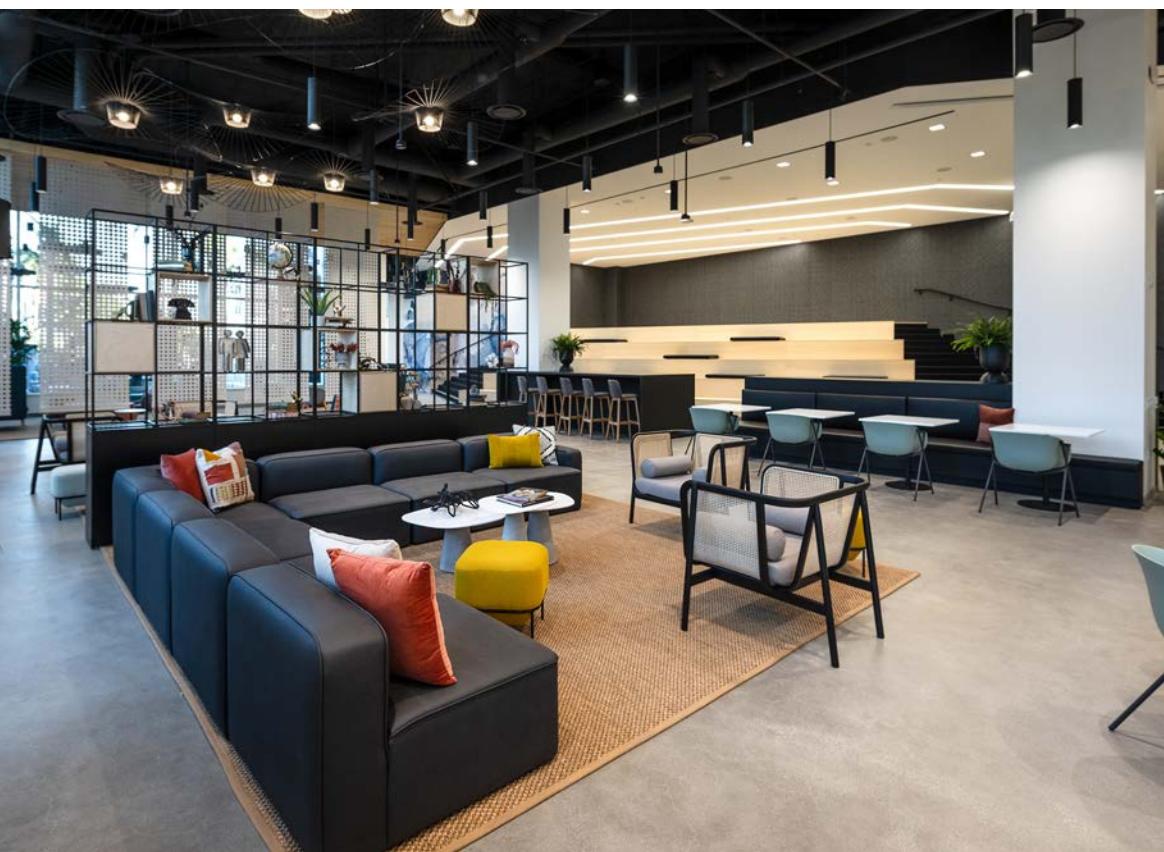
- Easy direct access from I34 freeway
- Brand new 12,000 SF resort style fitness center for tenant use
- Immaculate showers and locker rooms



BE PRODUCTIVE

- New building lobby with security and media features
- Exceptional views throughout
- Efficient floorplate and impeccable maintenance
- Plentiful, easily accessible parking





EAT

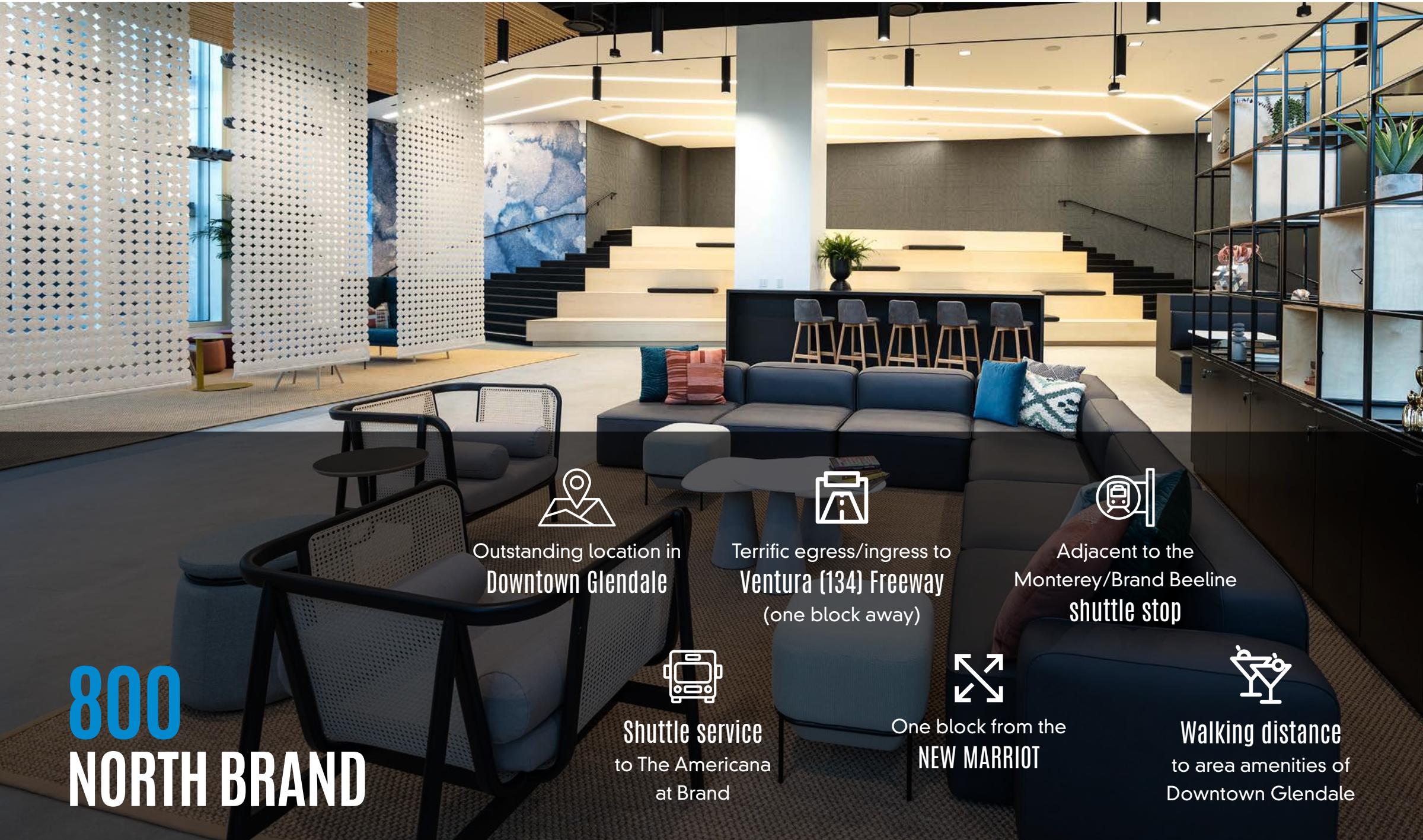
- 7,000 SF of high-quality food options
- Steps from groceries, retail and self-care amenities
- Walking distance to new Marriott with rooftop deck dining
- Blocks from The Americana at Brand and Glendale galleria



COLLABORATE & CHILL

- Spacious, thoughtfully designed Tenant Lounge
- Ideal for informational meetings, lunch and quiet areas for collaboration

800 NORTH BRAND



Outstanding location in
Downtown Glendale



Terrific egress/ingress to
Ventura (134) Freeway
(one block away)



Adjacent to the
Monterey/Brand Beeline
shuttle stop



Shuttle service
to The Americana
at Brand



One block from the
NEW MARRIOT



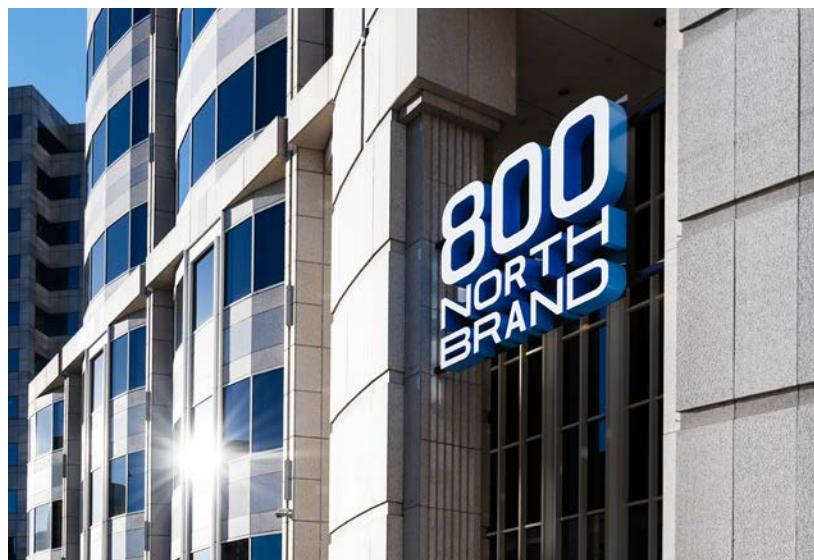
Walking distance
to area amenities of
Downtown Glendale

AVAILABLE

Major building renovation newly complete, including building lobby, outdoor spaces and common areas.

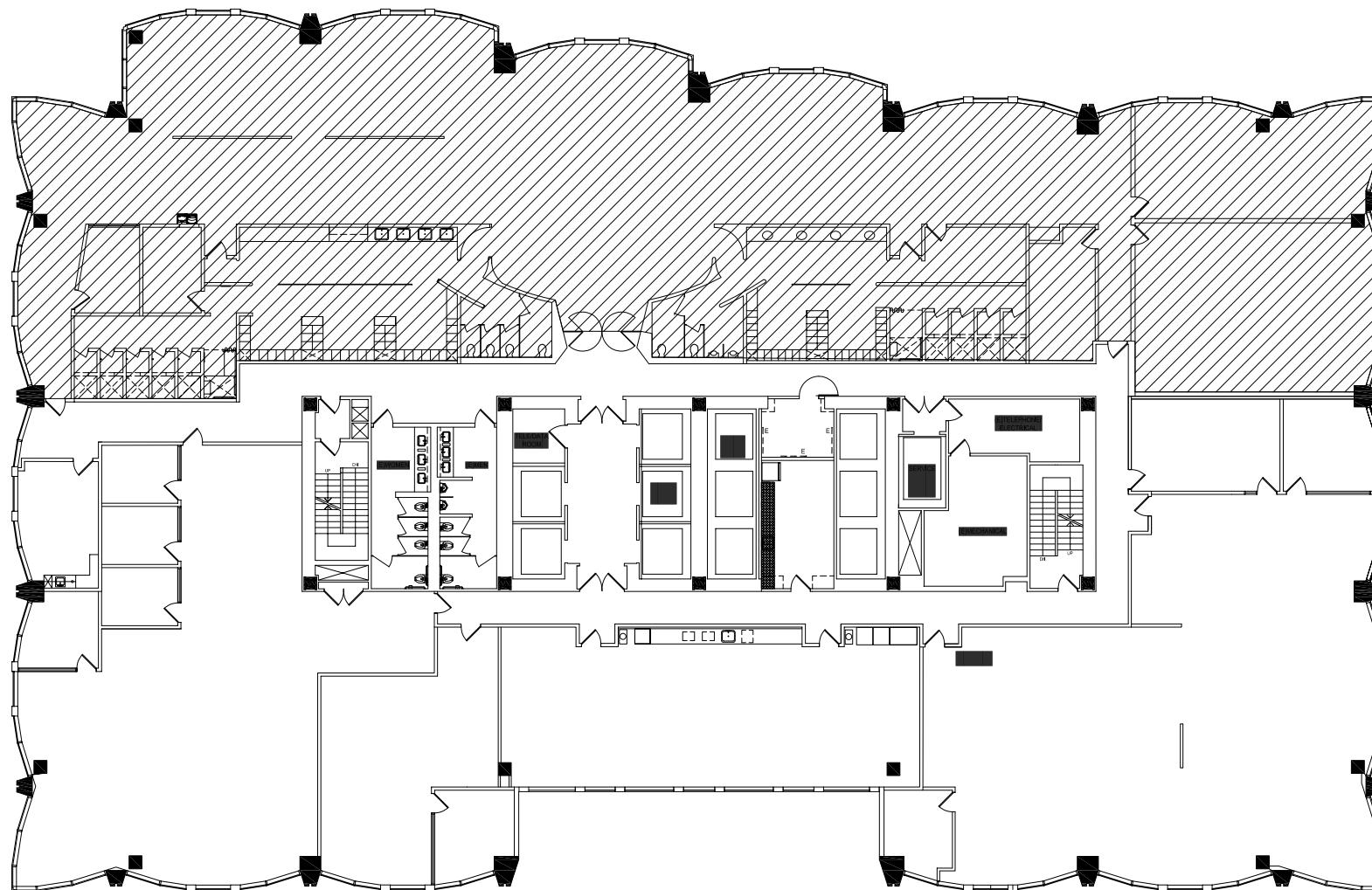
Availability:

	SIZE	BUILDING CONTIGUOUS	RATE	OCCUPANCY
Floor 2	5,000 SF - 15,936 SF	15,936 SF	\$3.50/SF, FSG	Immediate
Floor 4	27,068 SF	27,068 SF	\$3.50/SF, FSG	Immediate
Floor 10	27,159 SF	80,683 SF	\$3.50/SF, FSG	8/1/2026
Floor 11	27,069 SF	80,683 SF	\$3.50/SF, FSG	8/1/2026
Floor 12	26,455 SF	80,683 SF	\$3.50/SF, FSG	8/1/2026
Floor 20	24,094 SF	24,094 SF	\$3.50/SF, FSG	8/1/2026



2ND FLOOR

Site Plan



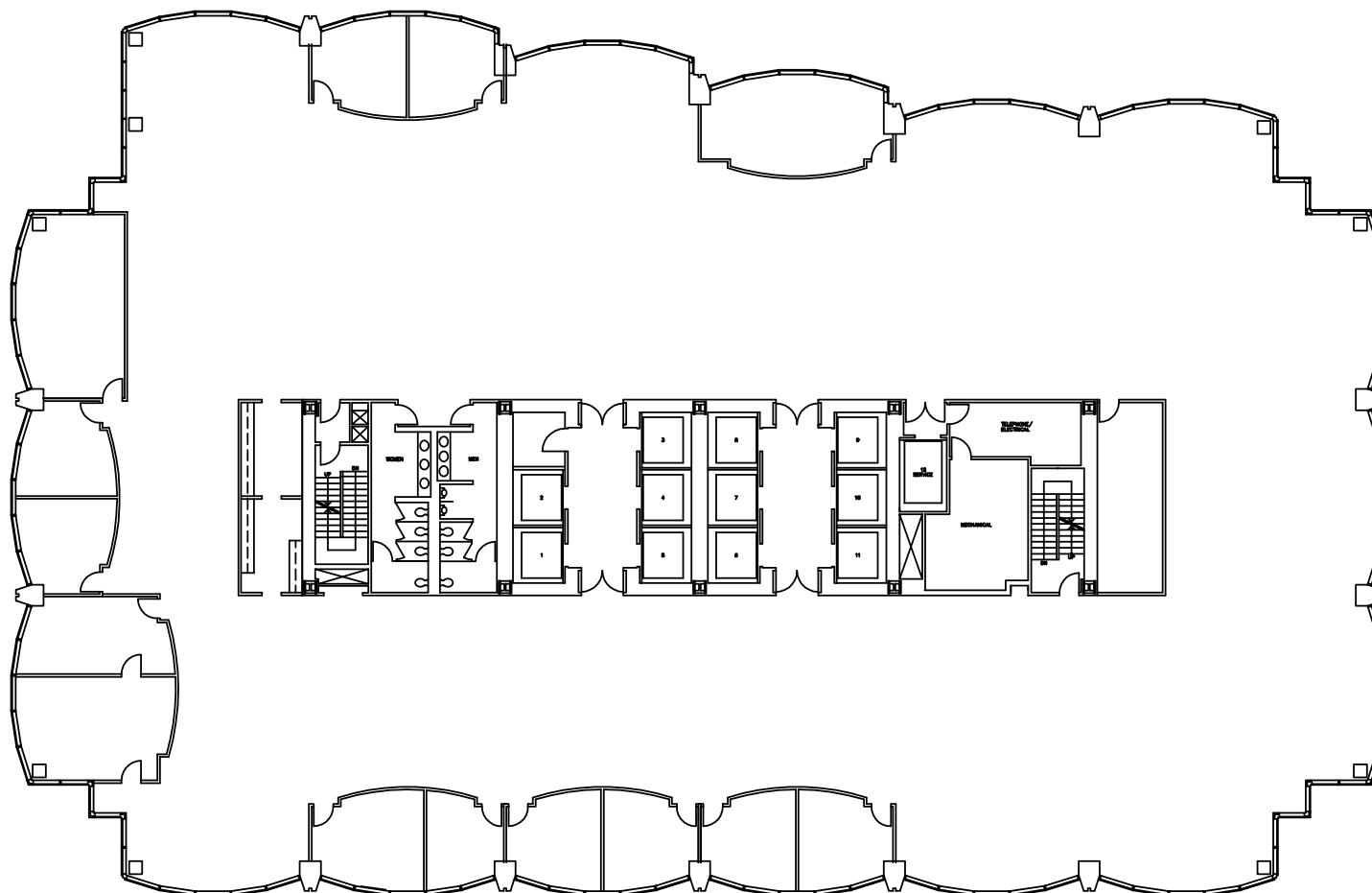
4TH FLOOR

Hypothetical Site Plan



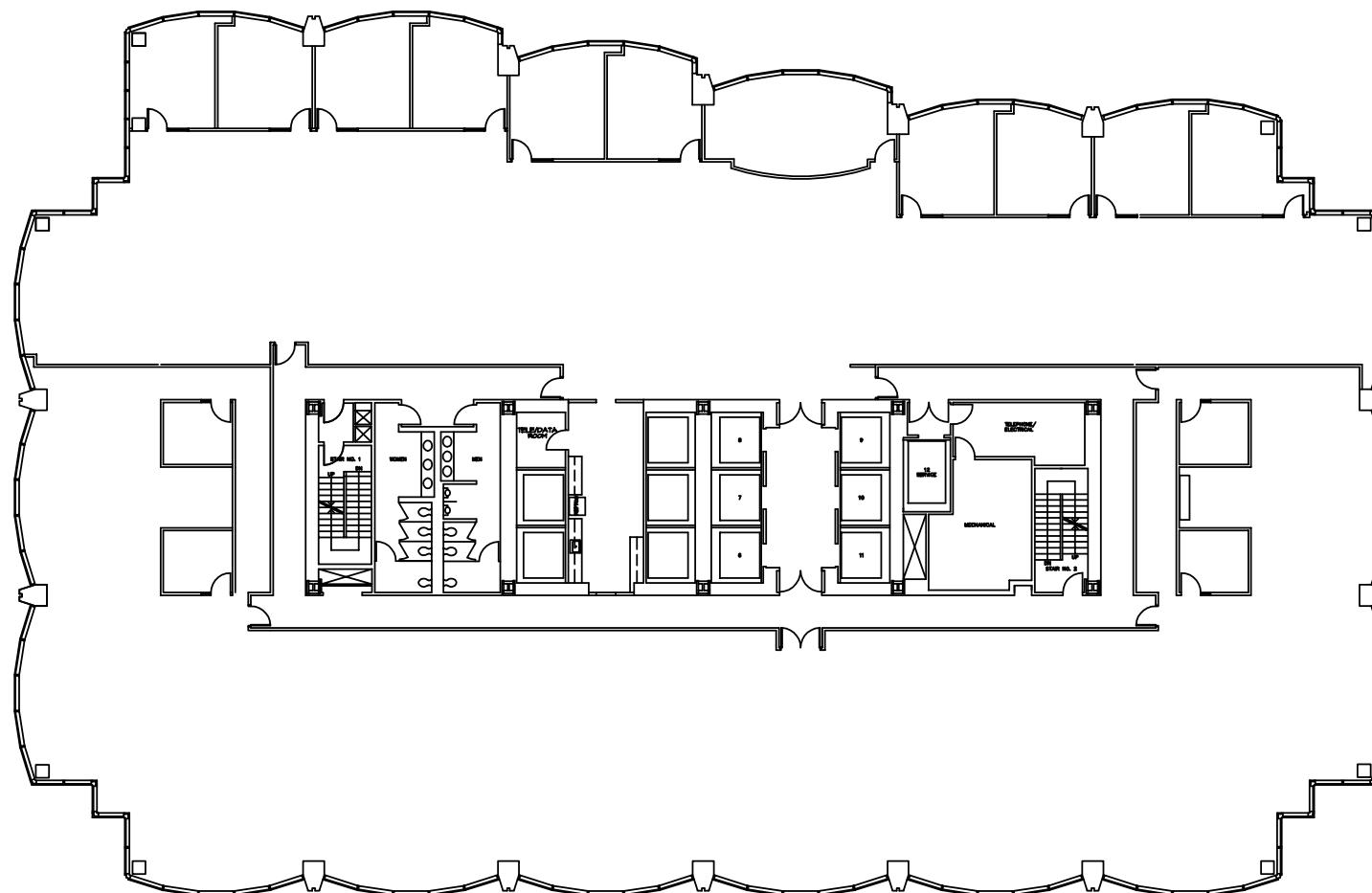
10TH FLOOR

Site Plan



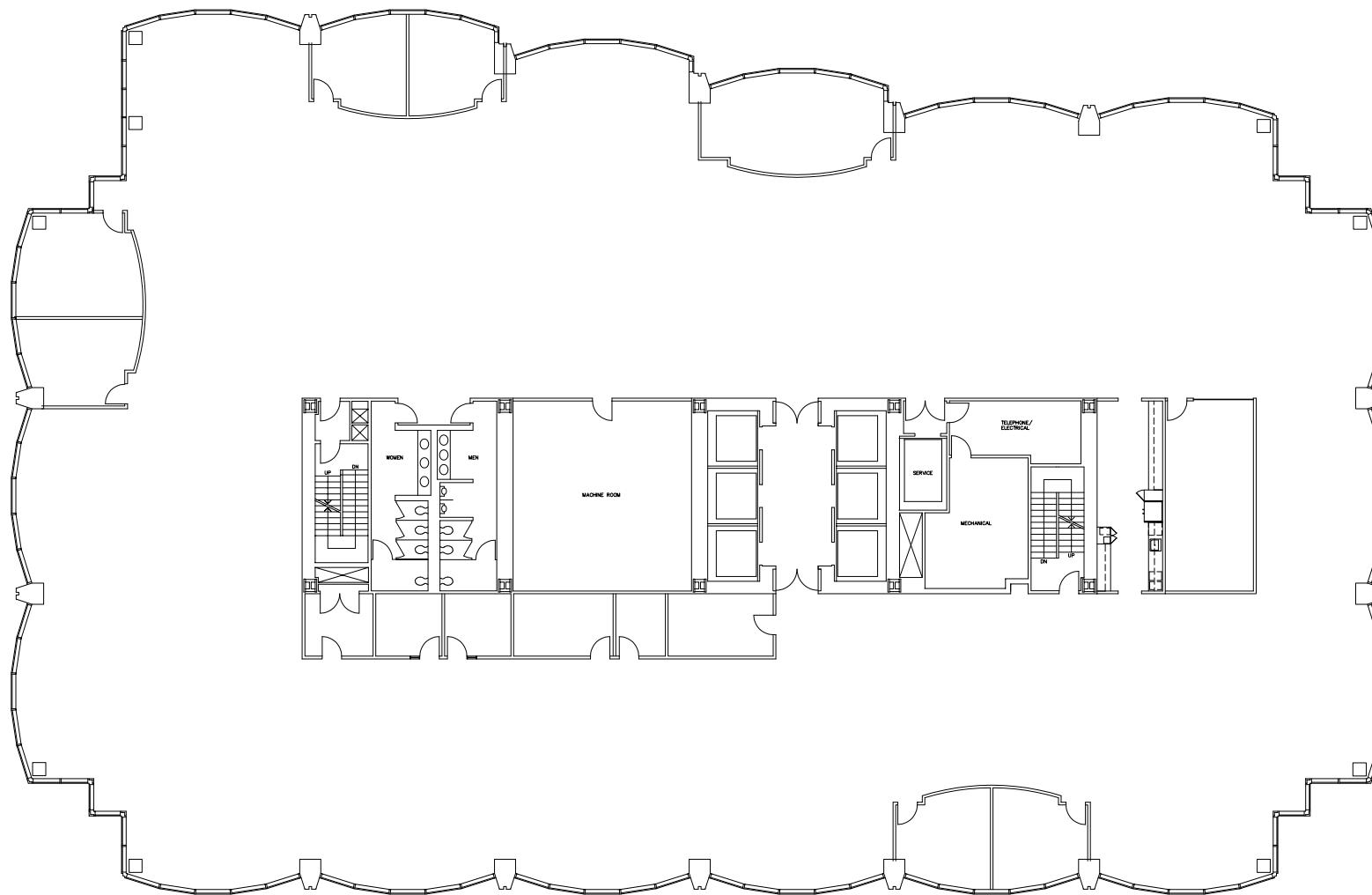
11TH FLOOR

Site Plan



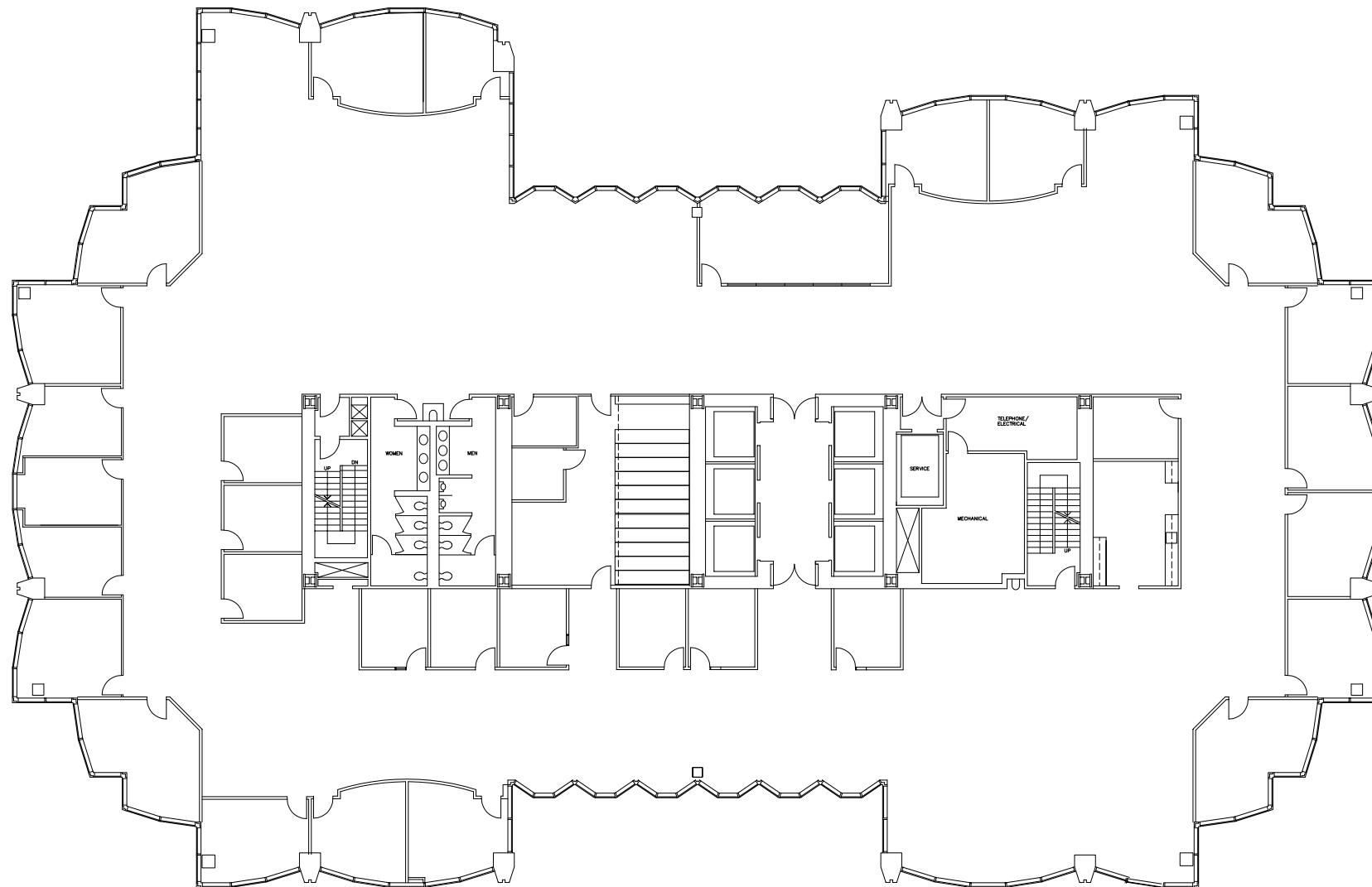
12TH FLOOR

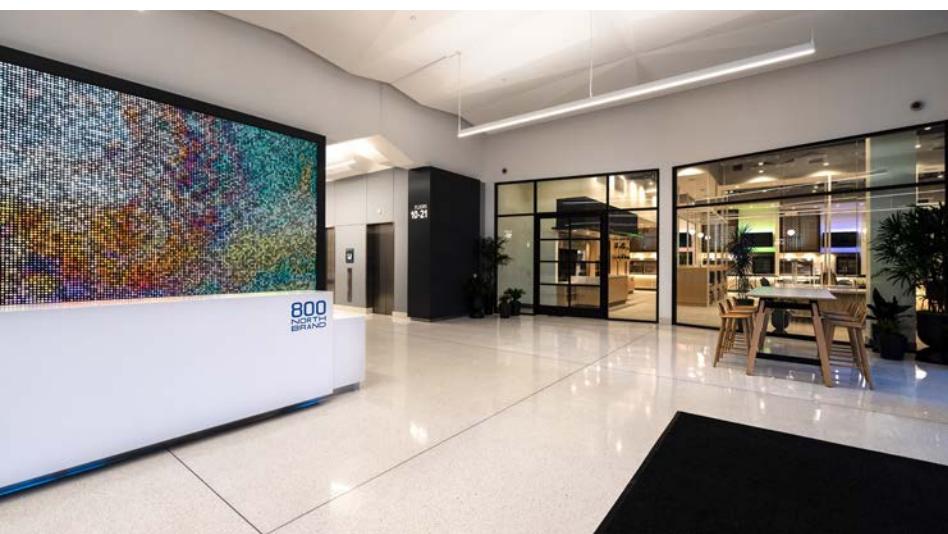
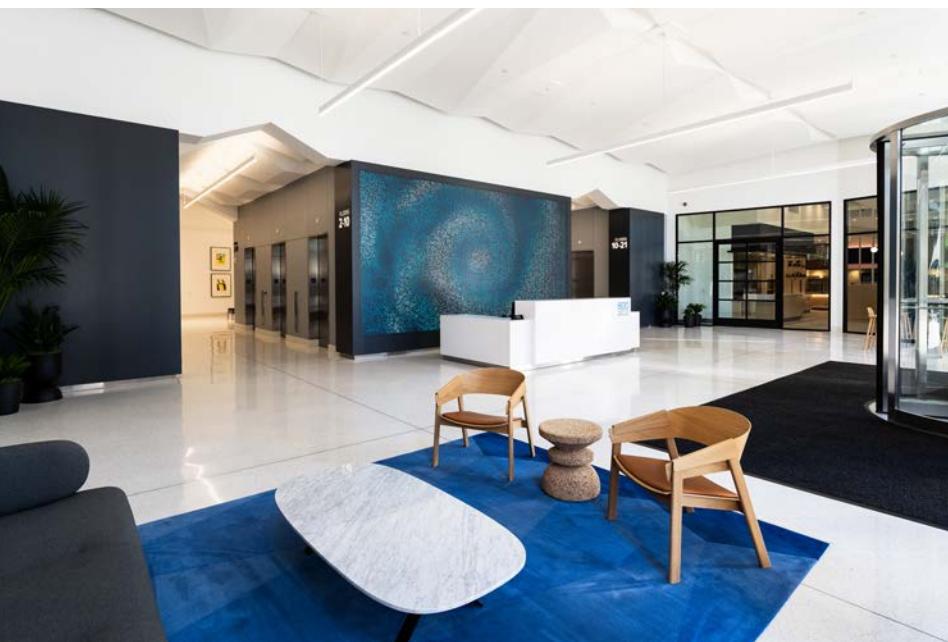
Site Plan



20TH FLOOR

Site Plan





LOBBY ▲



GALLERY

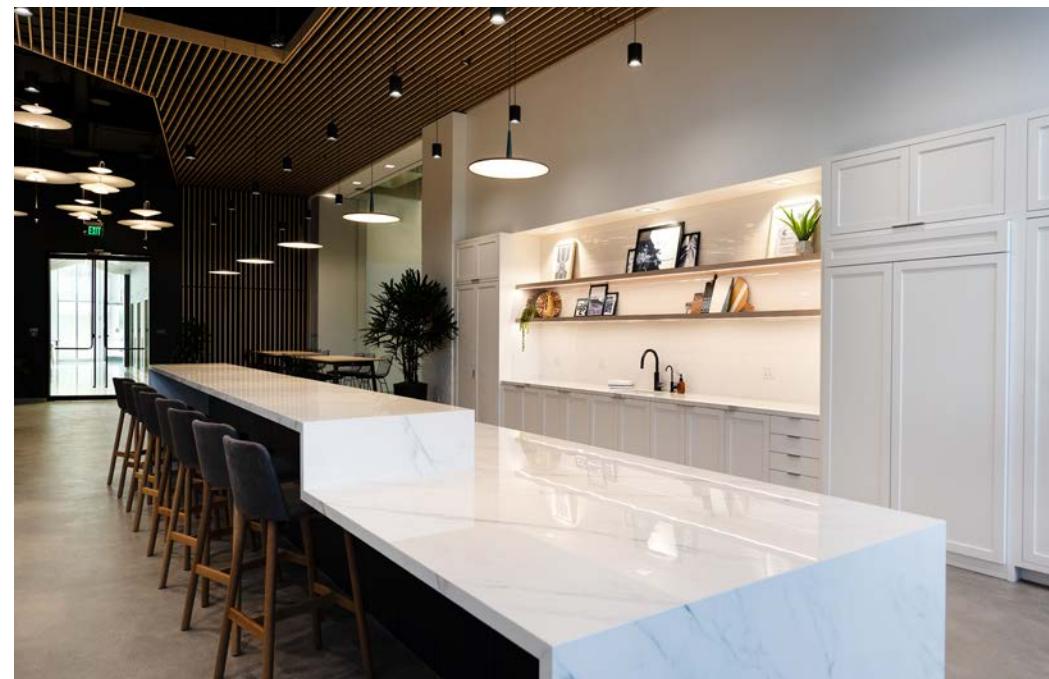
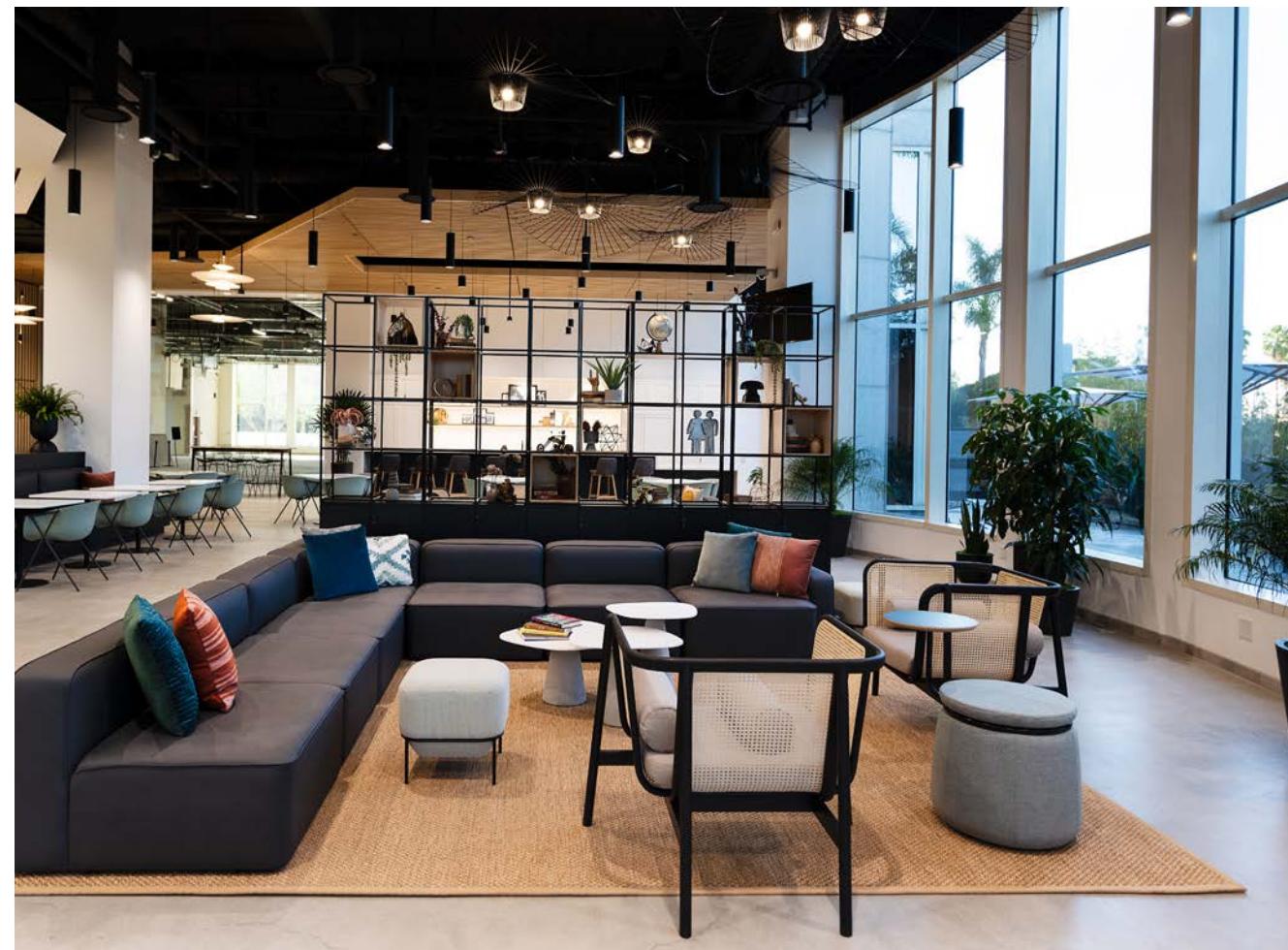
◀ OUTDOOR AREAS

GALLERY



TENANT LOUNGE & CAFE ➤

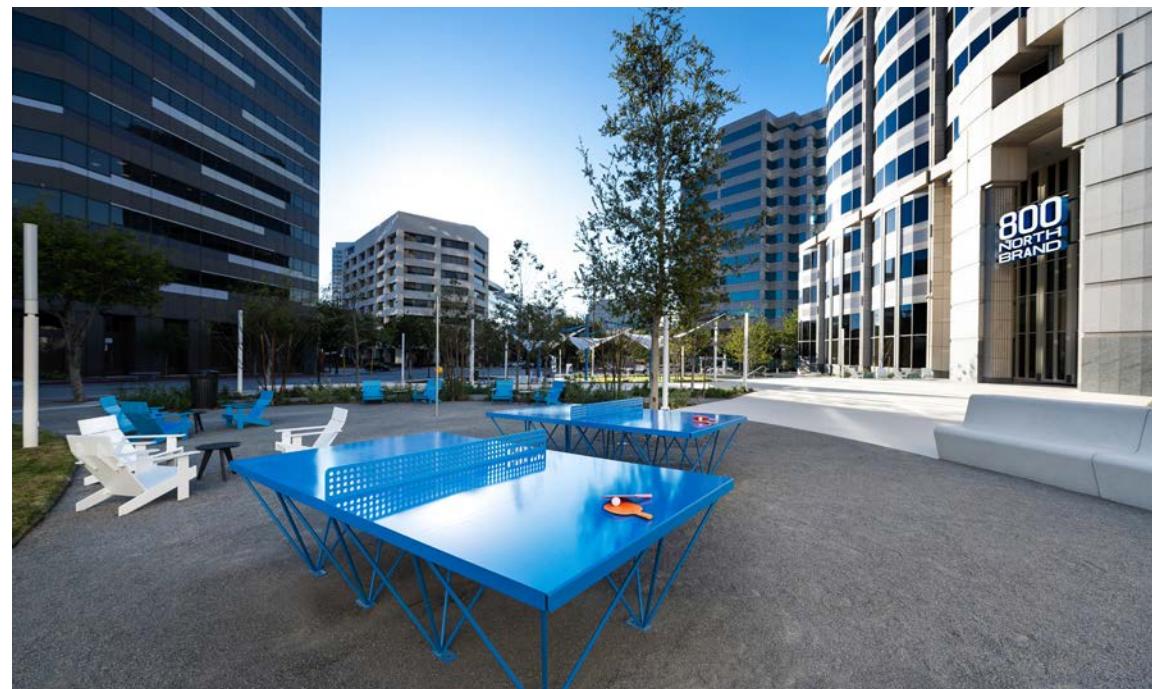




GALLERY

STATE OF THE ART
FITNESS CENTER
& LOCKER ROOMS





TENANT OUTDOOR
ACTIVITY SPACE

LOCAL TENANTS

Hollywood-Burbank
Airport

NETFLIX

Disney

NBC



**800
NORTH BRAND**



JPL



8000



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