

An aerial photograph of the Glendale Galleria area in Glendale, California. The image shows a mix of commercial and residential buildings. In the foreground, there's a large brick building with a flat roof and solar panels. To its right is a modern glass skyscraper. Further back, there's a large parking lot filled with cars. The background shows a dense residential neighborhood with many houses and trees, and a hillside in the distance.

OFFICES @ GLENDALE GALLERIA

Class A Office Space
Adjacent to Glendale's
Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE

Building Highlights



12-story

Class A office building totaling ±138,000 RSF

24/7

on-site security

3/1,000 Parking

Unreserved: \$100 | Reserved: \$140

EV Reserved: \$150 | Rooftop: \$50

- » Professionally owned & managed by Brookfield Properties with property management on site
- » Convenient covered parking with direct access to main lobby and Glendale Galleria
- » No operating expense pass-throughs



Location Highlights



20 min

to Hollywood Burbank Airport

95

Walk Score –
(daily errands do not require a car)

2M SF

of adjacent high-end retail and restaurants

- » Outstanding central Glendale location
- » Proximity to executive and employee residential options
- » Convenient access to the Ventura (134), Interstate 5 and Glendale (2) Freeways
- » Adjacent to Glendale Beeline Shuttle
- » Exempt from L.A. City Gross Receipts Tax

Availabilities



Suite	RSF	Rate	Available
120	±1,730	\$2.70 FSG	Immediately
600*	±4,849	\$2.70 FSG	Immediately
650*	±9,588	\$2.70 FSG	Immediately
700	±5,504	\$2.70 FSG	Immediately
815	±1,304	\$2.70 FSG	9/1/2026
860	±2,854	\$2.70 FSG	Immediately
920	±4,020	\$2.70 FSG	10/1/2026
970^	±2,011	\$2.70 FSG	Immediately
990^	±4,172	\$2.70 FSG	Immediately
1070	±2,526	\$2.70 FSG	Immediately

*Suites 600 & 650 Contiguous to ±14,437 RSF

^Suites 970 & 990 Contiguous to ±6,183 RSF

Glendale Galleria Amenities



MEN'S WEARHOUSE



ZARA



GAP



LOFT



BANANA REPUBLIC
Abercrombie & Fitch



SEPHORA

BARNES & NOBLE

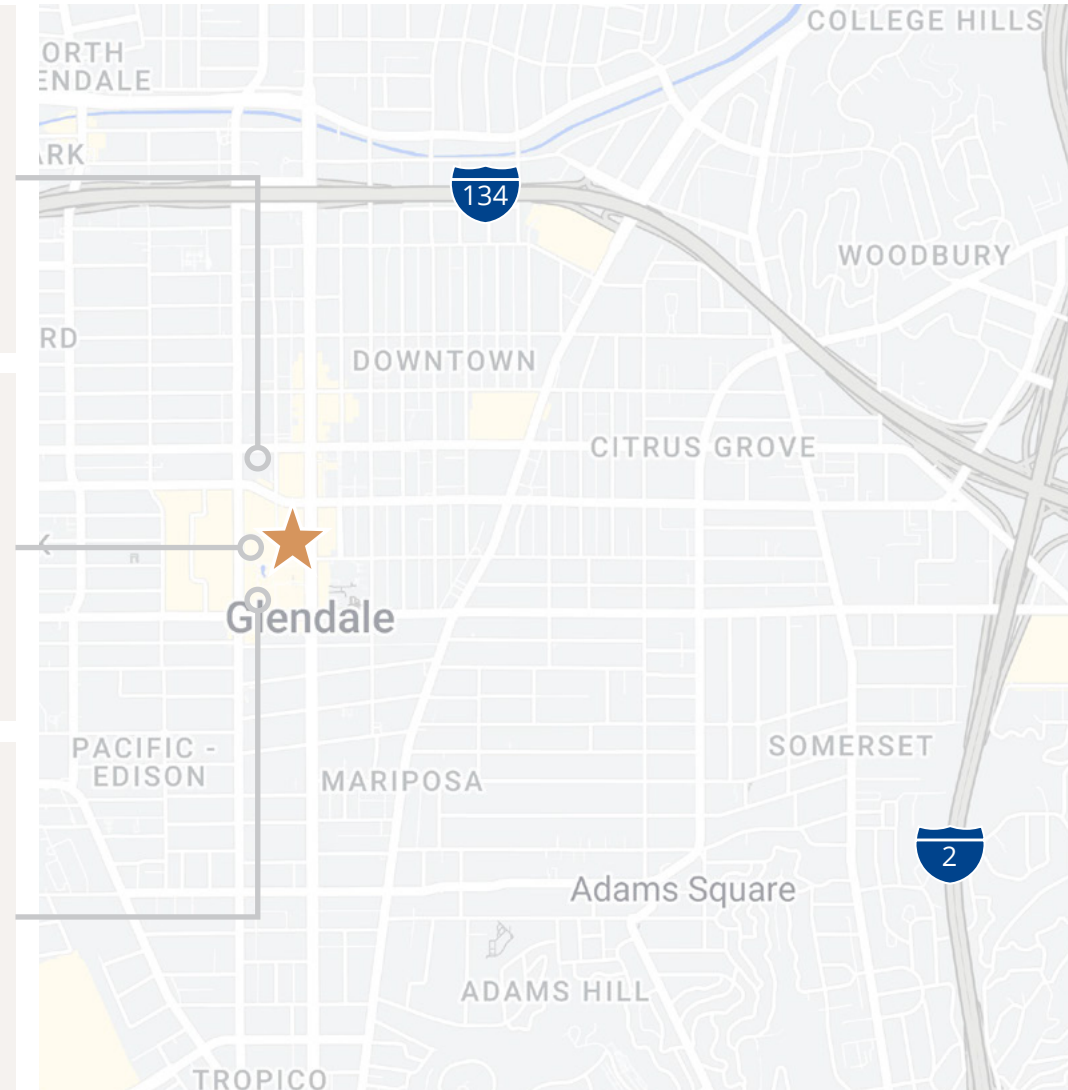


PHILZ COFFEE

NORDSTROM



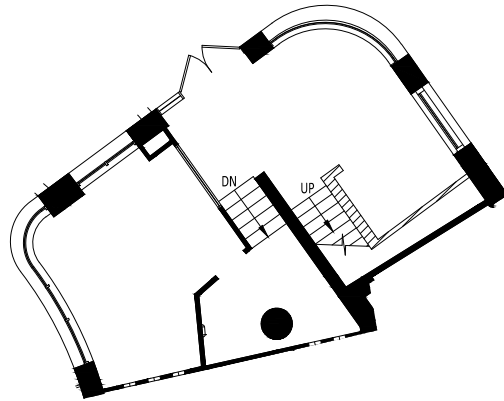
Sur La Table



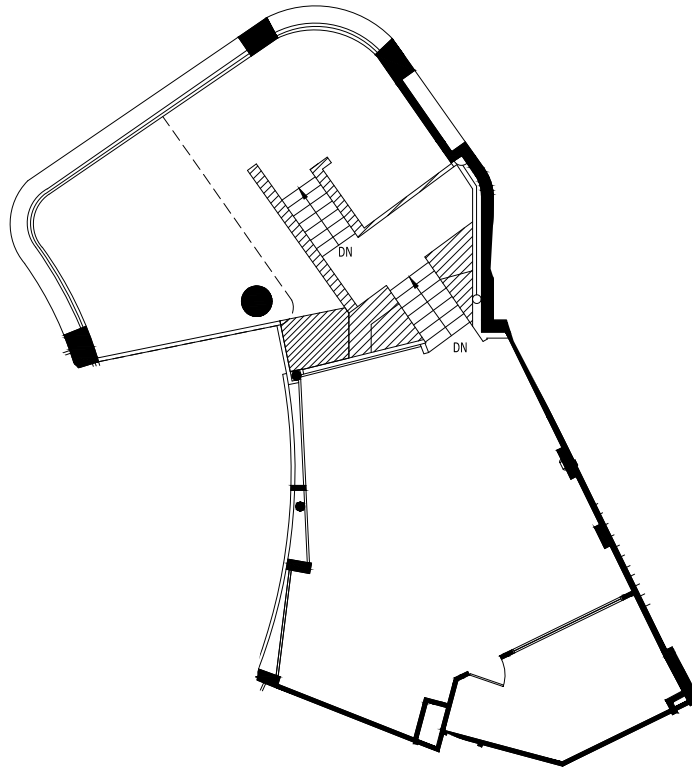
Availabilities

Suite 120

LOBBY FLOOR



MEZZANINE



±1,730

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Direct access from building lobby with second floor mezzanine

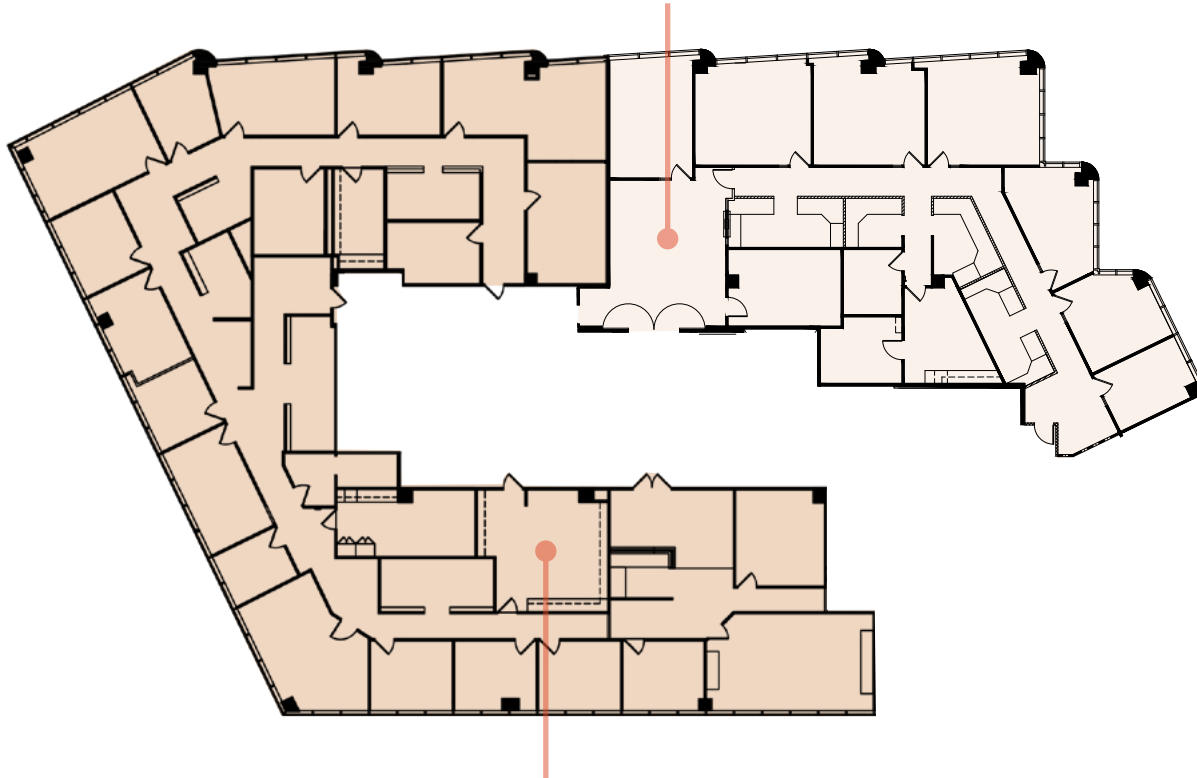
[CLICK TO VIEW AVAILABILITIES](#)



Availabilities

Suites 600 & 650

Suite 600
±4,849 RSF



Suite 650
±9,588 RSF



±14,437

CONTIGUOUS SF

\$2.70

FSG RATE

AVAILABLE

600: IMMEDIATELY | 650: IMMEDIATELY

DESCRIPTION

SUITE 600

- » Double-door elevator entry
- » Seven perimeter offices
- » Six workstations
- » One conference room
- » Reception area
- » Breakroom with sink

SUITE 650

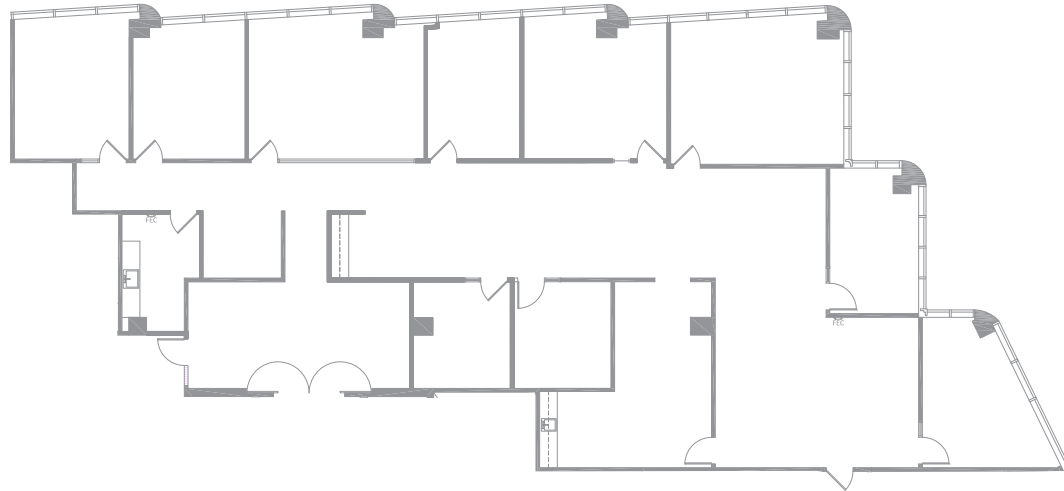
- » 15 private windowed offices
- » Four interior offices
- » One large conference room
- » File rooms, breakroom & reception
- » Space is divisible
- » Outstanding southern views

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Availabilities

Suite 700



±5,504

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

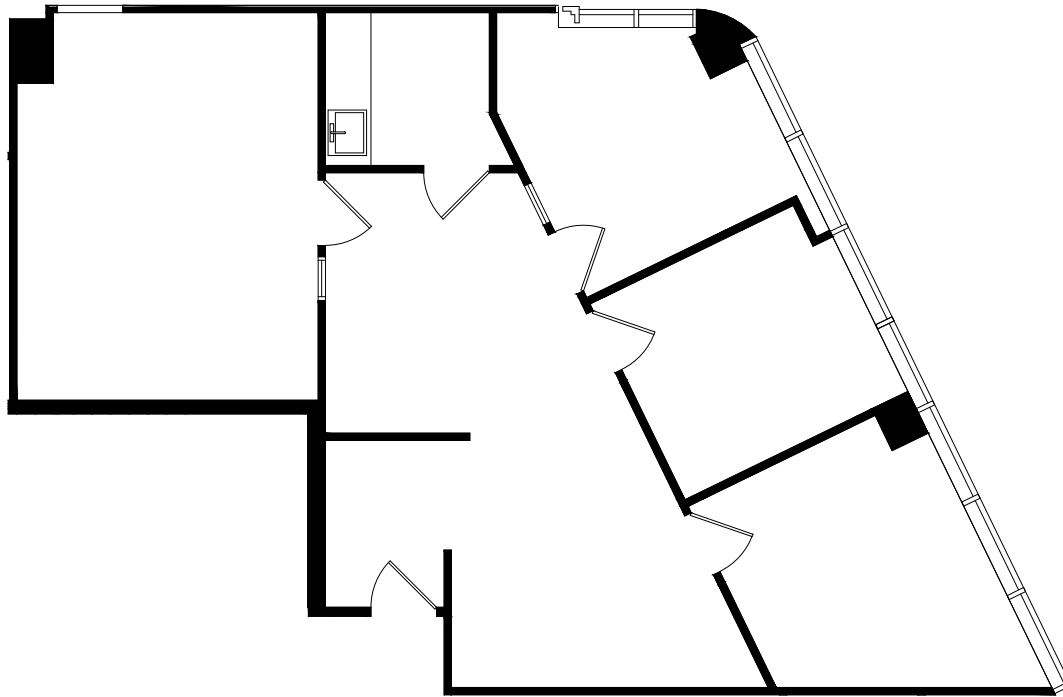
- » Seven private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Kitchen
- » Wellness room
- » Copy room / storage room

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Availabilities

Suite 815



±1,304

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

9/1/2026

DESCRIPTION

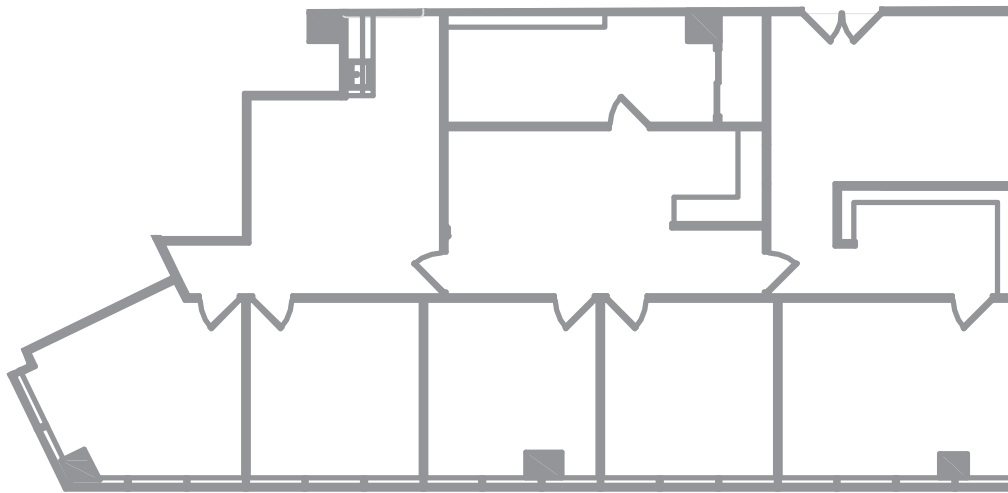
- » Three private windowed offices
- » One conference room
- » Reception area
- » Open area
- » Breakroom with sink

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Availabilities

Suite 860



±2,854

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

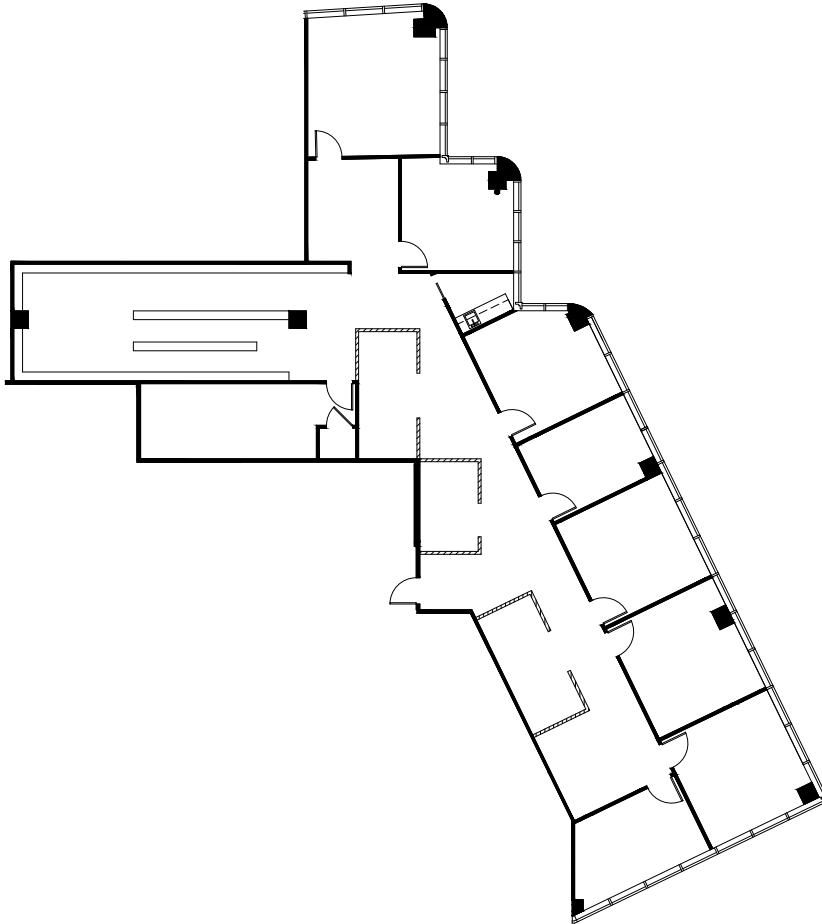
- » Four private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Breakroom with sink
- » Copy room / storage room

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Availabilities

Suite 920



±4,020

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

10/1/2026

DESCRIPTION

- » Eight private windowed offices
- » Breakroom with sink
- » Copy room / storage room

CLICK TO VIEW AVAILABILITIES



Availabilities

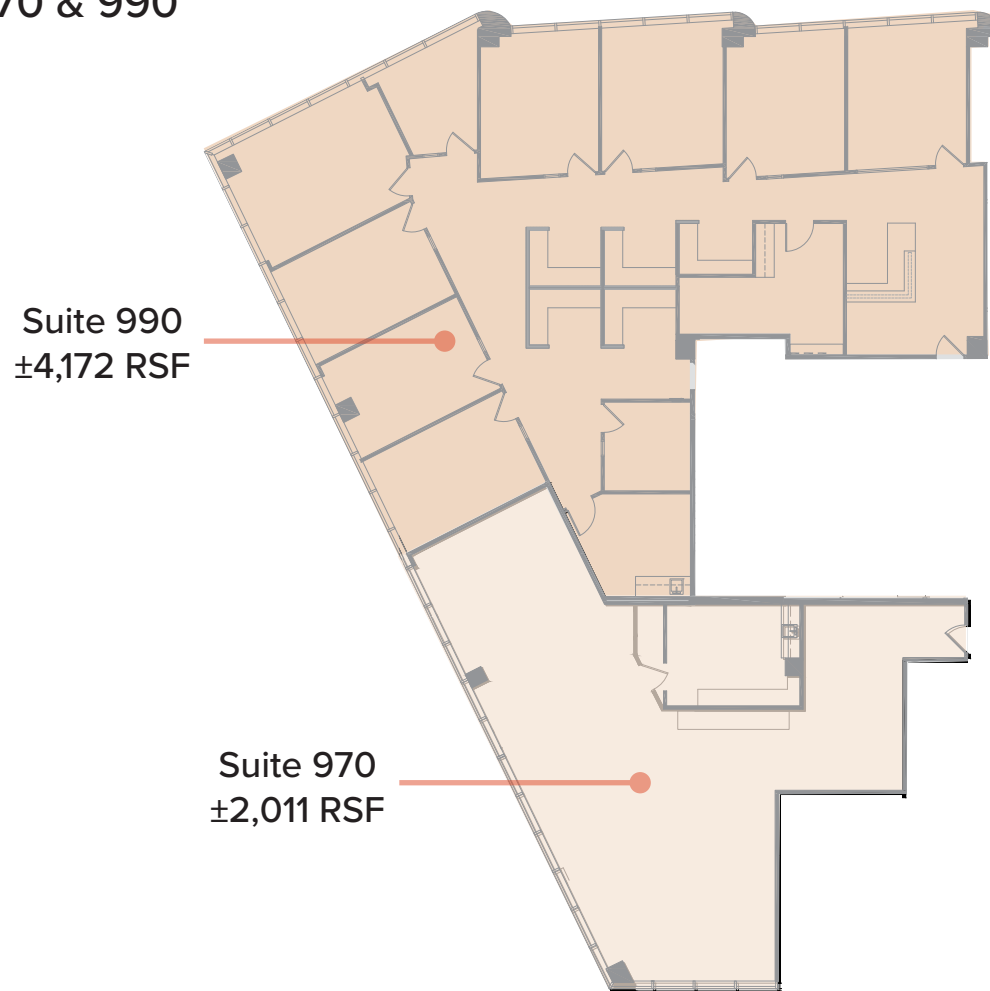
±6,183

CONTIGUOUS SF

\$2.70

FSG RATE

Suites 970 & 990



AVAILABLE

990: IMMEDIATELY | 970: IMMEDIATELY

DESCRIPTION

SUITE 990

- » Eight private windowed offices
- » Conference room
- » Reception with waiting area
- » Breakroom with sink
- » Large IT closet / storage room
- » Bullpen with five built-in cubicles
- » Corner unit with abundant window line
- » Outstanding unobstructed views

SUITE 970

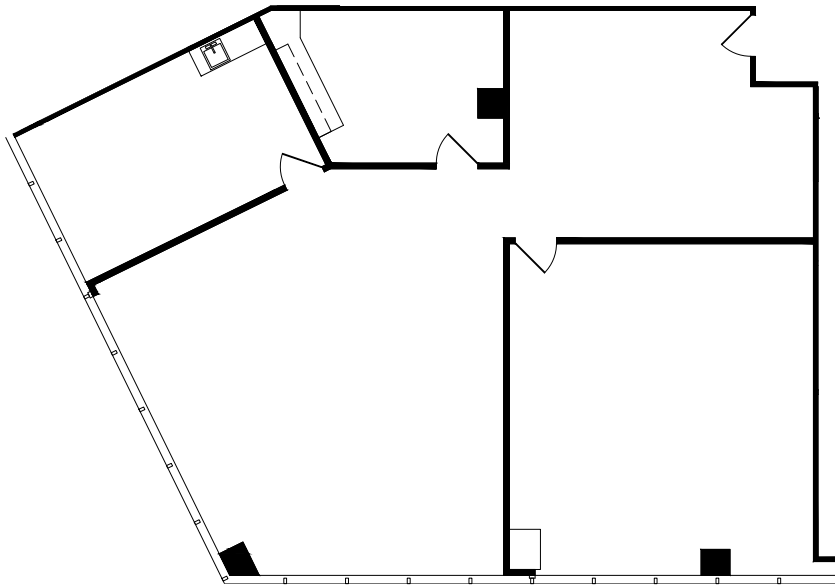
- » Large open area
- » Breakroom with sink
- » Corner unit with abundant window line
- » Outstanding unobstructed views

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Availabilities

Suite 1070



±2,526

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » One private windowed office
- » Reception area
- » Open Area
- » Breakroom with sink



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OFFICES @ GLENDALE GALLERIA

Brookfield
Properties



**Integrated Advisory
Services Team**

Class A Office Space Adjacent to Glendale's Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE

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