

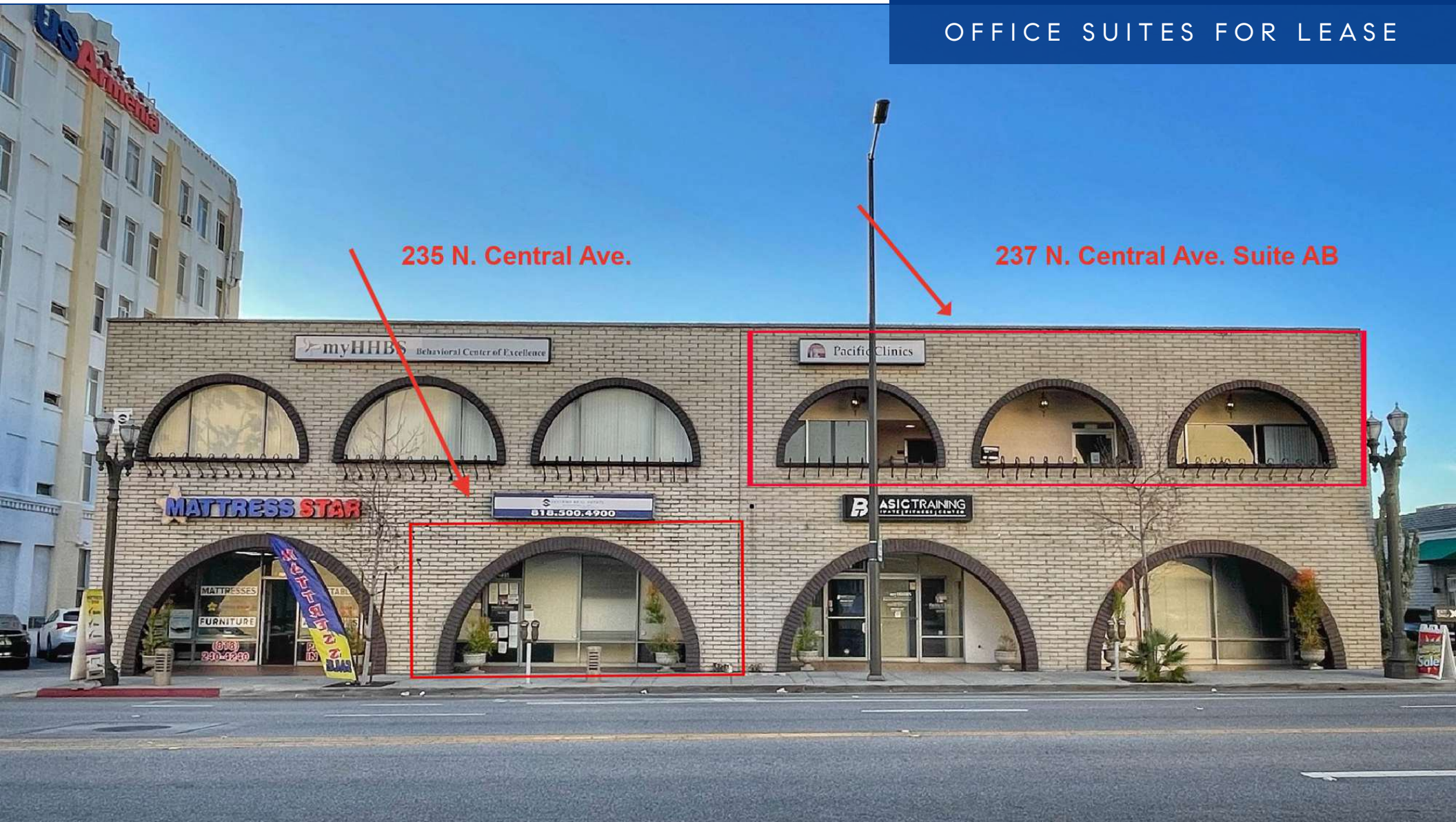


235 & 237 NORTH CENTRAL AVENUE

GLENDALE, CA 91203

SUITE 235 & 237 AB

OFFICE SUITES FOR LEASE



235 N. Central Ave.

237 N. Central Ave. Suite AB

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 | SYSTEMSREALSTATE.COM

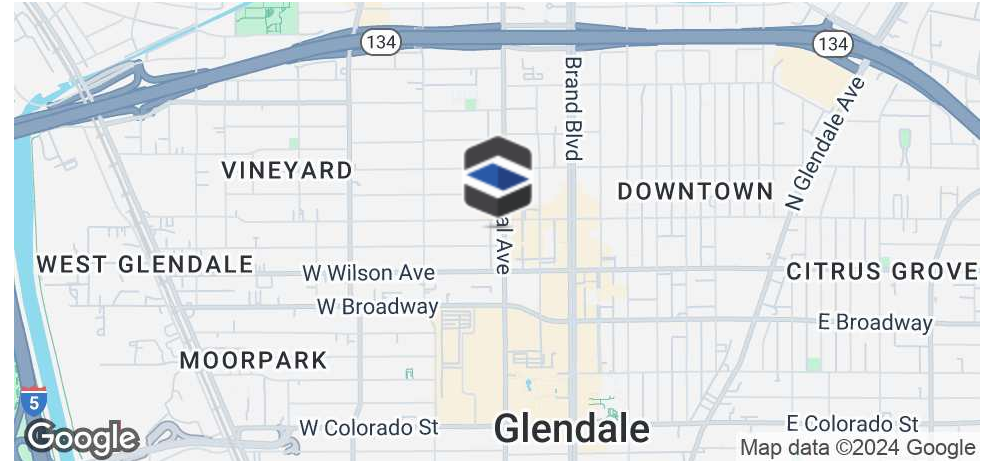


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235 & 237 NORTH CENTRAL AVENUE

GLENDALE, CA 91203



OFFERING SUMMARY

Lease Rate: \$2.05-2.15 SF/month (MG)
\$5,270- \$9,730 per month
+ \$0.15CAM

Available SF: 2,450 - 4,746 SF

Building Size: 21,915

Year Built: 1966

PROPERTY OVERVIEW

Well located Retail/Commercial/Office Second Floor spaces with dedicated parking to the rear, and a short walk to Americana, Glendale Galleria, Dick's Sporting Goods, Gold's Gym, Equinox, and Downtown Brand Blvd. Only Blocks to the 134, 5, and 2 Freeways, with City Services, Police and Fire Departments also very close. DO NOT DISTURB TENANT - Contact brokers below for additional information and touring.

PROPERTY HIGHLIGHTS

- 1st (235) floor office available
- 2nd (237AB) floor office available
- Elevator Served
- Signage Along North Central Ave.
- Ten Parking Spaces in Rear Lot

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.

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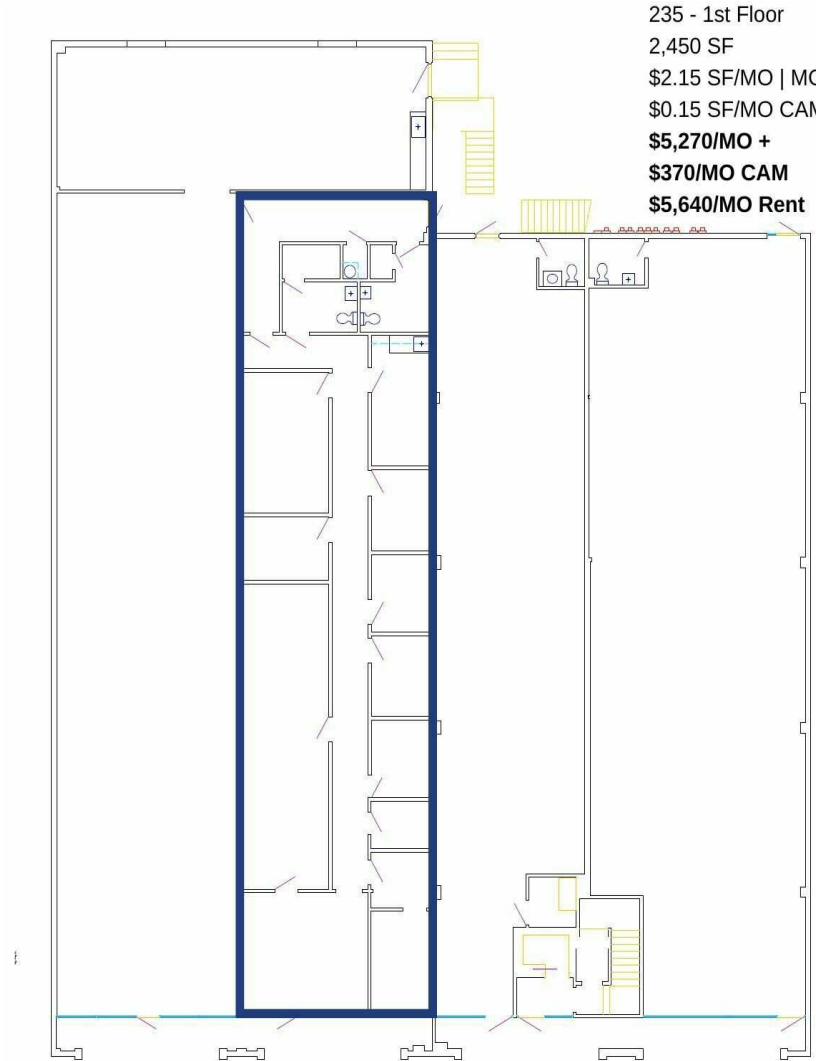
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235 NORTH CENTRAL AVENUE - 1ST FLOOR

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237AB NORTH CENTRAL AVENUE 2ND FLOOR

GLENDALE, CA 91203



237 AB - 2nd Floor
4,746 SF
\$2.05 SF/MO | MG
\$0.15 SF/MO CAM
\$9,730/MO +
\$710/MO CAM
\$10,440/MO Rent

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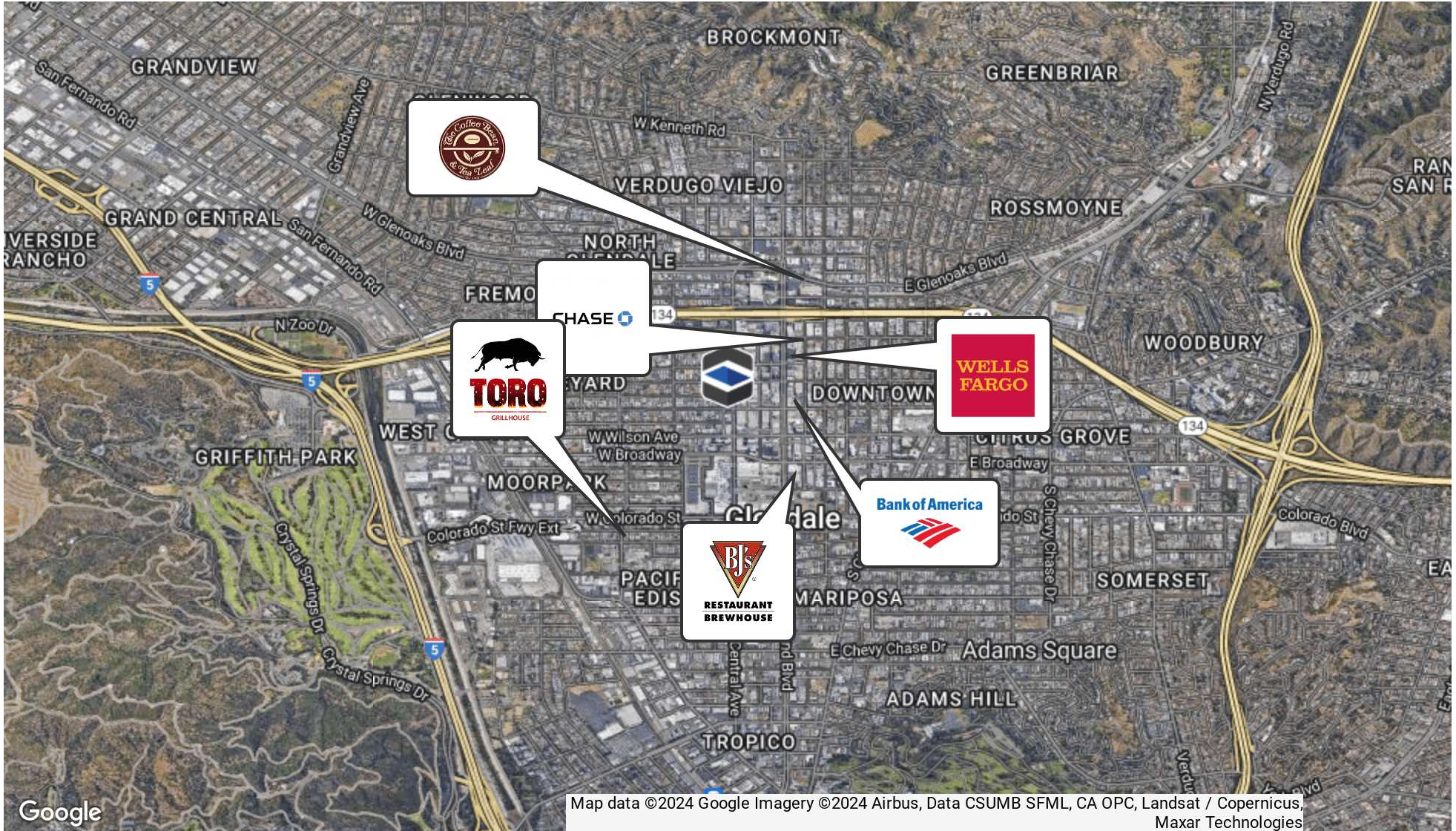
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