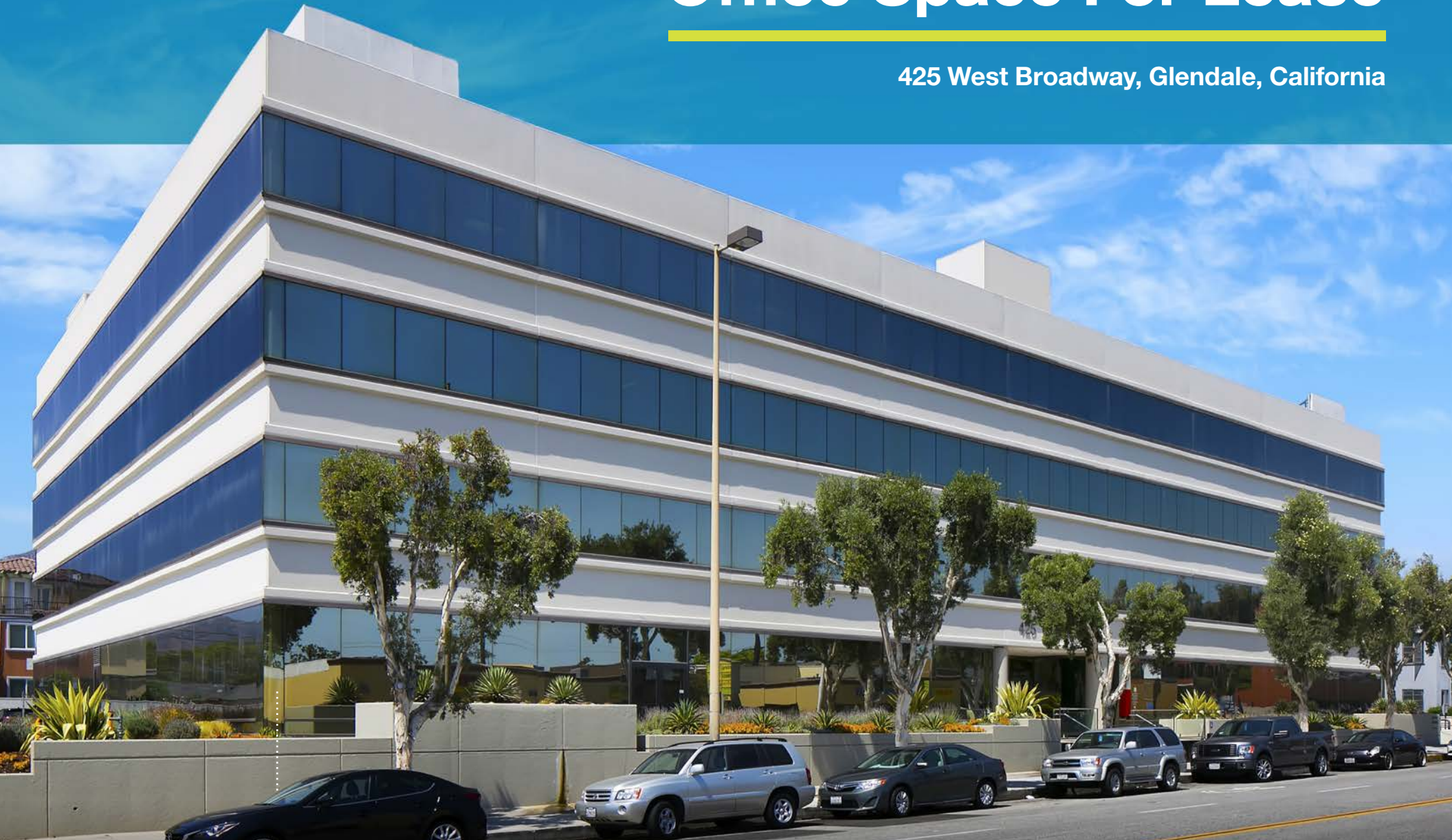


# Office Space For Lease

425 West Broadway, Glendale, California



Scott Unger  
818.550.8200, ext. 103  
sunger@kiddermathews.com  
LIC #01855517

Linda Lee  
818.550.8200, ext. 102  
llee@kiddermathews.com  
LIC #01278768

[kiddermathews.com](http://kiddermathews.com)



# 425 West Broadway

Glendale, California

## Highlights

4 story, ±72,610 RSF, Class A office building

New ownership - Sharp Capital

\$2.55 per RSF per month fully serviced

Parking ratio of 3 per 1,000 RSF leased at \$85.00 per unreserved stall per month and \$140.00 per reserved stall per month

Direct building access from subterranean parking levels

Convenient access to the 134, 5 and 2 freeways

24/7 building access

Nearby restaurants and retail amenities including the Glendale Galleria and Americana at Brand mixed-use retail and entertainment development with a Walk Score of 87



## Availabilities

SUITE 205

SUITE 207

SUITE 213

3,322 RSF 1,727 RSF 1,225 RSF

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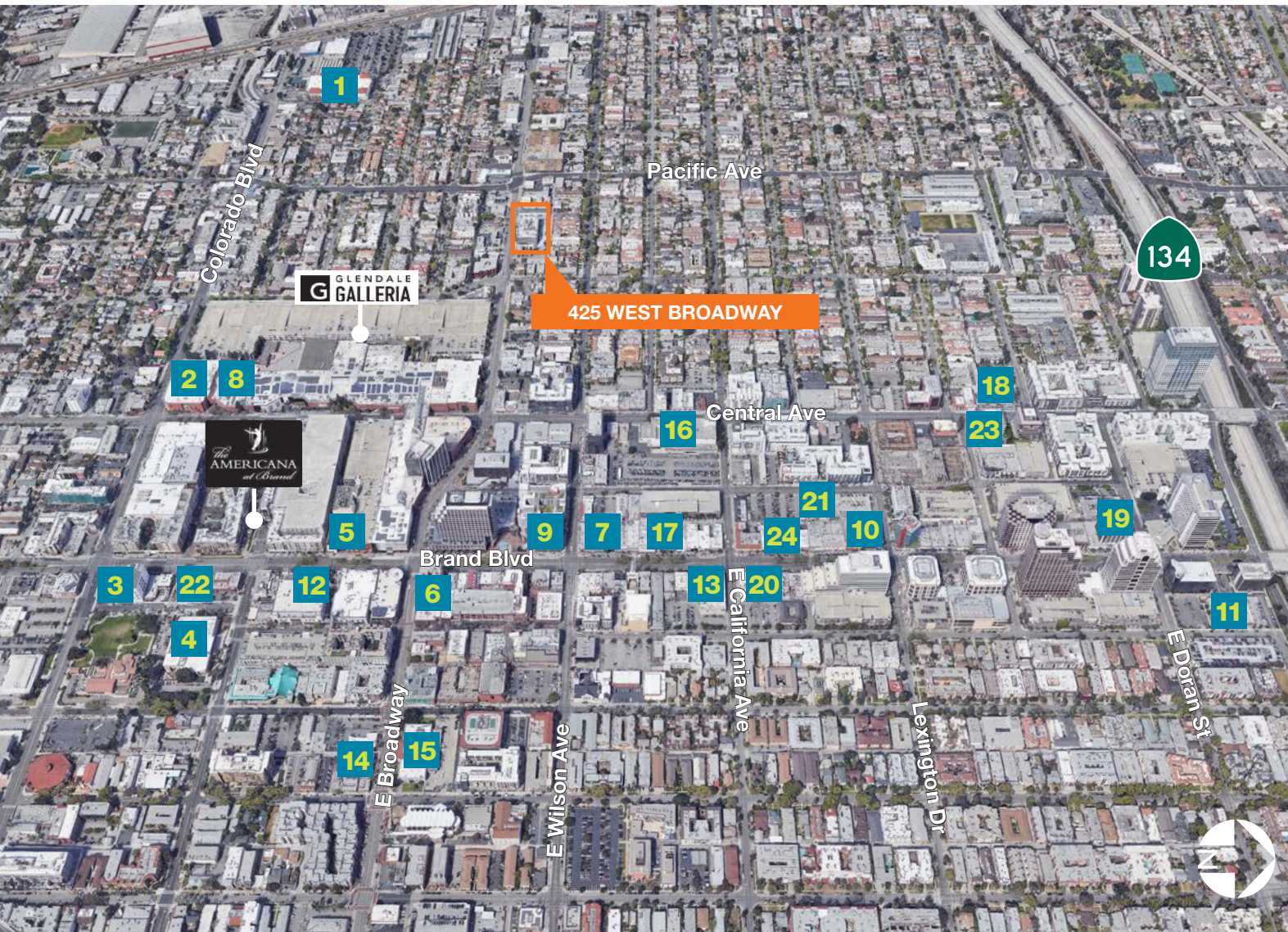
SHARP CAPITAL  
REAL ESTATE INVESTMENT, DEVELOPMENT, & MANAGEMENT



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# 425 West Broadway

Glendale, California



## AMENITIES

1. The Home Depot
2. Target
3. Shake Shack
4. Glendale Central Library
5. In-n-Out Burger
6. California Pizza Kitchen
7. 85°C Bakery Cafe
8. Starbucks
9. Tender Greens
10. Bank of America Financial Center
11. Chase Bank
12. LA Fitness
13. 24 Hour Fitness
14. Glendale Marketplace
15. United States Postal Service
16. Sears
17. FedEx Office Print & Ship Center
18. Burger King
19. Wells Fargo Bank
20. Panera Bread
21. Glendale Centre Theatre
22. Museum of Neon Art
23. McDonald's
24. Porto's Bakery and Cafe

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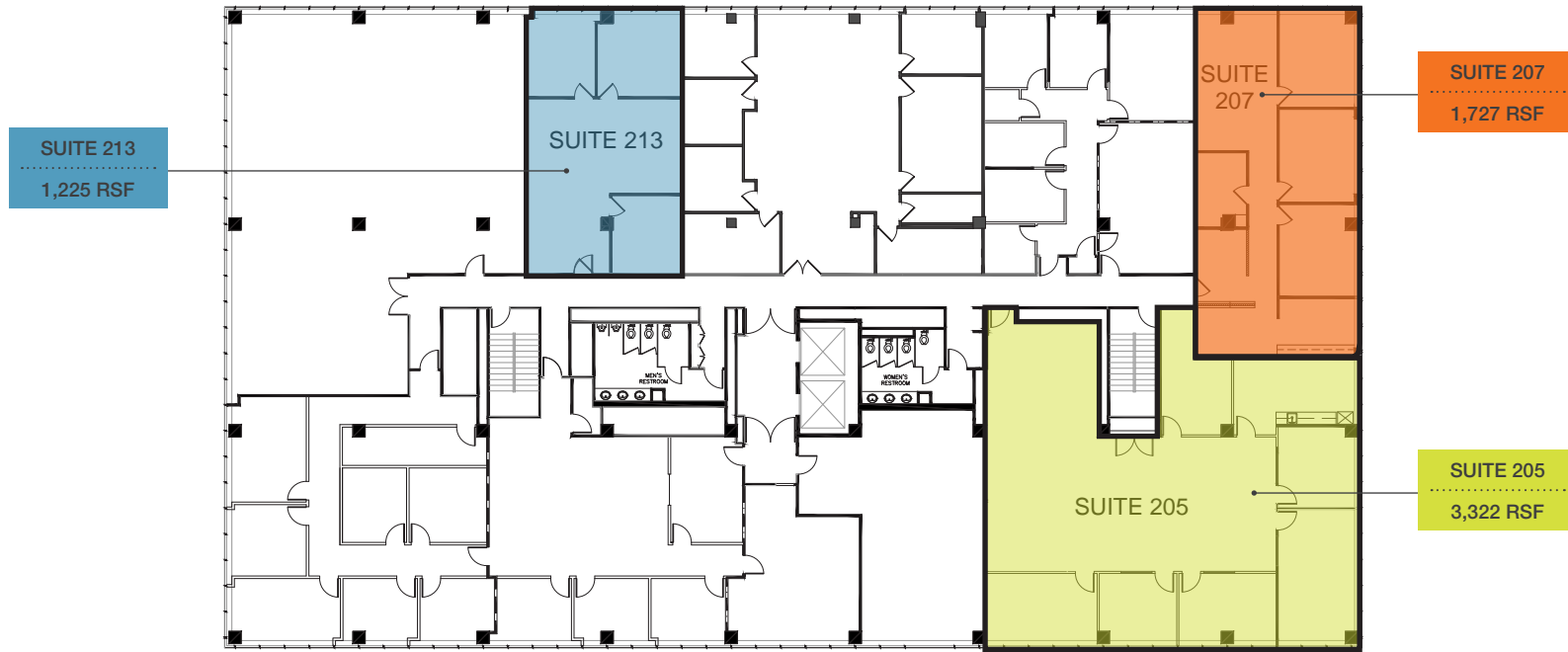
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# 425 West Broadway

Glendale, California

## Second Floor Plan



STE	RSF	RATE	DESCRIPTION
205	3,322	\$2.55/RSF per month FSG	4 offices, conference room, break room, storage, open work area and reception. Contiguous with Suite 207 to 5,049 RSF.
207	1,727	\$2.55/RSF per month FSG	2 window offices, conference room, storage, open work area and reception. Available with 30 days notice. Contiguous with Suite 205 to 5,049 RSF.
<b>*205 / 207</b>	<b>5,049</b>		
213	1,225	\$2.55/RSF per month FSG	2 window offices, 1 interior meeting room and open work area. Available with 30 days notice.

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