

OFFICE SPACE
FOR LEASE

535

North Brand Blvd
Glendale, California



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onni[®]
group

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Mathews

535 North Brand Boulevard

Glendale, California

Highlights

Professional ownership and management - Onni Group

New first floor tenant amenity lounge coming in 2019

Newly renovated building lobby, entry and monument sign

Located in the bustling Downtown Glendale district

Walk Score of 92 and is central to numerous restaurants and retail amenities within Downtown Glendale, Glendale Galleria, Americana at Brand, and various mixed-use retail and entertainment developments

Convenient access to the 134, 5, and 2 freeways

Close proximity to Hollywood Burbank Airport

LA Metro and city shuttle stop located directly in front of the building

Parking ratio of 3.00/1,000 RSF leased at:

- \$95.00 per unreserved stall per month

- \$135.00 per reserved stall per month

- \$85.00 per tandem stall per month



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Availabilities

SUITES	RSF	RATE	DESCRIPTION
275	330	\$3.00/RSF per month FSG	Window office mini-suite. Ideal for small office user with access to shared conference room and kitchen.
450	2,490	\$2.85/RSF per month FSG	Move-in ready suite with 3 window offices, glass conference room, break area, open work area and reception.
500	1,581	\$2.85/RSF per month FSG	4 window offices, glass conference room and reception.
950	4,586	\$2.85/RSF per month FSG	Double door identity off the elevator lobby with 10 window offices, conference room, break room, reception, storage and open work area.



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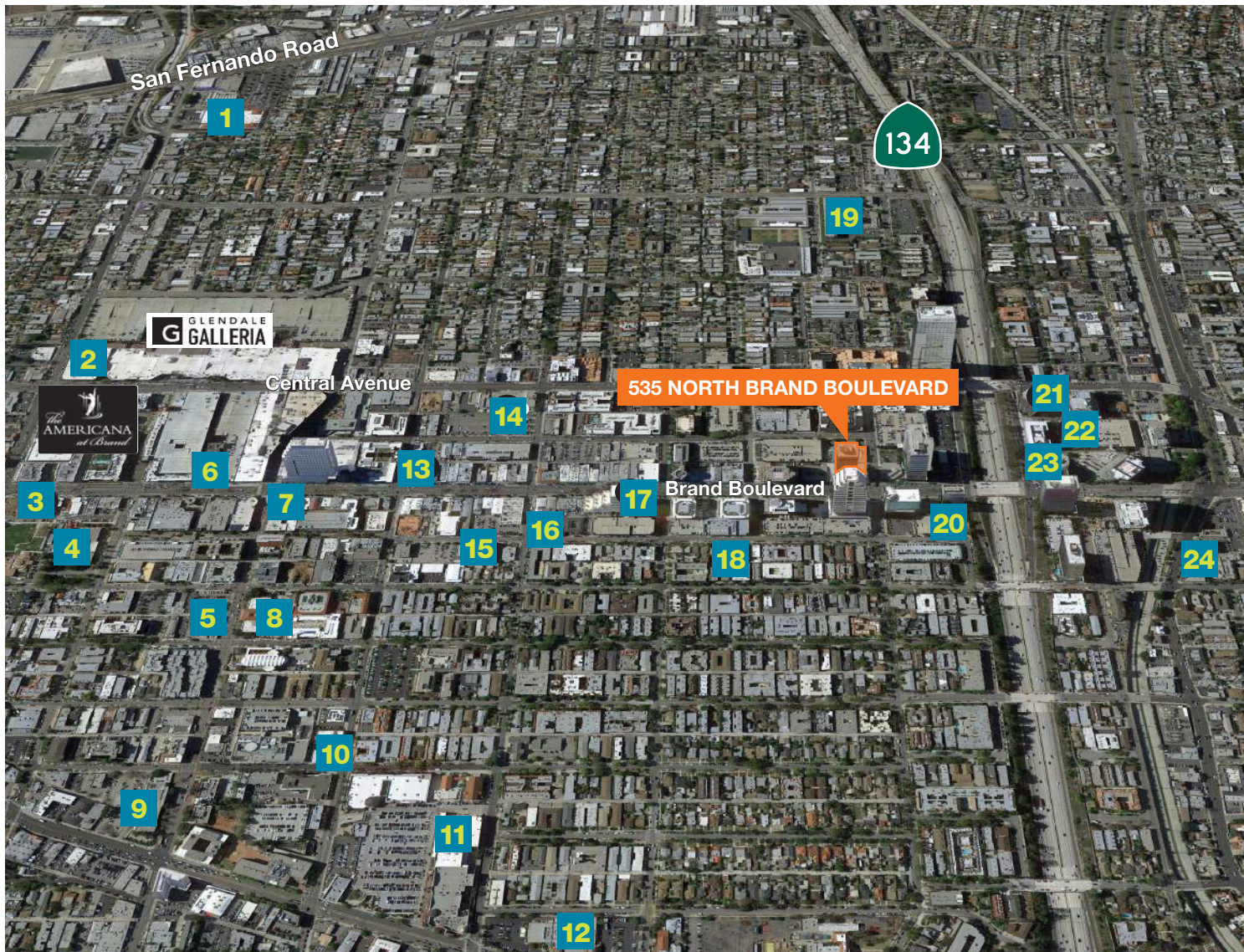
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AMENITIES

1. The Home Depot
2. Target
3. Shake Shack
4. Glendale Central Library
5. Glendale Marketplace
6. In-N-Out Burger
7. California Pizza Kitchen
8. US Post Office
9. Glendale Courthouse
10. Glendale Police Department
11. Glendale Fashion Center
12. Whole Foods
13. Tender Greens
14. Sears
15. 24 Hour Fitness Active
16. Porto's Bakery
17. Bank of America Financial Center
18. 24 Hour Fitness
19. Days Inn Glendale
20. Chase Bank
21. Embassy Suites
22. Hilton Los Angeles North/ Glendale & Executive Meeting Center
23. Equinox
24. Trader Joe's

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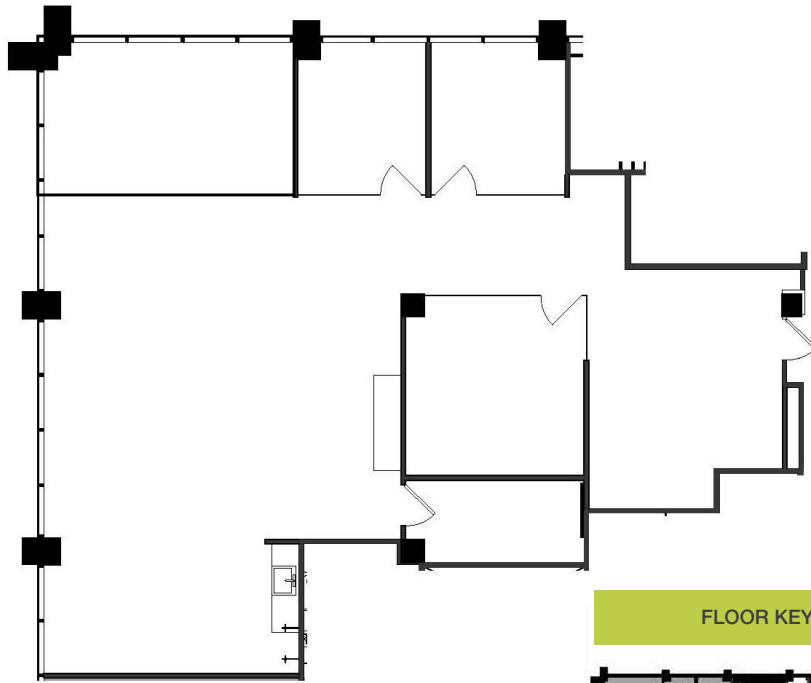


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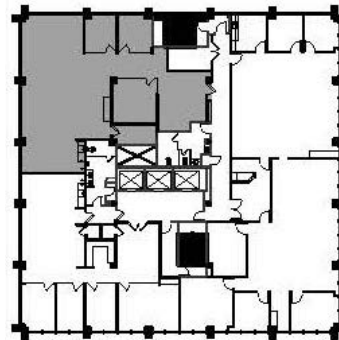
Glendale, California

Floor Plans

SUITE 450 - 2,490 RSF



FLOOR KEY



450	2,490 RSF	\$2.85 /RSF PER MONTH FSG
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Move-in ready suite with 3 window offices, glass conference room, break area, open work area and reception.



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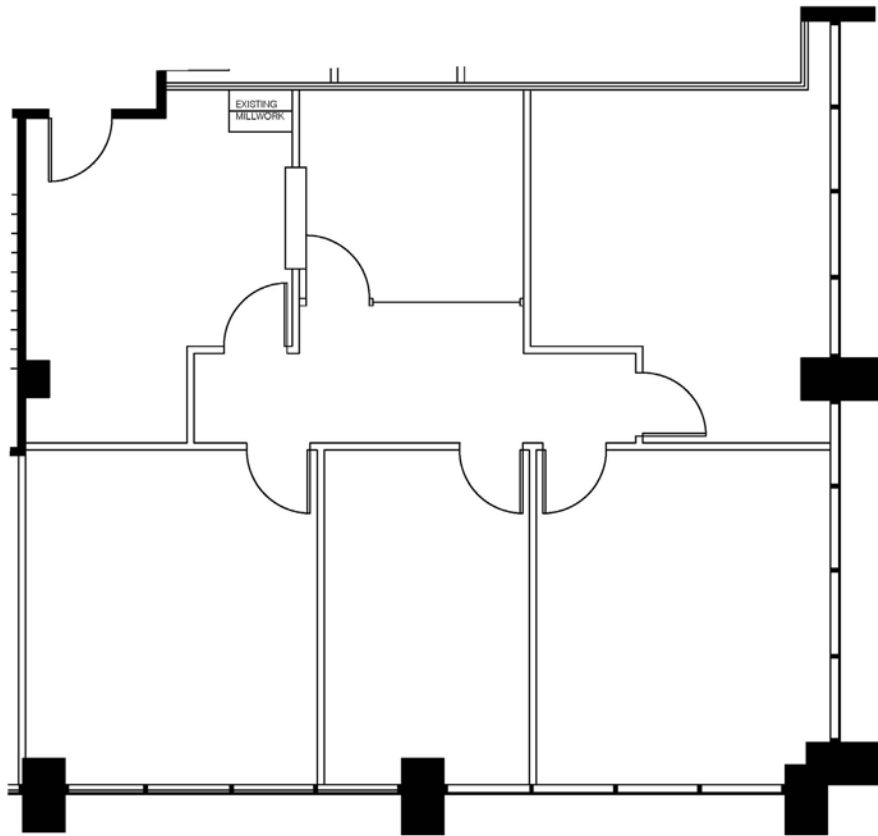


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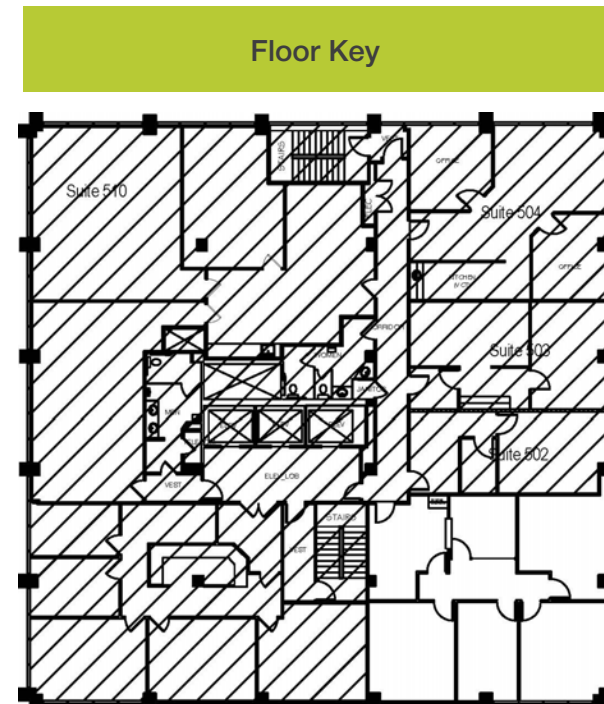
Floor Plans

SUITE 500 - 1,581 RSF



500	1,581 RSF	\$2.85 /RSF PER MONTH FSG
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4 window offices, glass conference room and reception.



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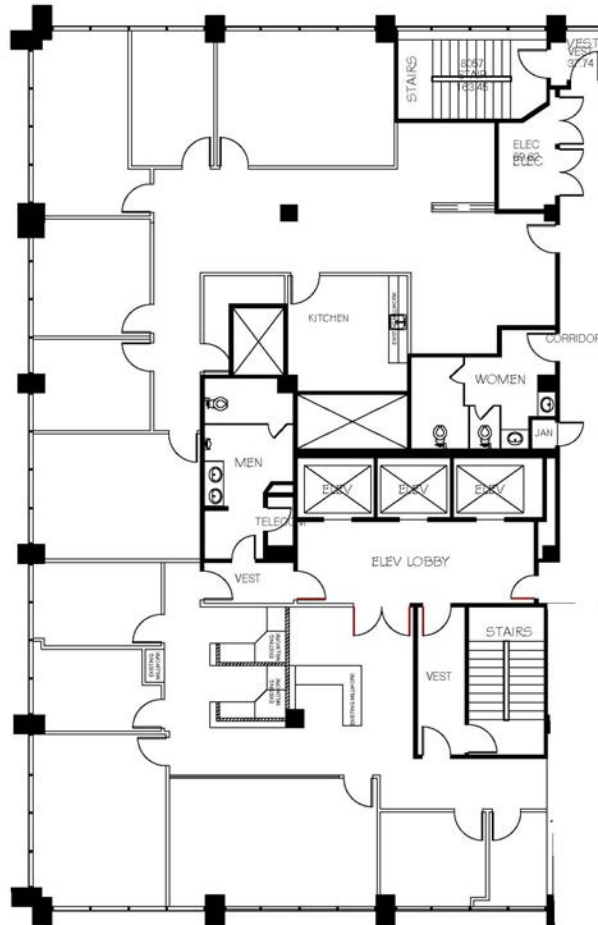


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Floor Plans

SUITE 950 - 4,586 RSF



950	4,586 RSF	\$2.85 /RSF PER MONTH FSG
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