

611 NORTH BRAND

AWARD-WINNING CLASS A OFFICE SPACE FOR LEASE

GLENDALE, CALIFORNIA

Bill Boyd
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Linda Lee
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Scott Unger
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LIC #01855517

kiddermathews.com



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FEATURES

Institutional quality office building owned and managed by Onni Group

New lobby renovations, tenant amenity lounge and tenant gym delivering July 2019

Walking distance to numerous restaurants and retail amenities within Downtown Glendale, Americana at Brand, and Glendale Galleria with Walk Score of 90

On-site management with 24/7 security

Unparalleled access to the 134 freeway with convenient access to the 5 and 2 freeways

Close proximity to Hollywood Burbank Airport

Unobstructed mountain views to the north and surrounding Glendale skyline to the south

Parking

RATIO	3.5/1,000
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UNRESERVED	\$98
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RESERVED	\$135
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611 North Brand is an award-winning, landmark Class A office project strategically located in Glendale's vibrant Central Business District.

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TENANT AMENITY LOUNGE

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AVAILABILITIES

SUITE	RSF	RATE (FSG)	DESCRIPTION
100	13,644	\$3.15/RSF per month	Prime ground floor space with high ceilings. Available immediately.
200	4,973	\$3.15/RSF per month	Newly constructed move-in ready suite with creative finishes. Double door identity with 3 window offices, glass conference room, open kitchen, open work area and reception. Up to 25,533 RSF contiguous available.
210	6,856	\$3.15/RSF per month	Newly constructed move-in ready suite with creative finishes. Double door identity with 5 glass offices, 2 glass conference rooms, open kitchen, open work area and reception. Up to 25,533 RSF contiguous available.
220	5,175	\$3.15/RSF per month	Newly constructed move-in ready suite with creative finishes. Double door identity with 3 glass offices, glass conference room, open kitchen, open work area and reception. Up to 25,533 RSF contiguous available.
230	5,688	\$3.15/RSF per month	Newly constructed move-in ready suite with creative finishes. Double door identity with 3 window offices, glass conference room, open kitchen, open work area and reception. Up to 25,533 RSF contiguous available.
240	2,841	\$3.15/RSF per month	Newly constructed move-in ready suite with creative finishes. Double door identity with 2 glass offices, glass conference room, open kitchen, open work area and reception. Up to 25,533 RSF contiguous available.
600	25,535	\$3.15/RSF per month	Full floor opportunity. Customizable to tenant's specifications. Available immediately.
700	25,535	\$3.15/RSF per month	Full floor opportunity. Customizable to tenant's specifications. Available immediately.
Lower Level A	11,515	\$2.50/RSF per month	Ideal for office users, lab users and storage. Available immediately.
Lower Level B	20,626	\$2.50/RSF per month	Ideal for office users, lab users and storage. Available immediately.

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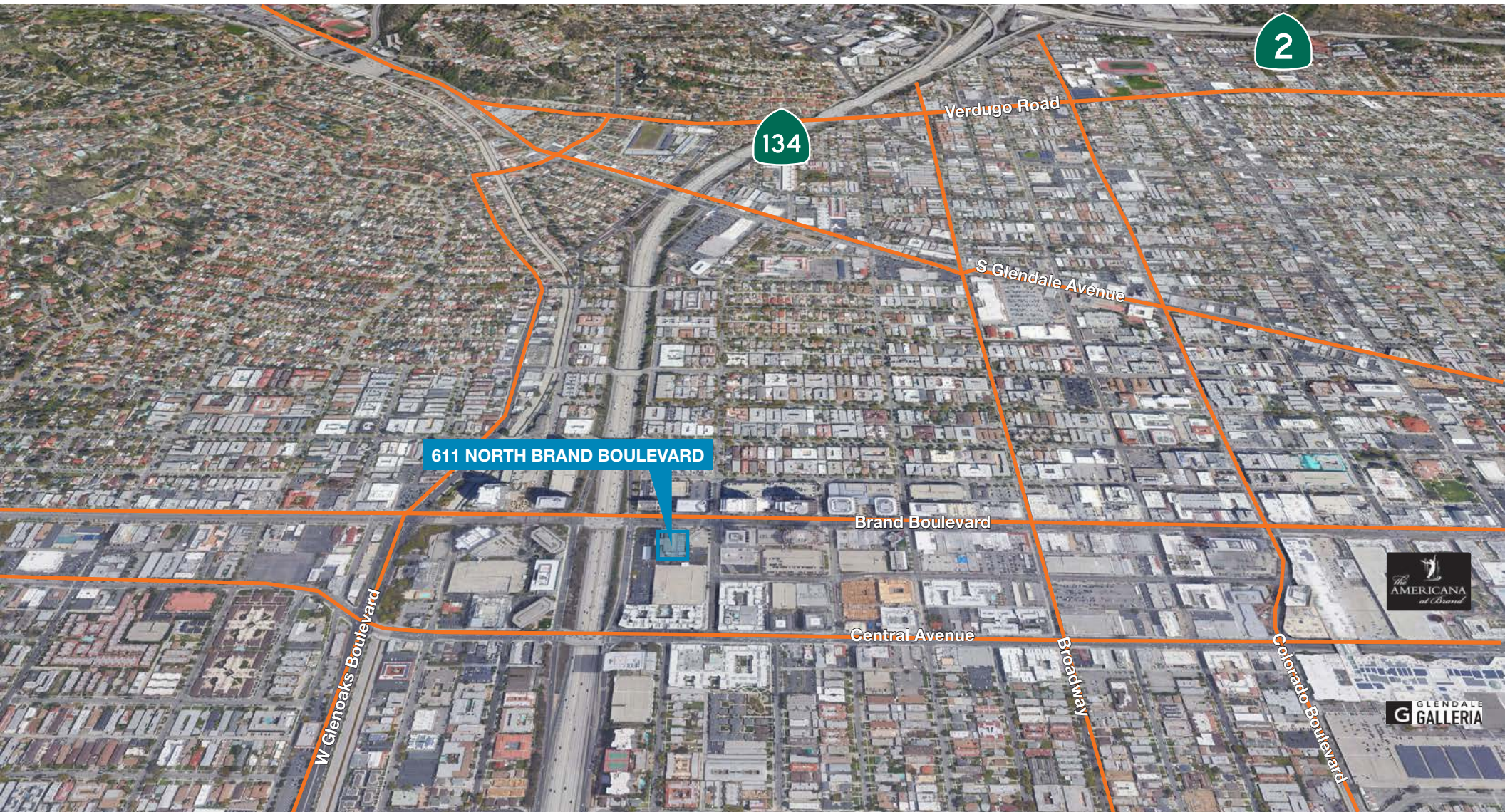
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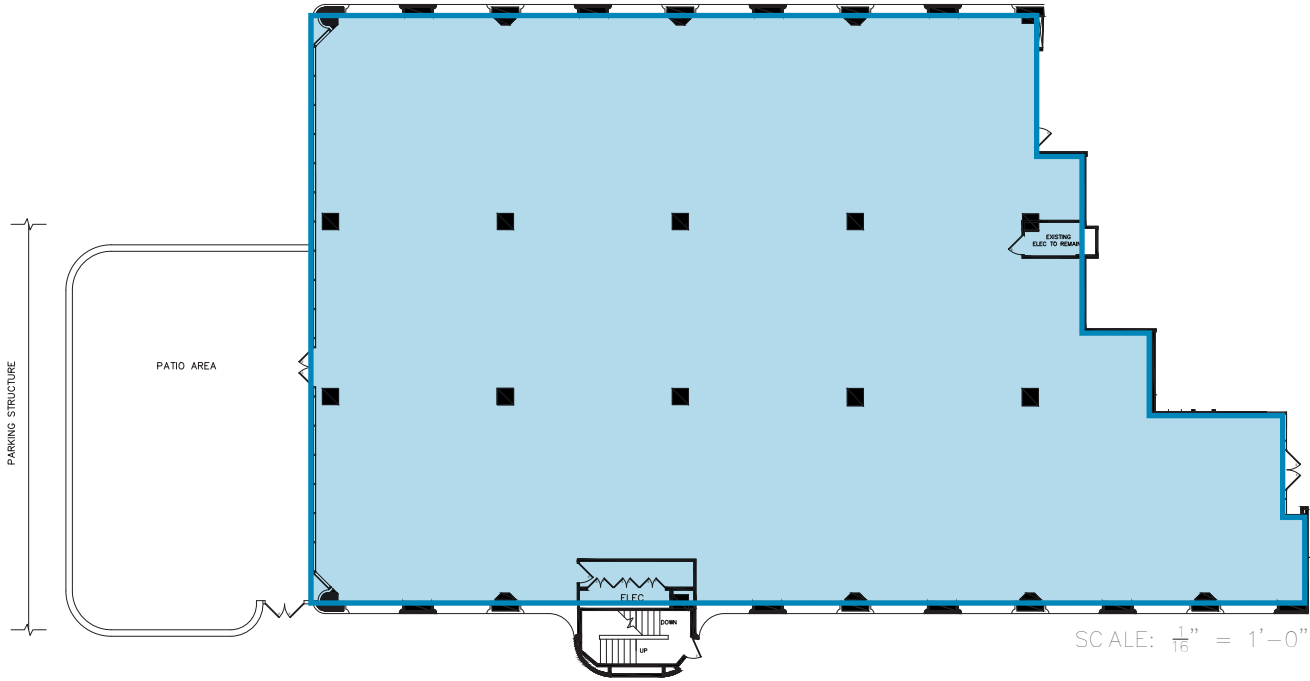
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1ST FLOOR

SUITE	RSF	RATE (FSG)	DESCRIPTION
100	13,644	\$3.15/RSF per month	Prime ground floor space with high ceilings. Available immediately. Patio area not included in square footage.



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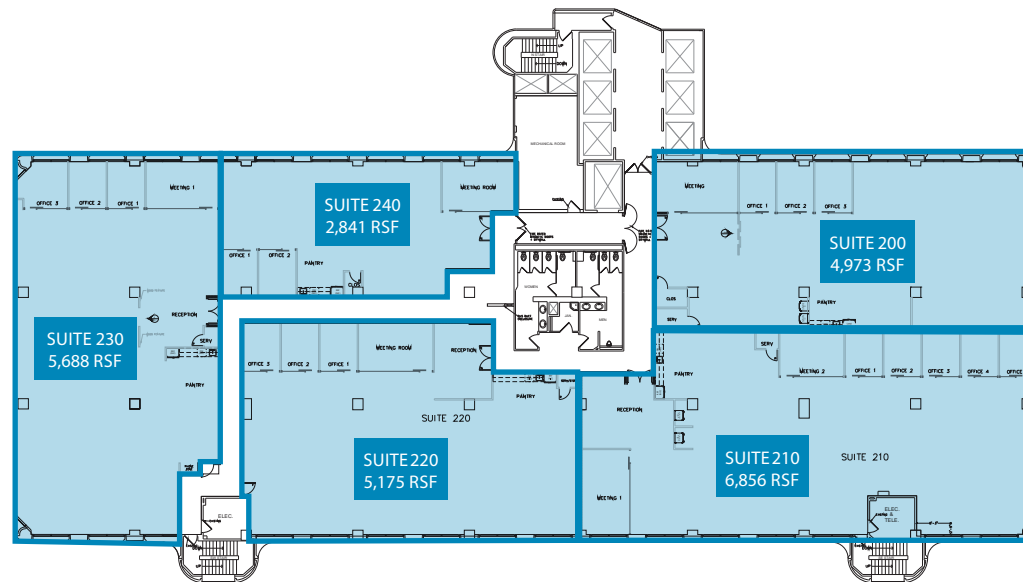


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2ND FLOOR

SUITE	RSF	RATE (FSG)	DESCRIPTION
200	4,973	\$3.15/RSF per month	Newly constructed move-in ready suite with creative finishes. Double door identity with 3 window offices, glass conference room, open kitchen, open work area and reception. Up to 25,533 RSF contiguous available.
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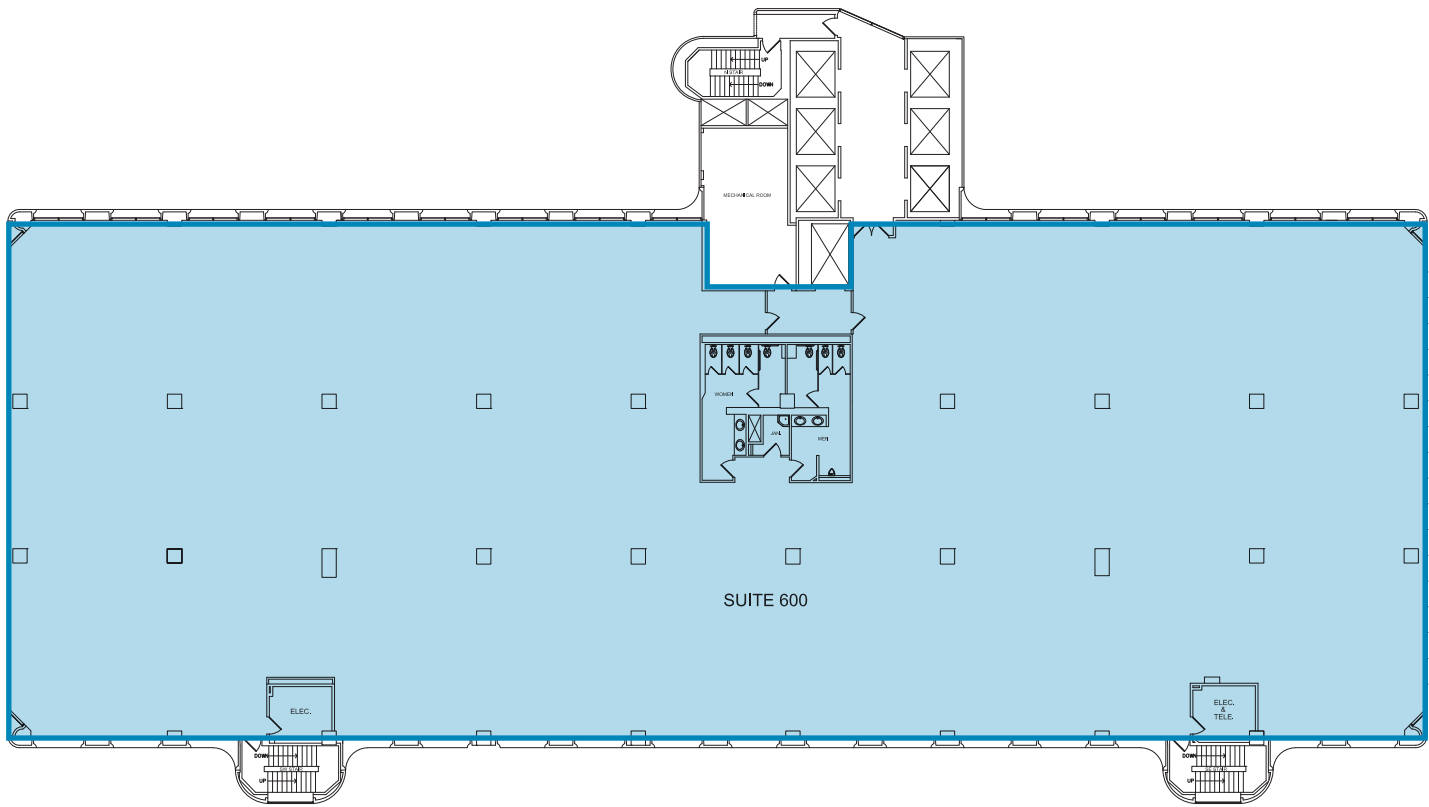
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6TH FLOOR

SUITE	RSF	RATE (FSG)	DESCRIPTION
600	25,535	\$3.15/RSF per month	Full floor opportunity. Customizable to tenant's specifications. Available immediately.



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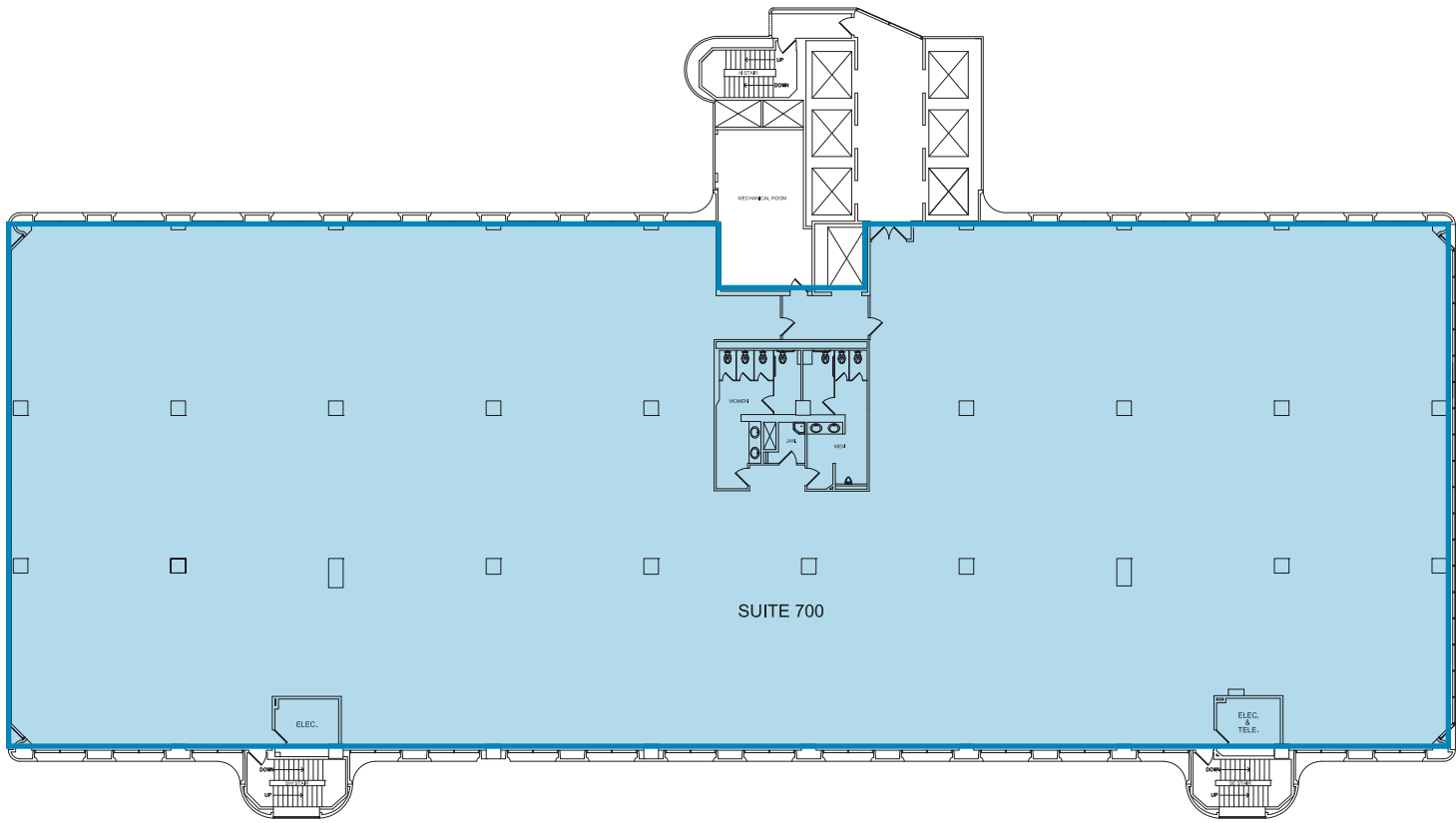
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7TH FLOOR

SUITE	RSF	RATE (FSG)	DESCRIPTION
700	25,535	\$3.15/RSF per month	Full floor opportunity. Customizable to tenant's specifications. Available immediately.



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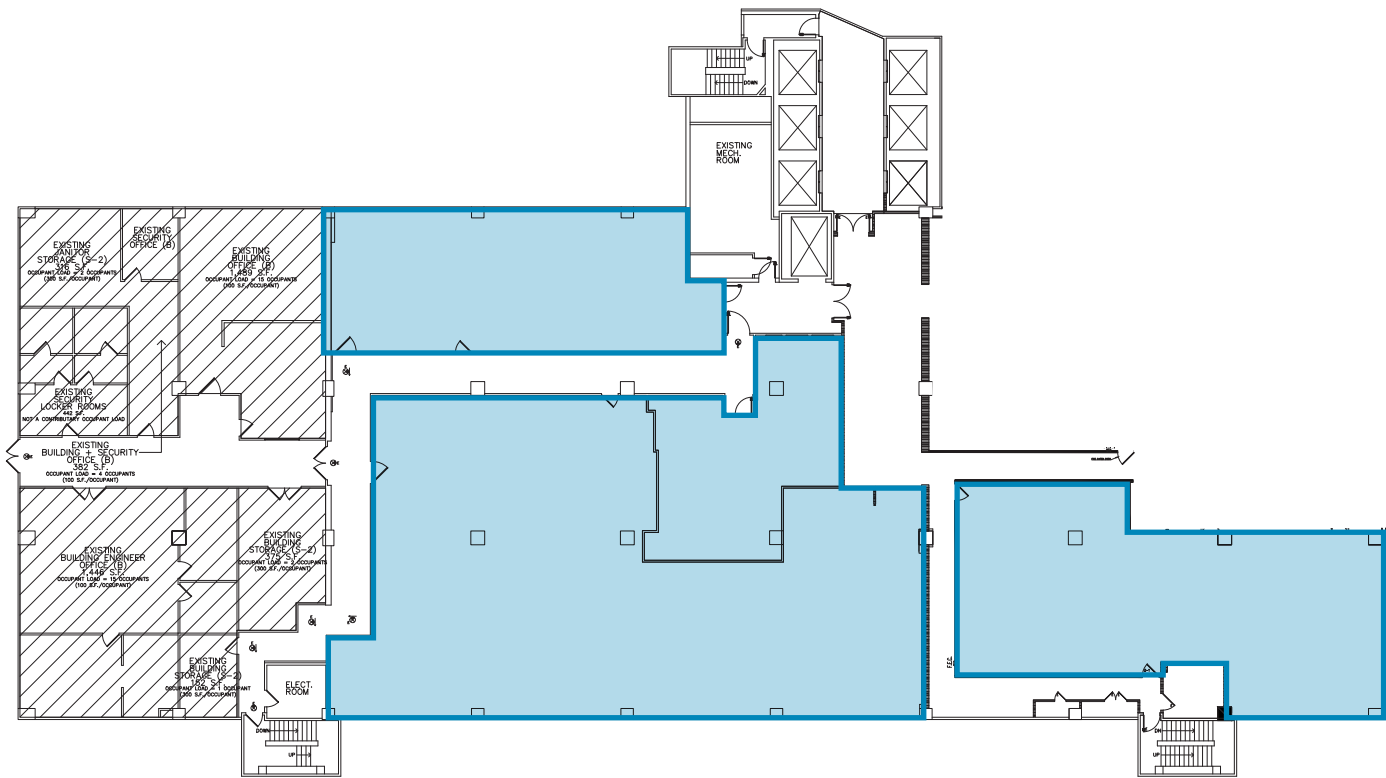
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LOWER LEVEL A

SUITE	RSF	RATE (FSG)	DESCRIPTION
Lower Level A	11,515	\$2.50/RSF per month	Ideal for office users, lab users and storage. Available immediately.



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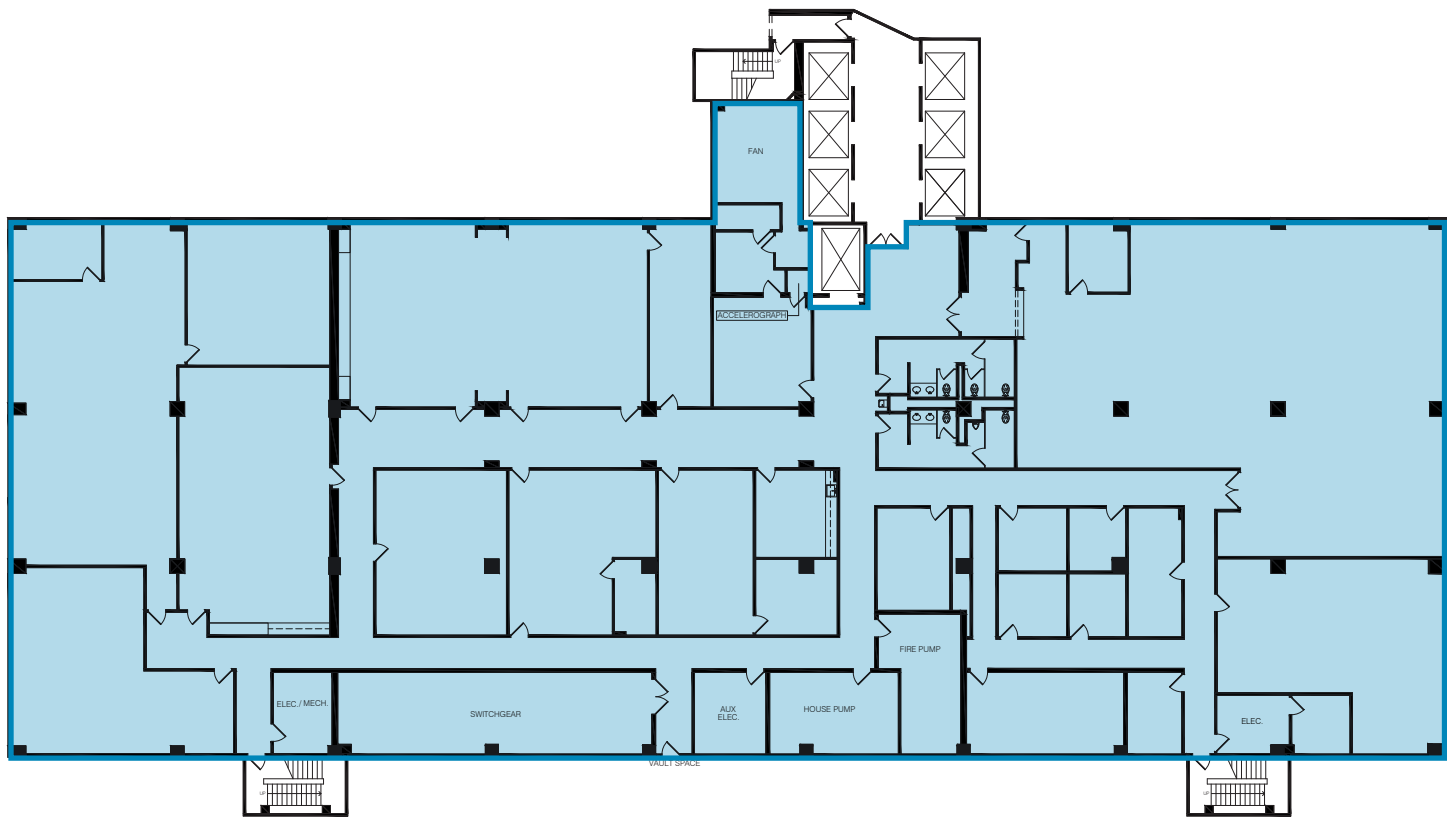


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LOWER LEVEL B

SUITE	RSF	RATE (FSG)	DESCRIPTION
Lower Level B	20,626	\$2.50/RSF per month	Ideal for office users, lab users and storage. Available immediately.



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