

AWARD-WINNING CLASS A
OFFICE SPACE FOR LEASE

611 BRAND

611 North Brand Blvd
Glendale, California



onni[®]
group

km

Kidder
Mathews

611
BRAND

611 NORTH BRAND BLVD
GLENDALE, CALIFORNIA 91203

PROPERTY HIGHLIGHTS

94

WALK
SCORE

24/7

BUILDING
ACCESS



Owned and managed by
Onni Group



Convenient access to the 134,
5, and 2 freeways



Recently completed tenant
amenity lounge and fitness center



Close proximity to Hollywood
Burbank Airport



Located in the bustling
Downtown Glendale district



On-site management with
24/7 security

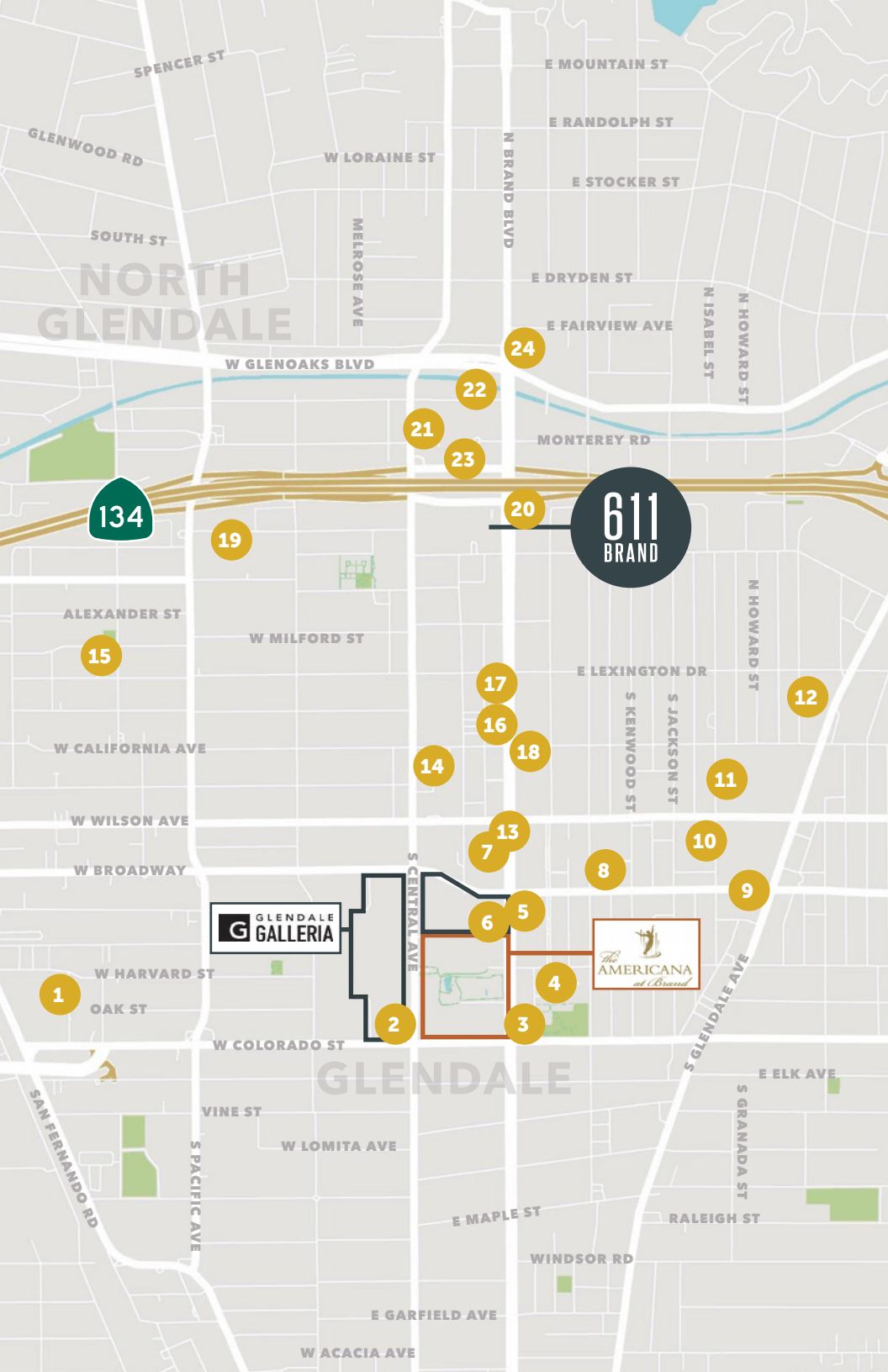


Central to numerous restaurants
and retail amenities within
Downtown Glendale, Glendale
Galleria, Americana at Brand,
and various mixed-use retail and
entertainment developments



Parking ratio of 3.00/1,000
RSF leased at:
\$105.00 per unreserved stall/mo.
\$145.00 per reserved stall/mo.





THE LOCATION

CENTRAL TO NUMEROUS RESTAURANTS AND RETAIL IN DOWNTOWN GLENDALE, 611 BRAND IS PERFECTLY SITUATED FOR AN AMENITY-RICH EXPERIENCE.

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

TENANT AMENITY LOUNGE AND FITNESS CENTER RECENTLY COMPLETED



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AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
220	5,254	\$3.15/RSF per month FSG	Move-in ready suite with creative finishes. Double door identity with 3 glass offices, glass conference room, open kitchen, open work area and reception.
230	5,634	\$3.15/RSF per month FSG	Move-in ready suite with creative finishes. Double door identity with 3 window offices, glass conference room, open kitchen, open work area and reception.
600	25,418	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available immediately. Up to 50,836 RSF contiguous.
700	25,418	\$3.15/RSF per month FSG	Full floor opportunity. Customizable to tenant's specifications. Available immediately. Up to 50,836 RSF contiguous.
1100	25,411	\$3.15/RSF per month FSG	Move-in ready full floor opportunity. Upper floor with 14 offices, 10 meeting rooms, break room, open work area and reception. Customizable to tenant's specifications. Suite is divisible.
Lower Level A	11,515	\$2.50/RSF per month FSG	Ideal for office users, lab users and storage. Available immediately.
Lower Level B	20,626	\$2.50/RSF per month FSG	Ideal for office users, lab users and storage. Available immediately.

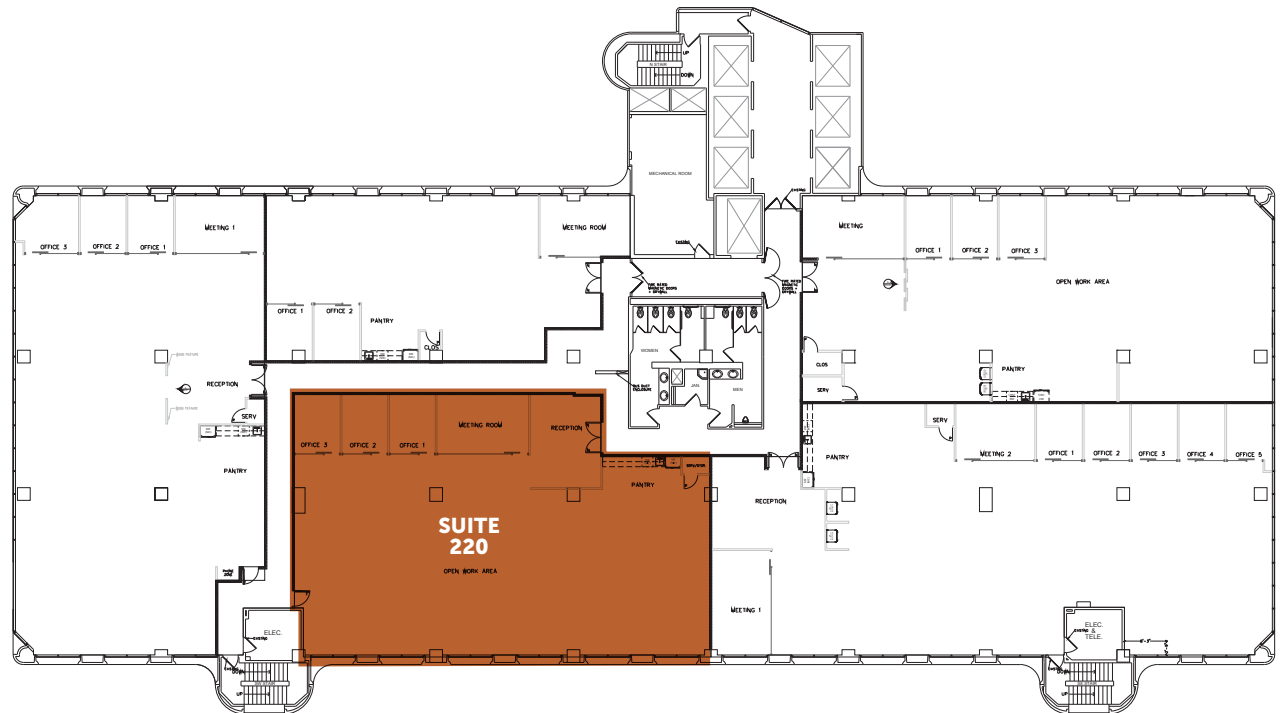


SUITE 220

5,254
SQUARE
FEET

\$3.15
RSF/MO
FSG

MOVE-IN READY SUITE WITH CREATIVE FINISHES. DOUBLE DOOR IDENTITY WITH 3 GLASS OFFICES, GLASS CONFERENCE ROOM, OPEN KITCHEN, OPEN WORK AREA AND RECEPTION.



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SUITE 220

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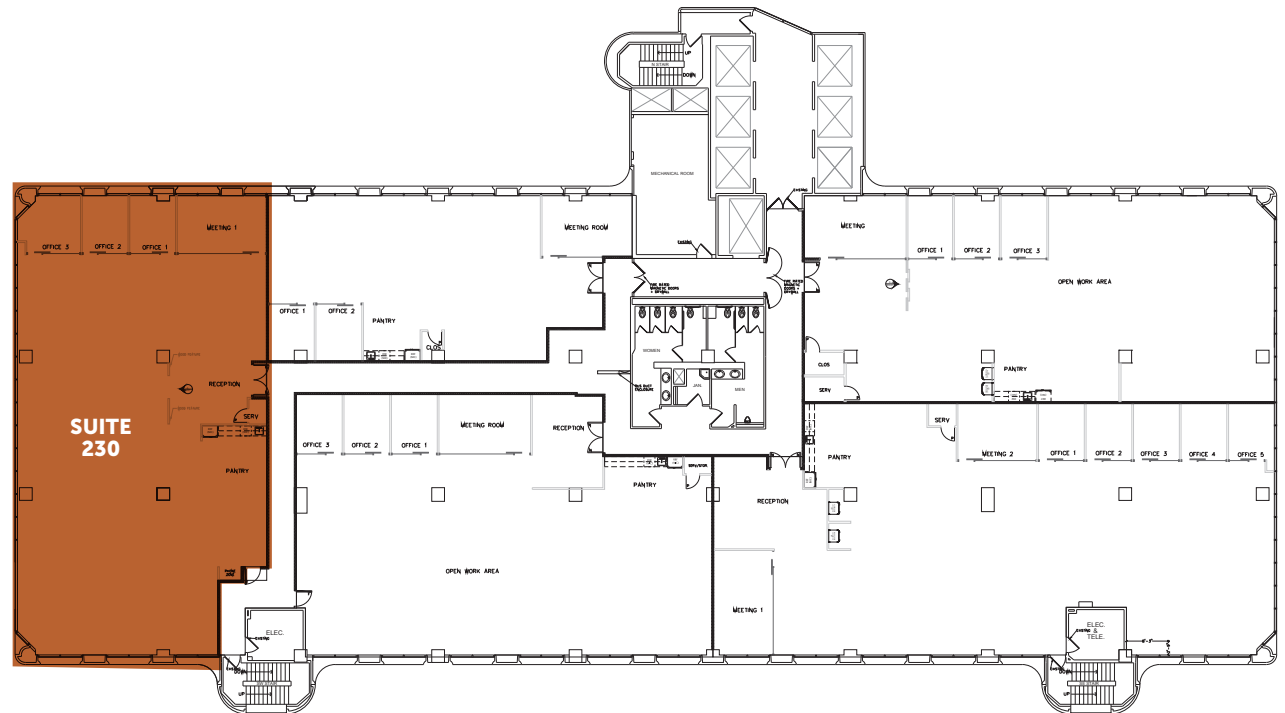
km Kidder
Mathews

SUITE 230

5,634
SQUARE
FEET

\$3.15
RSF/MO
FSG

MOVE-IN READY SUITE WITH CREATIVE FINISHES. DOUBLE DOOR IDENTITY WITH 3 WINDOW OFFICES, GLASS CONFERENCE ROOM, OPEN KITCHEN, OPEN WORK AREA AND RECEPTION.



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SUITE 230

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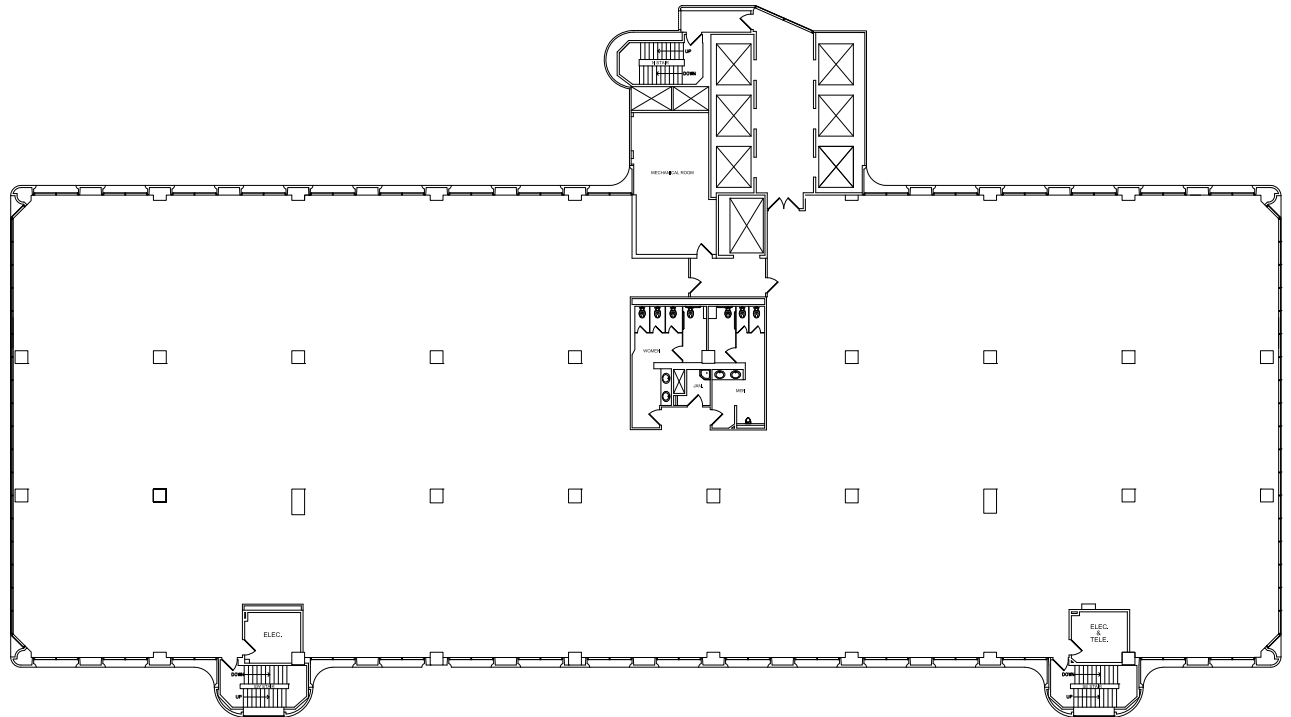
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SUITE 600

25,418
SQUARE
FEET

\$3.15
RSF/MO
FSG

FULL FLOOR OPPORTUNITY. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. AVAILABLE IMMEDIATELY. UP TO 50,836 RSF CONTIGUOUS.



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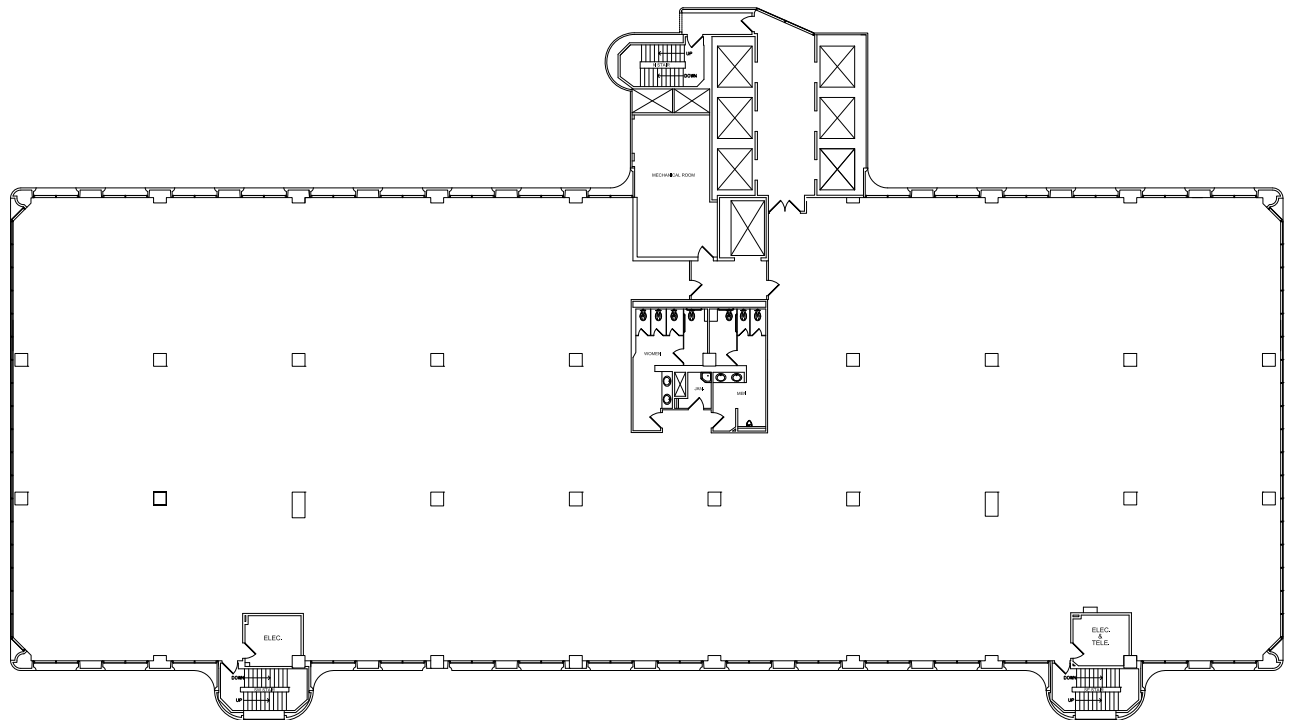
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SUITE 700

25,418
SQUARE
FEET

\$3.15
RSF/MO
FSG

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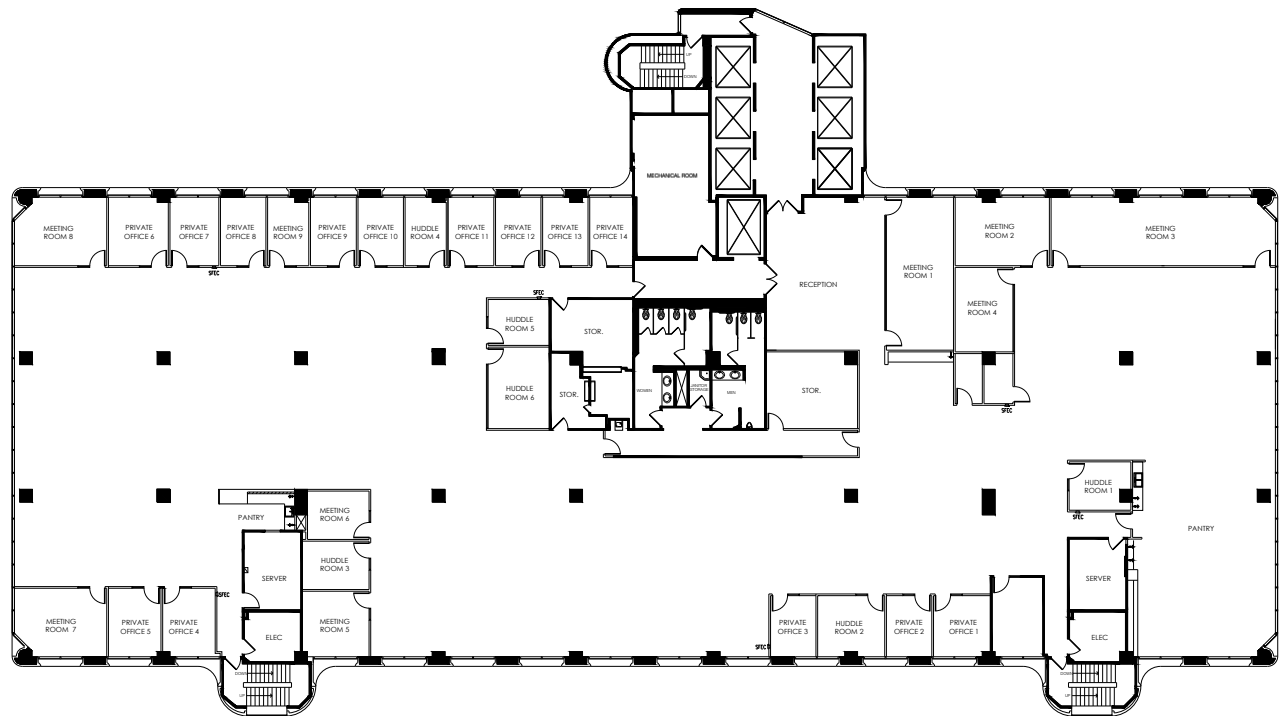
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SUITE 1100

25,411
SQUARE
FEET

\$3.15
RSF/MO
FSG

MOVE-IN READY FULL FLOOR OPPORTUNITY. UPPER FLOOR WITH 14 OFFICES, 10 MEETING ROOMS, BREAK ROOM, OPEN WORK AREA AND RECEPTION. CUSTOMIZABLE TO TENANT'S SPECIFICATIONS. SUITE IS DIVISIBLE.



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SUITE 1100

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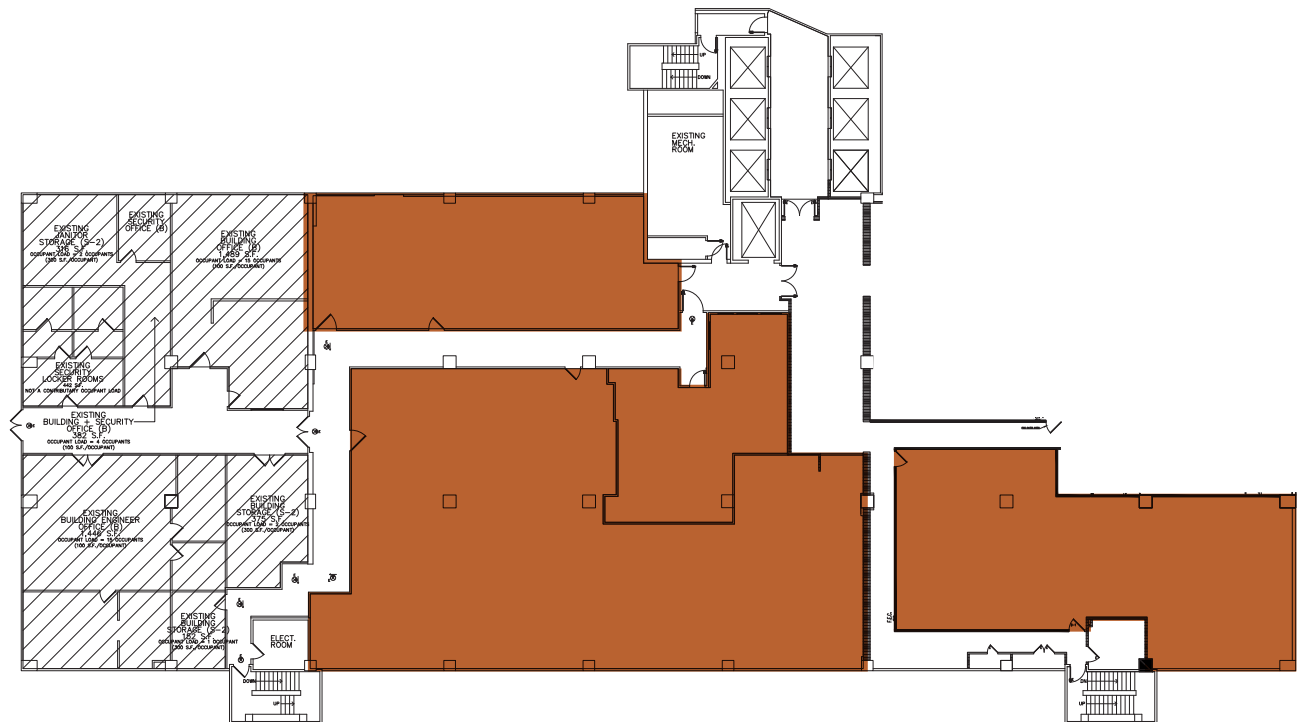
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LOWER LEVEL A

11,515
SQUARE
FEET

\$2.50
RSF/MO
FSG

IDEAL FOR OFFICES USERS, LAB USERS AND STORAGE. AVAILABLE IMMEDIATELY.



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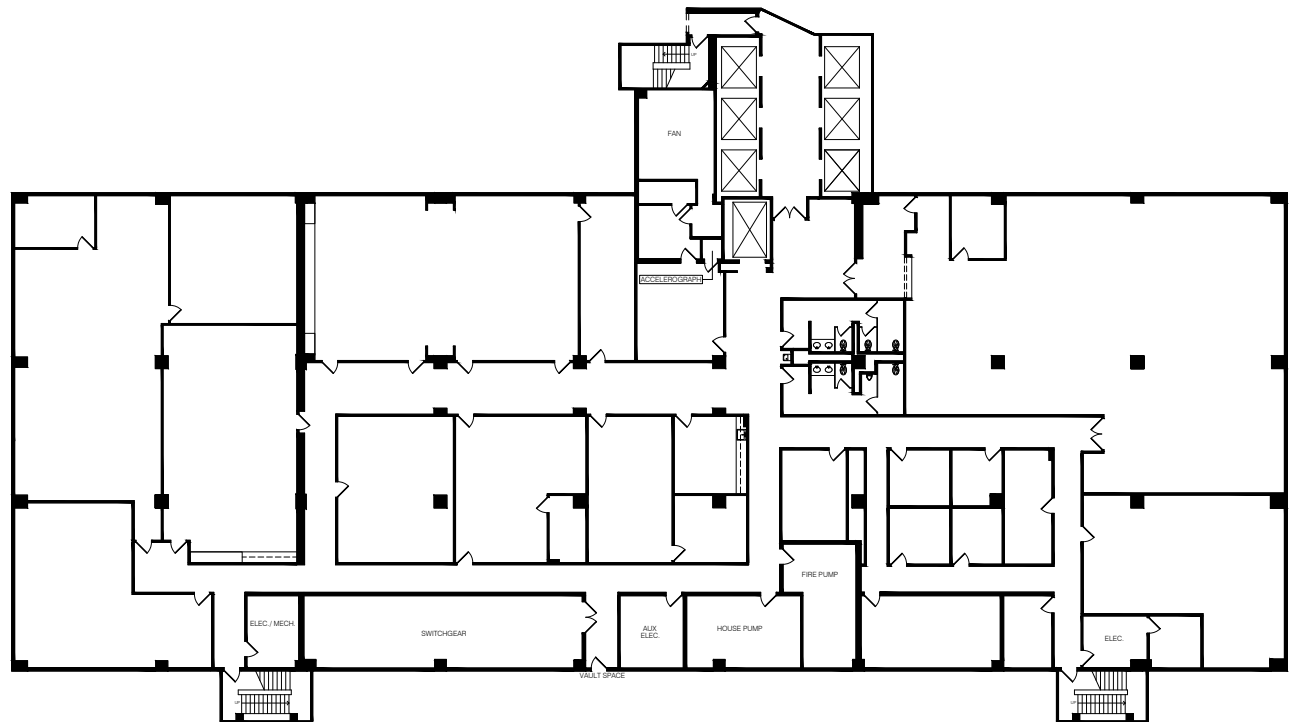
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LOWER LEVEL B

20,626
SQUARE
FEET

\$2.50
RSF/MO
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FOR MORE INFORMATION, PLEASE CONTACT:

BILL BOYD

818.550.8200

bill.boyd@kidder.com

LIC N° 00816177

LINDA LEE

818.550.8200

linda.lee@kidder.com

LIC N° 01278768

SCOTT UNGER

818.550.8200

scott.unger@kidder.com

LIC N° 01855517

KIDDER.COM

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