

535 BRAND

NOW OFFERING
A BROKER BONUS
OF \$2.00 PSF*

Class A Office Space For Lease

535 NORTH BRAND BLVD
GLENDALE, CA

*For qualified tenants and new leases.
Minimum 2,500 RSF and 3-year lease term.

OWNED BY

onni
group

LEASING BY

**Kidder
Mathews**

PRIME OFFICE SPACE IN GLENDALE'S THRIVING BUSINESS DISTRICT

An exceptional office tower in Glendale's thriving business district, **offering modern workspaces with high-end finishes and state-of-the-art infrastructure**, delivering the perfect blend of efficiency, prestige, and sophistication for today's businesses.



Owned & managed by
Onni Group



Newly renovated building lobby, entry and
monument sign



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



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 and close proximity
to Hollywood Burbank Airport



Parking ratio of 3.00/1,000 RSF leased at:
\$105 per unreserved stall/mo.
\$150 per reserved stall/mo.
\$95 per tandem stall/mo.

PERFECTLY SITUATED

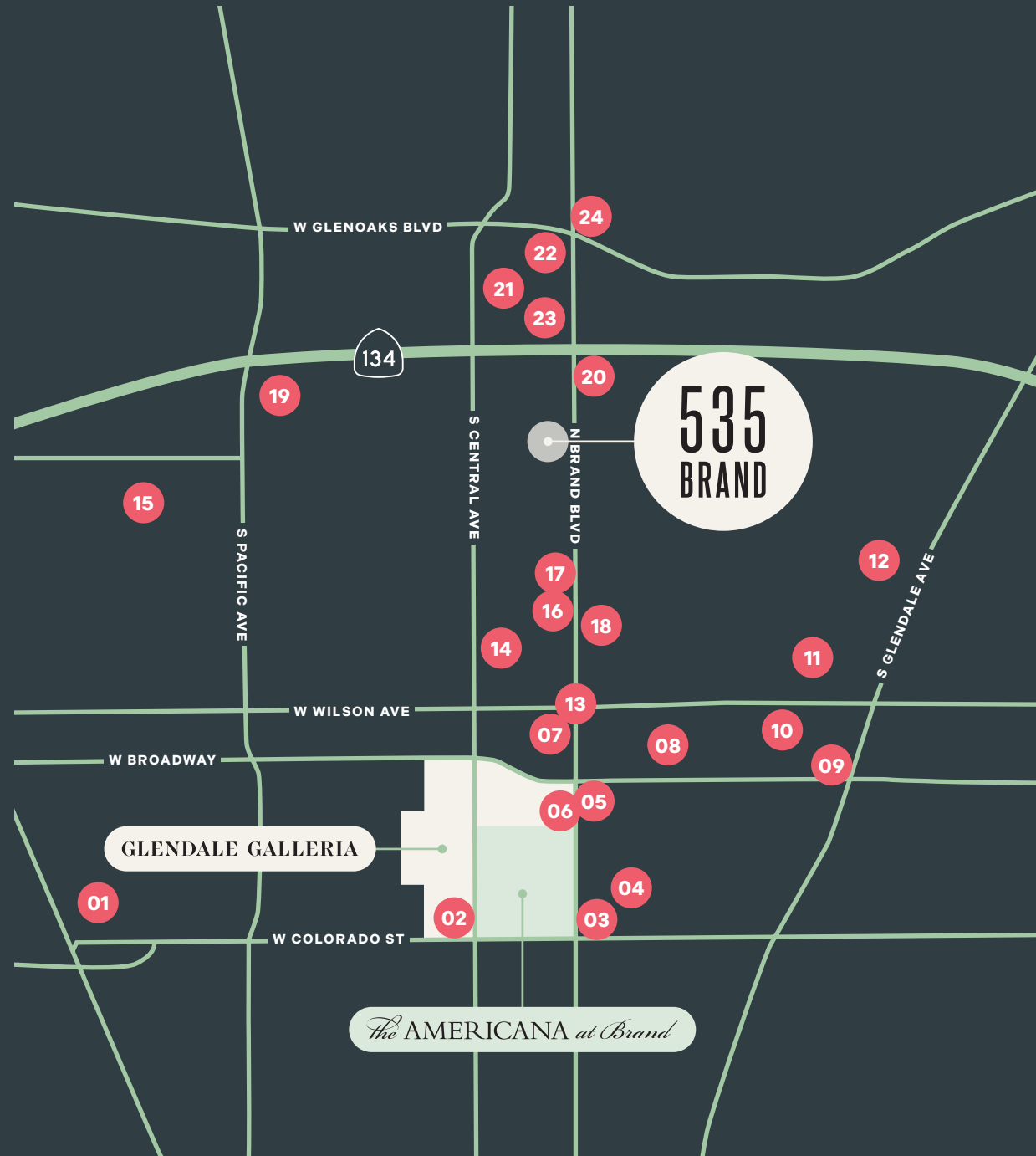
Centrally located among numerous restaurants & shops in Downtown Glendale, 535 Brand offers a truly amenity-rich experience

- | | |
|-------------------------------|---------------------------|
| 01 Home Depot | 13 Tender Greens |
| 02 Target | 14 Sears |
| 03 Shake Shack | 15 24 Hour Fitness Active |
| 04 Glendale Central Library | 16 Porto's Bakery |
| 05 Glendale Marketplace | 17 Bank Of America |
| 06 In-N-Out Burger | 18 24 Hour Fitness |
| 07 California Pizza Kitchen | 19 Days Inn Glendale |
| 08 US Post Office | 20 Chase Bank |
| 09 Glendale Courthouse | 21 Embassy Suites |
| 10 Glendale Police Department | 22 Hilton |
| 11 Glendale Fashion Center | 23 Equinox |
| 12 Whole Foods | 24 Trader Joe's |



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WALK SCORE





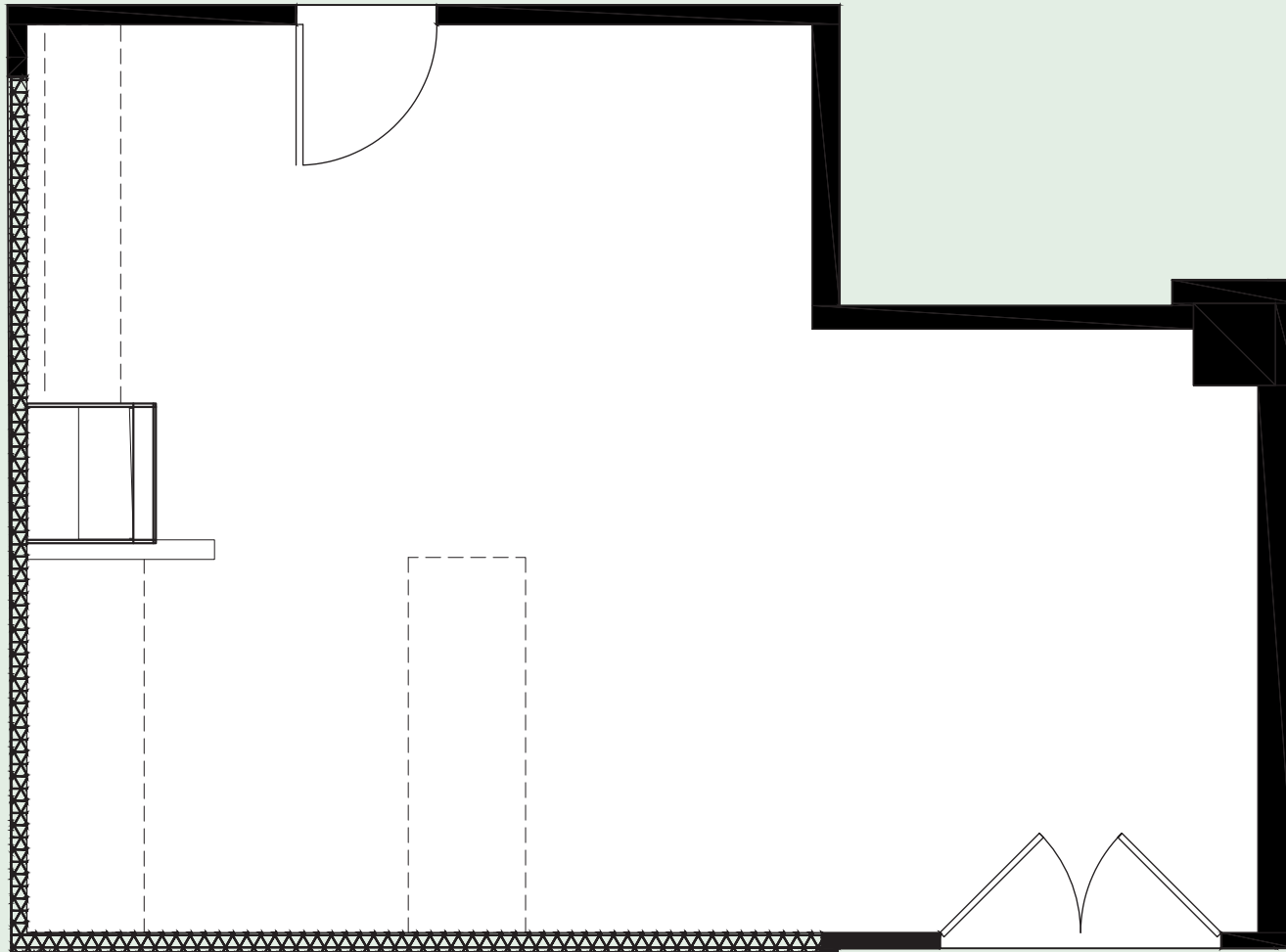
AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
100	520	\$3.25/RSF per month FSG	Ground floor space ideal for coffee shop or food user. Also available for small office user.
200	1,368	\$3.25/RSF per month FSG	Corner office suite with 2 window offices, conference room, break room and open work area.
210	928	\$3.25/RSF per month FSG	Corner office suite with 3 window offices and open work area.
245	187	\$3.25/RSF per month FSG	Interior office mini-suite with shared access to conference room and break room.
300	4,505	\$2.95/RSF per month FSG	Double door identity off of the elevator lobby. 8 window offices, 2 conference rooms, break area, open work area and reception with creative finishes.
450	2,409	\$2.95/RSF per month FSG	3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.
500	1,581	\$2.95/RSF per month FSG	Northeast corner suite with 4 window offices, conference room, break area, open work area and reception. Available December 1, 2026.

SUITE 100

520
SQUARE FEET

\$3.25
RSF/MO FSG

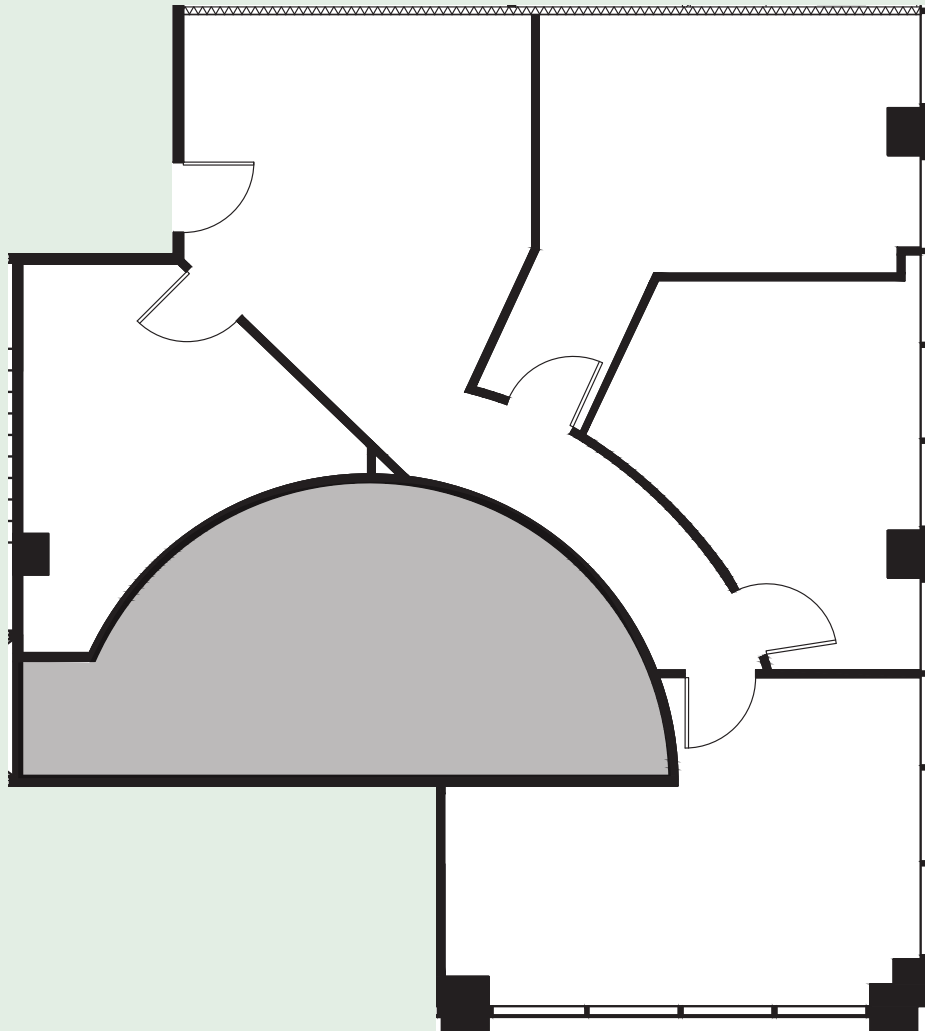


Ground floor space ideal for coffee shop or food user. Also available for small office user.

SUITE 200

1,368
SQUARE FEET

\$3.25
RSF/MO FSG

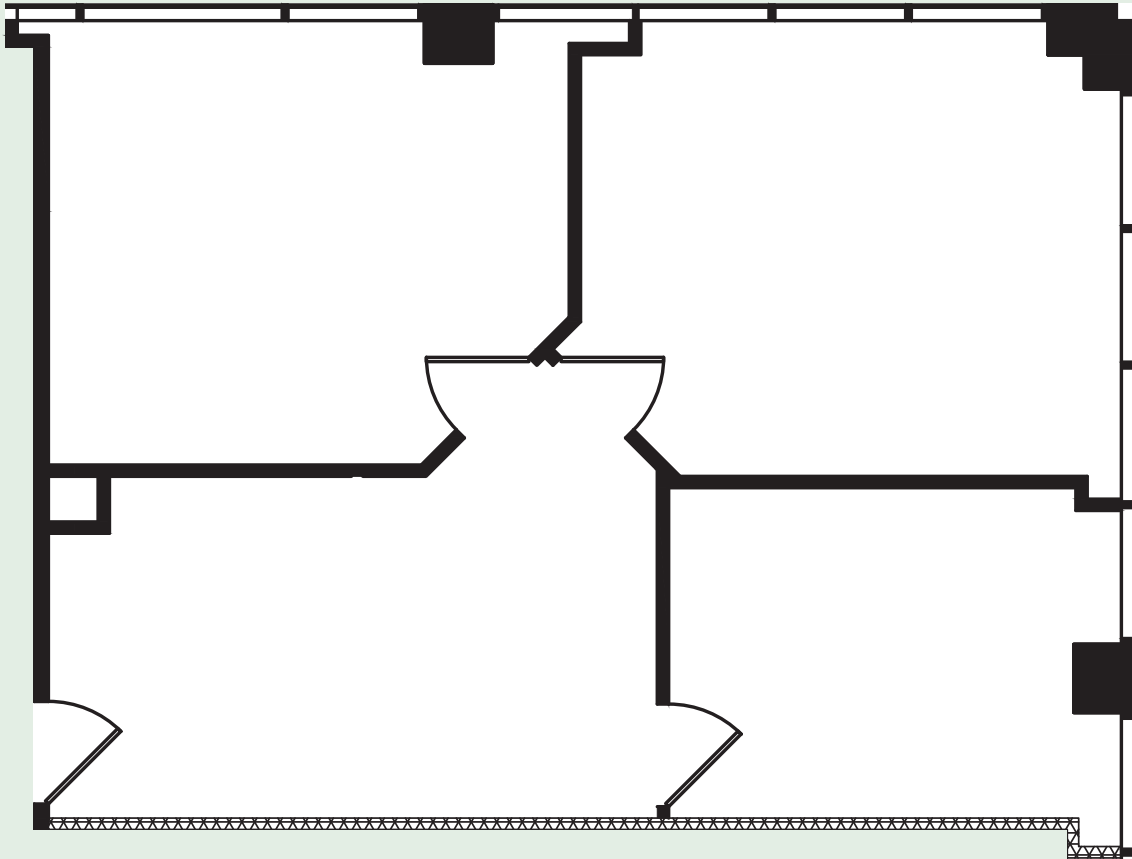


Corner office suite with 2 window offices, conference room, break room and open work area.

SUITE 210

928
SQUARE FEET

\$3.25
RSF/MO FSG

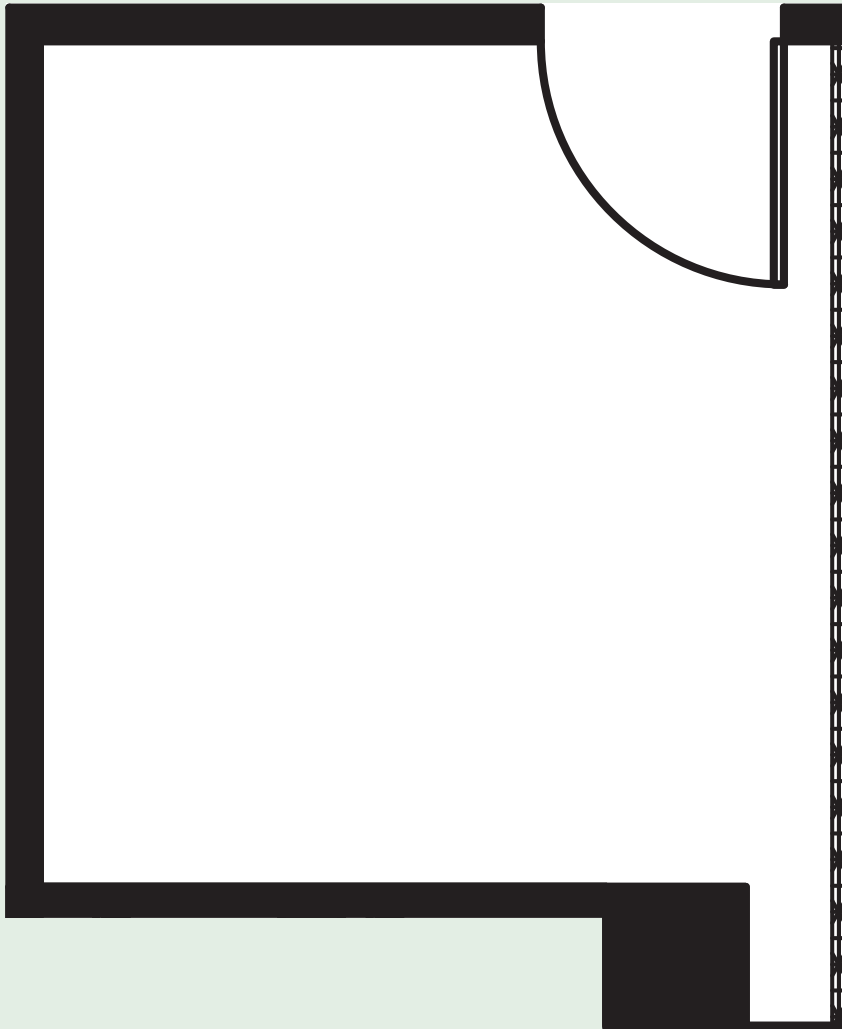


Corner office suite with 3
window offices and open
work area.

SUITE 245

187
SQUARE FEET

\$3.25
RSF/MO FSG



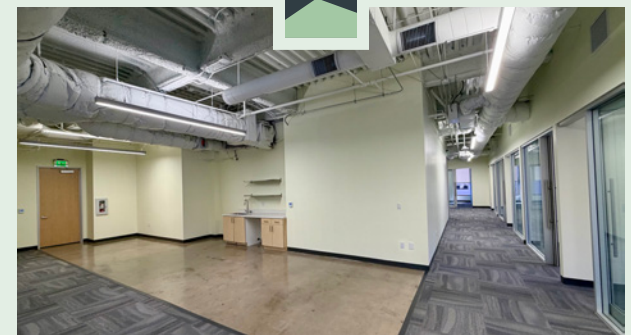
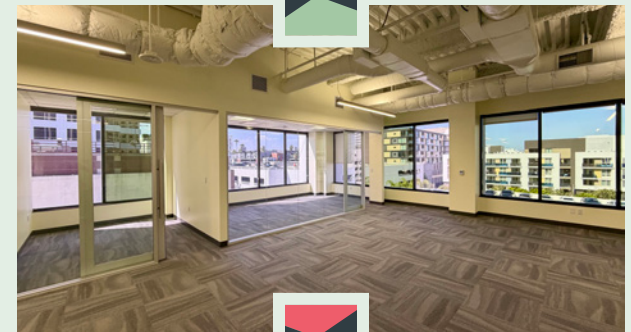
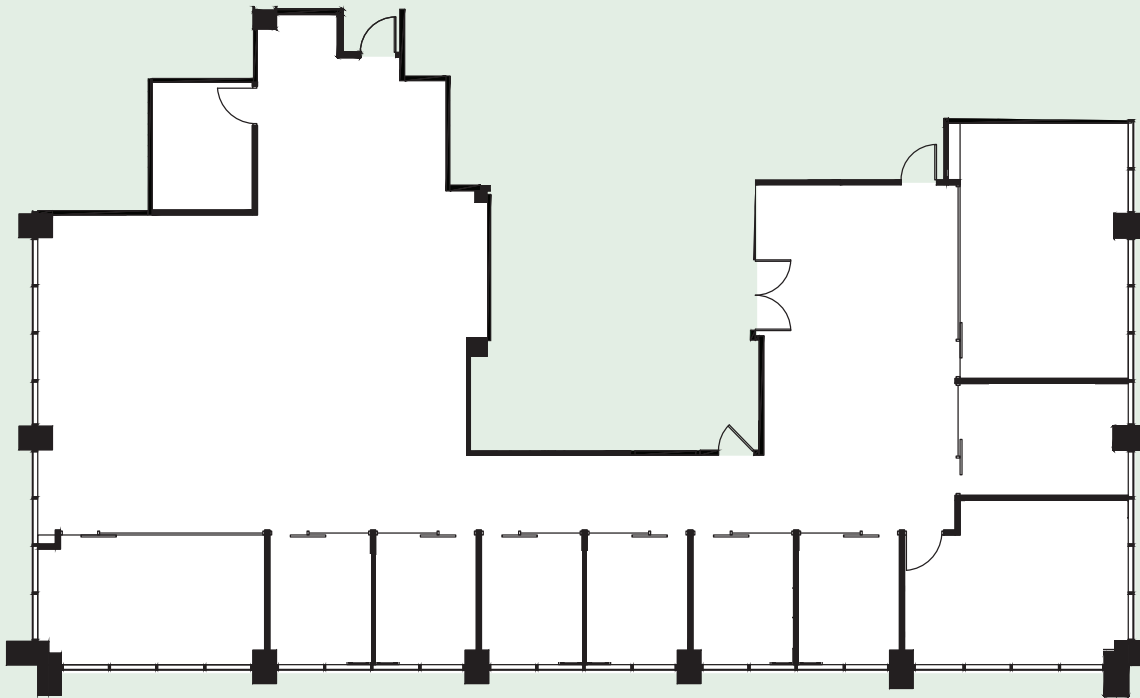
Interior office mini-suite with shared access to conference room and break room.

SUITE 300

4,505
SQUARE FEET

\$2.95
RSF/MO FSG

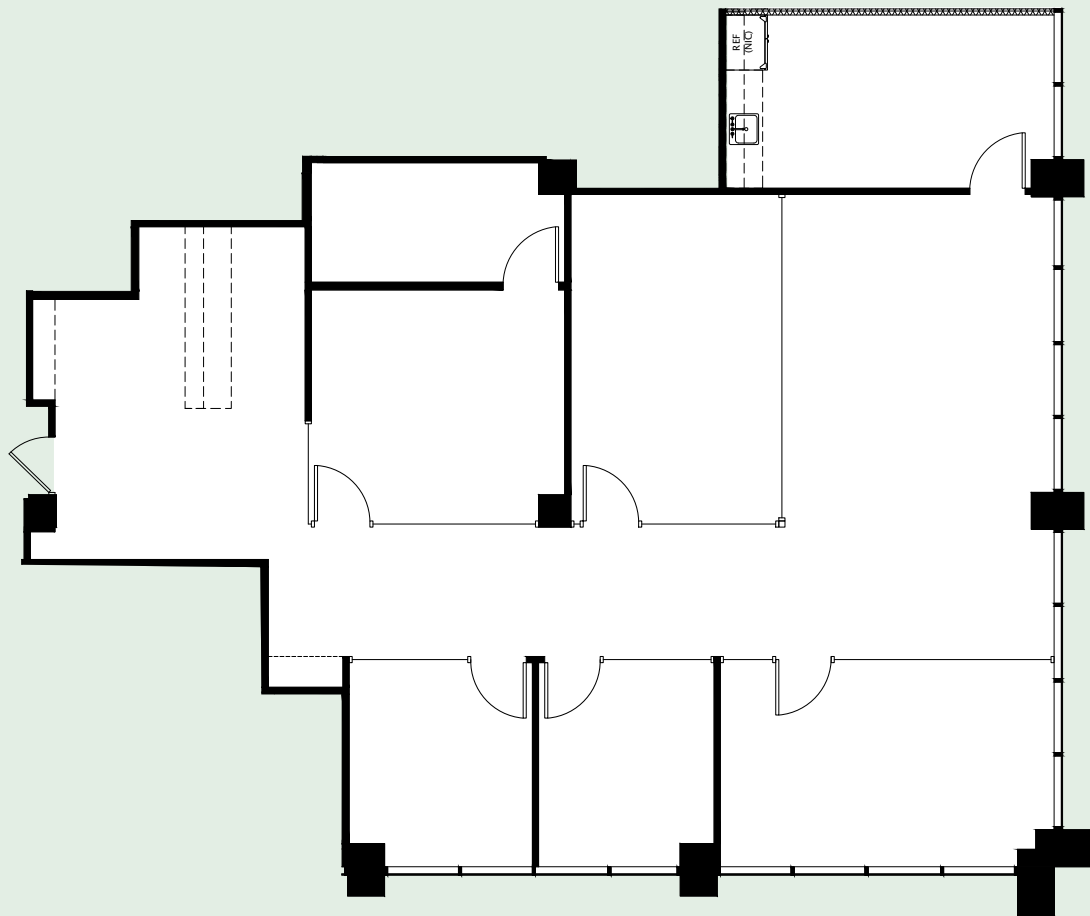
Double door identity off of the elevator lobby. 8 window offices, 2 conference rooms, break area, open work area and reception with creative finishes.



SUITE 450

2,409
SQUARE FEET

\$2.95
RSF/MO FSG



3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.

Available November 1, 2026.

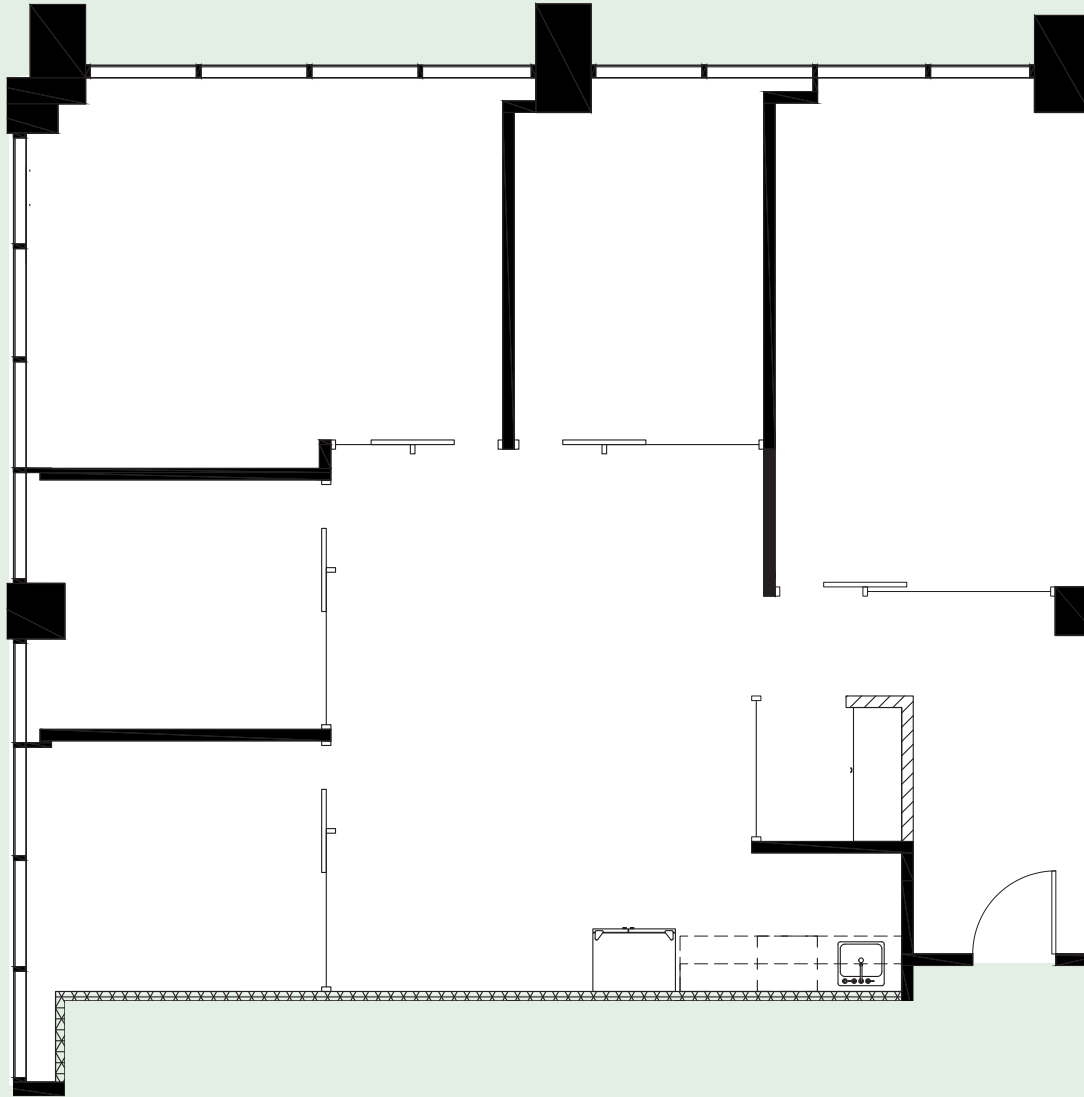
SUITE 500

1,581
SQUARE FEET

\$2.95
RSF/MO FSG

Northeast corner suite with
4 window offices, conference
room, break area, open work
area and reception.

Available December 1, 2026.



535 BRAND

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OWNED BY



LEASING BY

