

# 600 N. Brand Blvd. Glendale, CA



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# Located At The Gateway to Glendale, most desirable business district Block



The 600 N. Brand Building is a 6-story Class A building located in the Gateway to Glendale in the heart of Business District with immediate access to the 134 FWY, 2 FWY & the Interstate 5 FWY. The location offers walking distance to shops, restaurants, theatres, the Americana at Brand, Glendale Galleria and the downtown Glendale.

Glendale is in the San Fernando Valley, a short driving distance to Hollywood, Burbank, Pasadena, Downtown Los Angeles, Studio City which house the largest movie and television companies in the world.





- **Easy Freeway access to 134 , 2 & the 5 .**
- **Class A Mid -Rise Building w/ convenient free surface customer parking.**
- **Close to Prime Media District.**
- **First Class Tenant Improvement Available with Long Term Lease**
- **Centrally located in downtown Glendale within walking distance to the Americana, Glendale Galleria, Restaurants, Gyms & New Residential Units in Glendale.**
- **Join tenants like US Bank, APEX,...**
- **Building & Parking Access Cards, Camera System & Building Attendance during day**
- **Over 400 parking Spaces 4/1000 Ratio.**

#### APPROXIMATE DRIVE TIMES & INCOMES

COMMUNITY INCOME	DRIVE TIME FROM SITE	HOUSEHOLD
Los Feliz	8 minutes	\$88,000
Silver Lake	10 minutes	\$63,000
Pasadena	11 minutes	\$92,000
Studio City	12 minutes	\$142,000
La Cañada Flintridge	13 minutes	\$110,000
Hancock Park	15 minutes	\$139,000
Sherman Oaks	15 minutes	\$145,000
Hollywood Hills	19 minutes	\$114,000
Encino	20 minutes	\$152,000
Beverly Hills	26 minutes	\$166,000
Bel Air	28 minutes	\$170,000
Century City	29 minutes	\$121,000
Westwood/Hollywood Hills	33 minutes	\$137,000

# Property Photos



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

## Main Lobby



## Surface Parking



## Parking Structure with Access Card control

# Building Conference Rooms subject to availability

