

611 BRAND

NOW OFFERING
A BROKER BONUS
OF \$2.00 PSF*

Award-Winning Class A Office Space For Lease

611 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

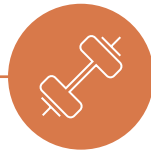
km Kidder
Mathews

ELEVATE YOUR BUSINESS IN THE HEART OF GLENDALE

A standout Class A office destination in Glendale's thriving commercial corridor, offering a sleek light-filled, and flexible workspace designed for forward-thinking businesses seeking connectivity, collaboration, and success in a dynamic environment.



Owned & managed by Onni Group



Recently completed tenant amenity lounge and fitness center



On-site management with 24/7 building access



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:
\$110 per unreserved stall/mo.
\$155 per reserved stall/mo.

PERFECTLY SITUATED

Centrally located among numerous restaurants & shops in Downtown Glendale, 611 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
200	4,933	\$3.15/RSF per month FSG	3 window offices, conference room, break room, storage, open work area and reception. Creative finishes.
220	5,253	\$3.15/RSF per month FSG	3 glass offices, conference room, break room, storage, open work area and reception. Creative finishes.
230	5,634	\$3.15/RSF per month FSG	3 window offices, conference room, break room, storage, open work area and reception. Creative finishes.
1100	13,283	\$3.15/RSF per month FSG	4 window offices, multiple meeting rooms, break area, open work area, storage and reception area.
1200	25,410	\$3.15/RSF per month FSG	Full floor opportunity with above standard improvements.
1400	25,372	\$3.15/RSF per month FSG	Full floor opportunity with above standard improvements. Top floor of the building.
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.

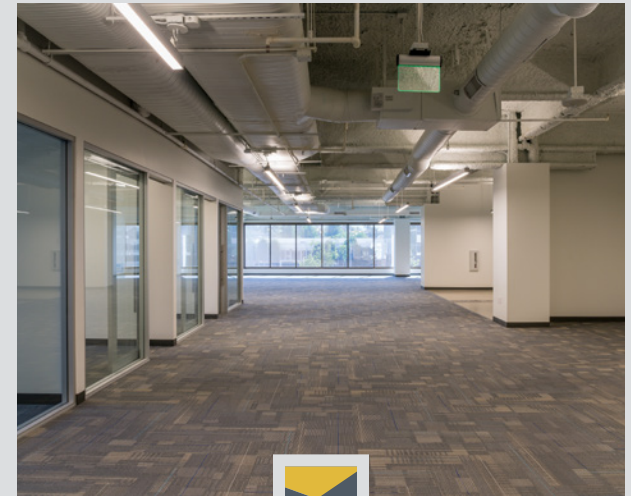
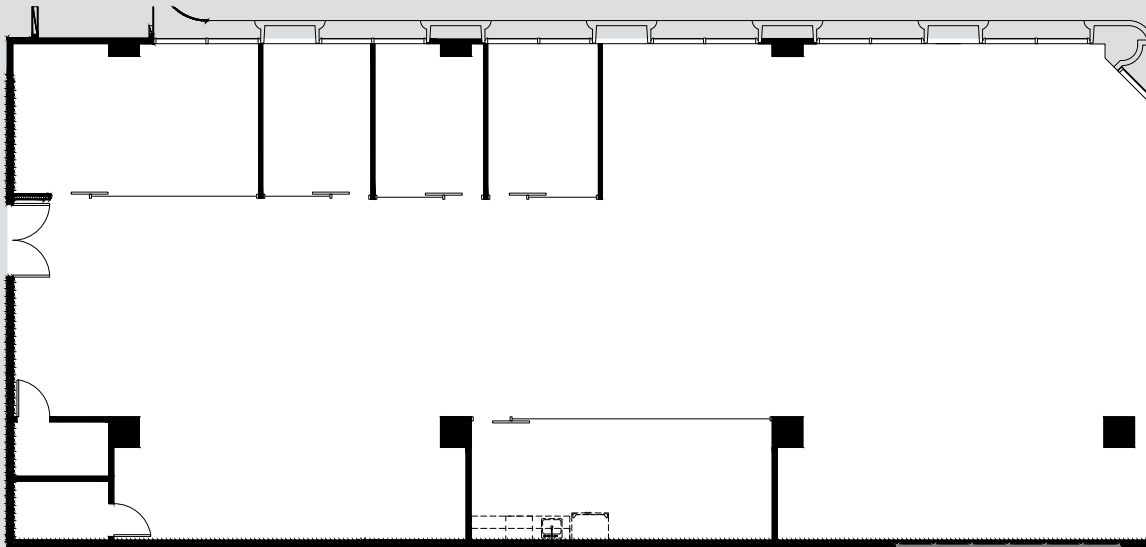
SUITE 200

4,933
SQUARE FEET

\$3.15
RSF/MO FSG

3 window offices, conference room, break room,
storage, open work area and reception

Creative finishes



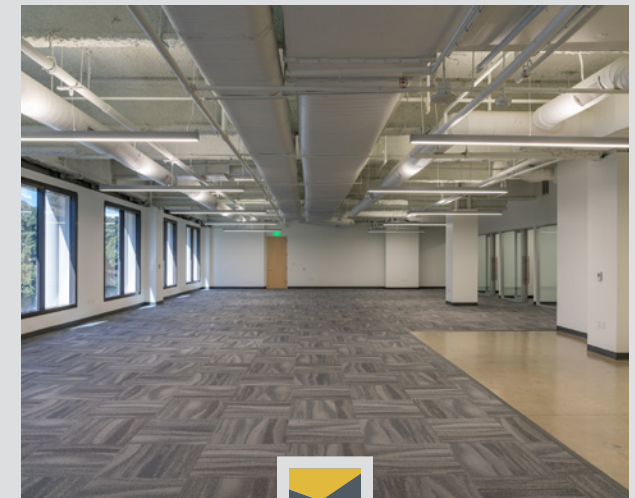
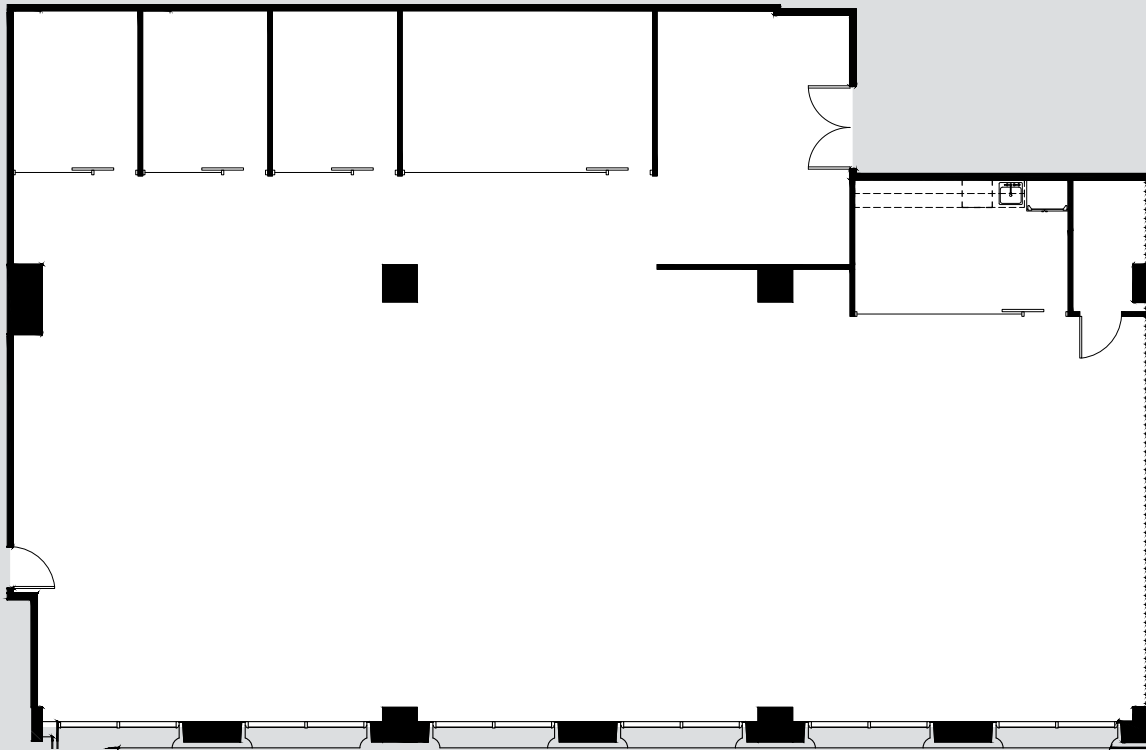
SUITE 220

5,253
SQUARE FEET

\$3.15
RSF/MO FSG

3 glass offices, conference room, break room,
storage, open work area and reception

Creative finishes



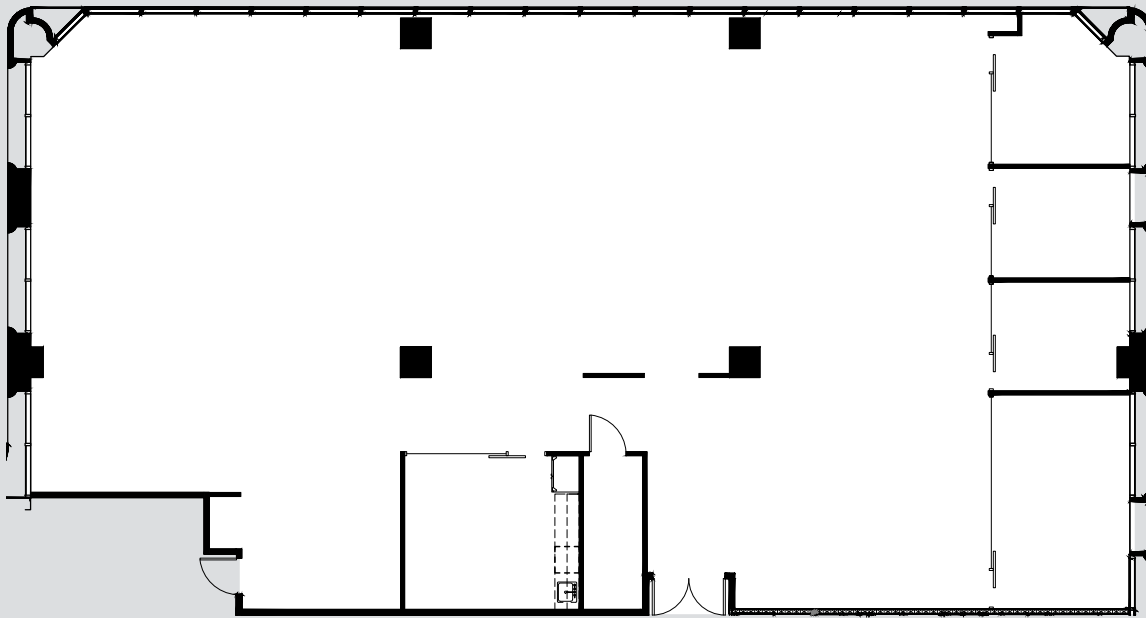
SUITE 230

5,634
SQUARE FEET

\$3.15
RSF/MO FSG

3 window offices, conference room, break room,
storage, open work and reception

Creative finishes

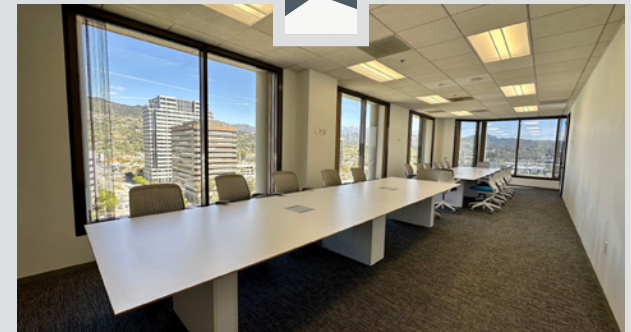
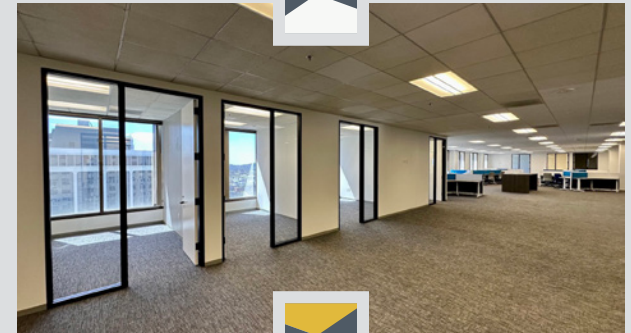
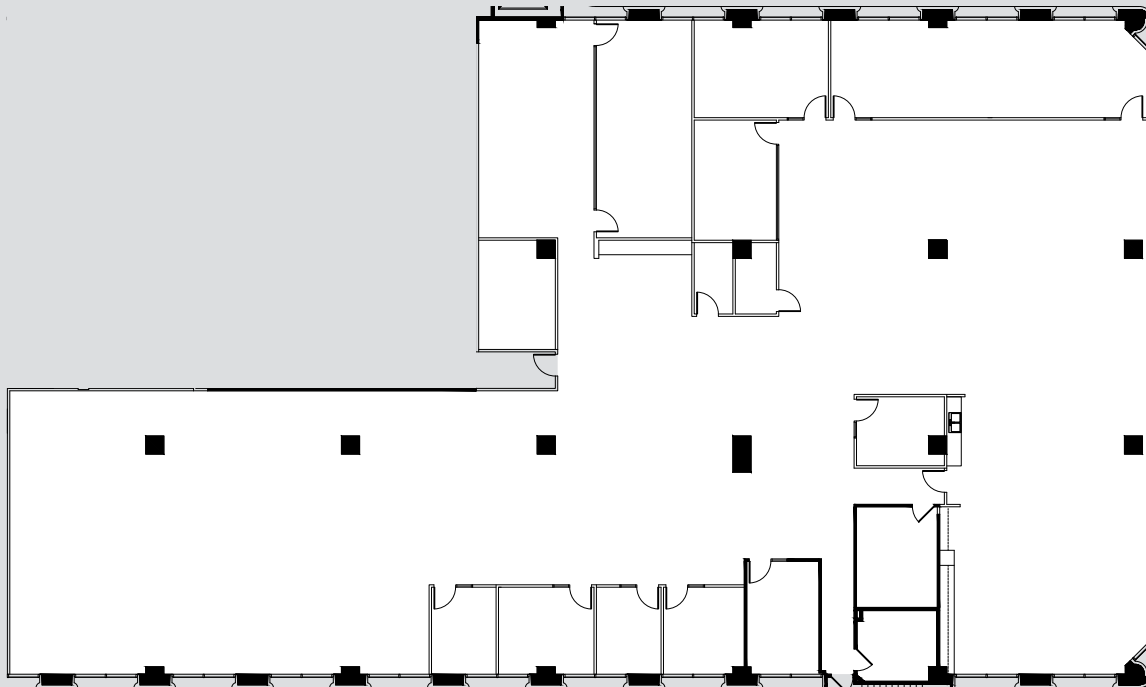


SUITE 1100

13,283
SQUARE FEET

\$3.15
RSF/MO FSG

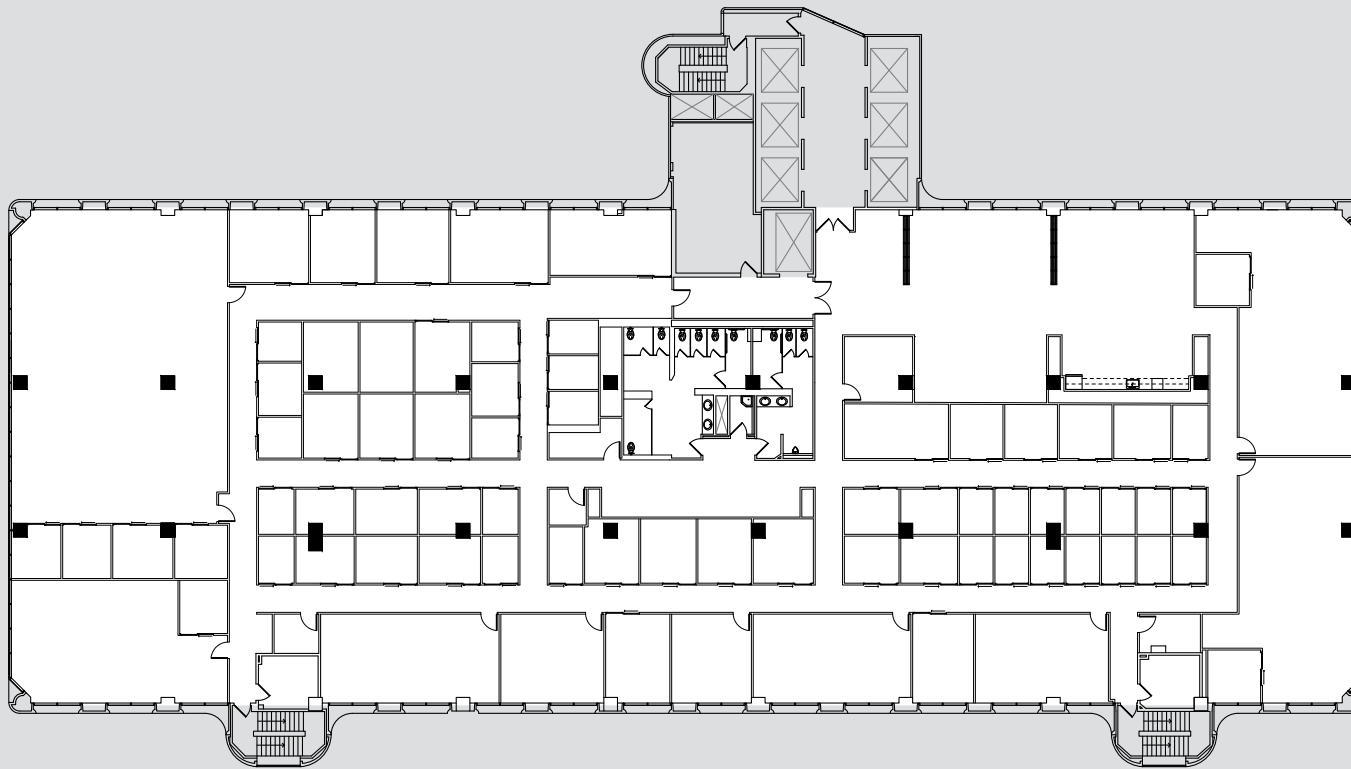
4 window offices, multiple meeting rooms, break area, open work area, storage and reception area



SUITE 1200

25,410
SQUARE FEET

\$3.15
RSF/MO FSG



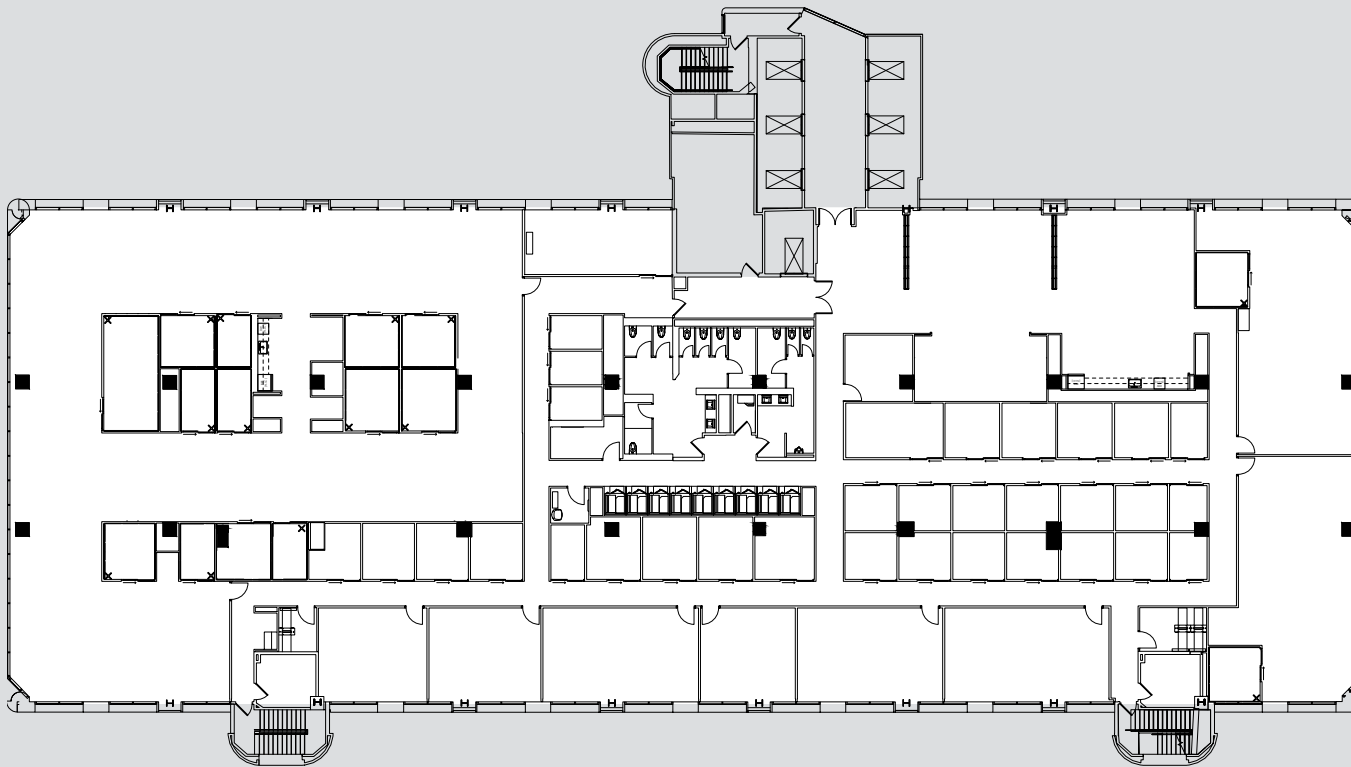
Full Floor Opportunity

Above standard improvements

SUITE 1400

25,372
SQUARE FEET

\$3.15
RSF/MO FSG



Full Floor Opportunity

Above standard improvements

Top floor of the building

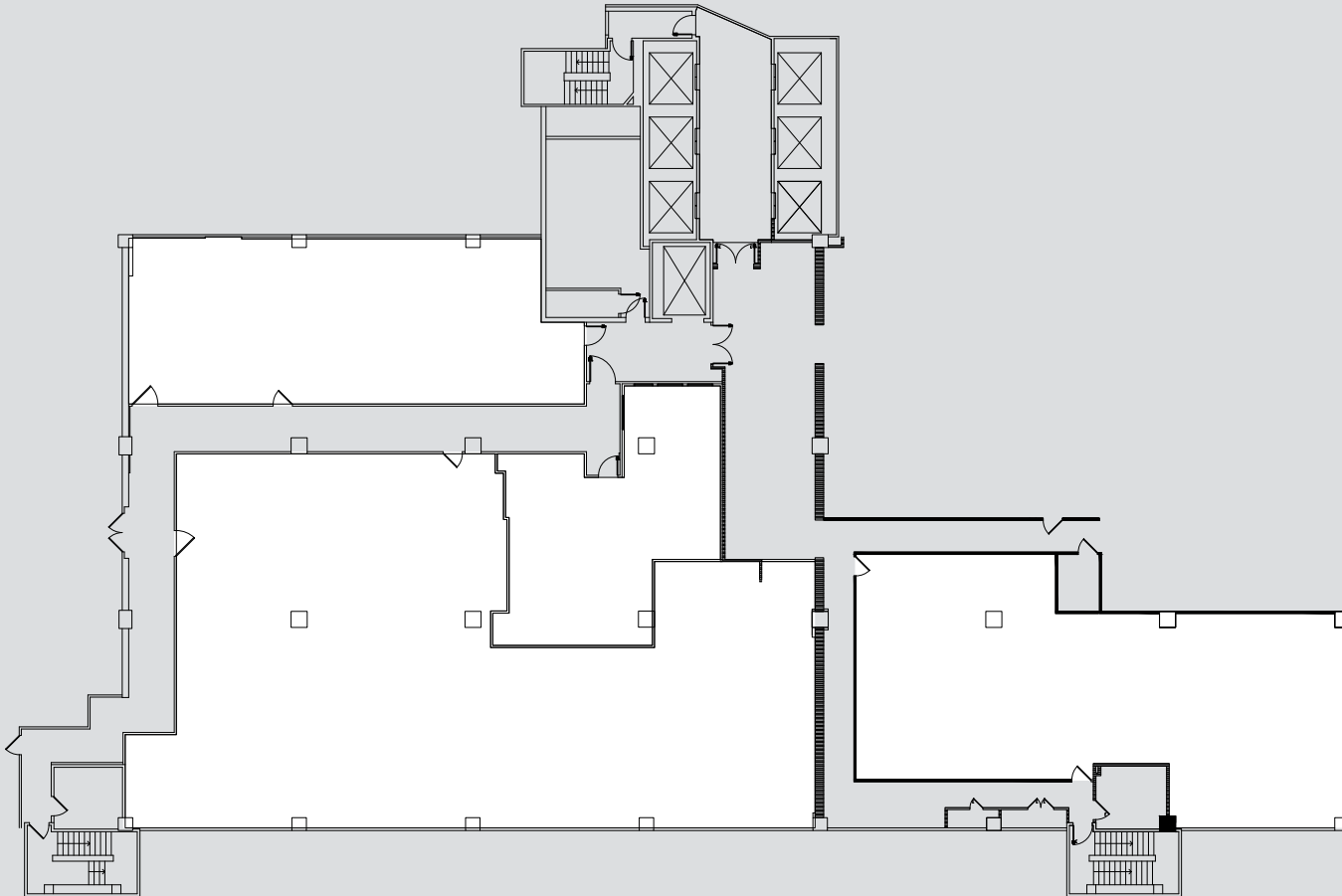
LOWER LEVEL A

11,515
SQUARE FEET

\$2.50
RSF/MO FSG

Ideal for office users, lab users
and storage

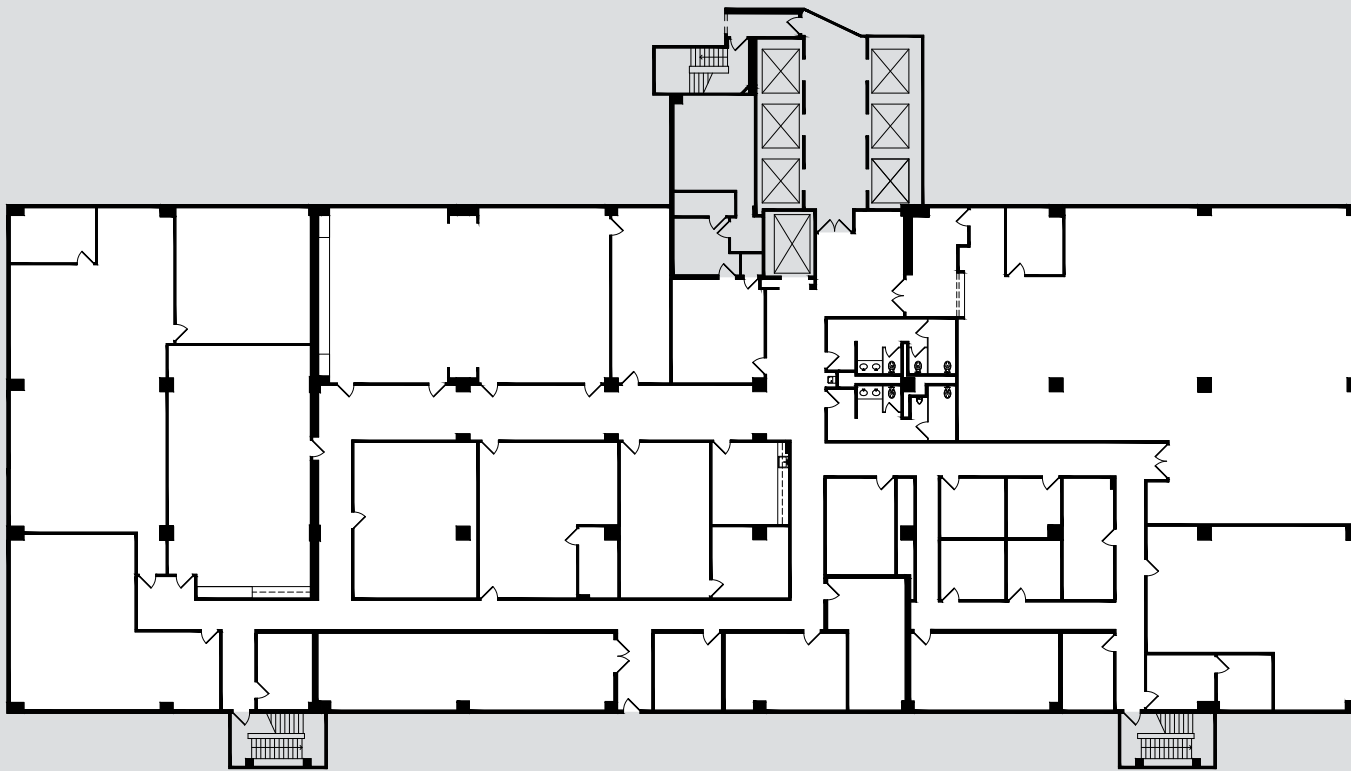
Available immediately



LOWER LEVEL B

20,626
SQUARE FEET

\$2.50
RSF/MO FSG



Ideal for office users, lab users
and storage

Available immediately

611 BRAND

FOR LEASING INFORMATION, PLEASE CONTACT:

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OWNED BY



LEASING BY

