



OFFICES @ GLENDALE GALLERIA

Class A Office Space
Adjacent to Glendale's
Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE



Building Highlights



12-story

Class A office building totaling ±138,000 RSF

24/7

on-site security

3/1,000 Parking

Unreserved: \$100 | Reserved: \$140

EV Reserved: \$150 | Rooftop: \$50

- » Professionally owned & managed by Brookfield Properties with property management on site
- » Convenient covered parking with direct access to main lobby and Glendale Galleria
- » No operating expense pass-throughs



Location Highlights



20 min

to Hollywood Burbank Airport

95

Walk Score –
(daily errands do not require a car)

2M SF

of adjacent high-end retail and restaurants

- » Outstanding central Glendale location
- » Proximity to executive and employee residential options
- » Convenient access to the Ventura (134), Interstate 5 and Glendale (2) Freeways
- » Adjacent to Glendale Beeline Shuttle
- » Exempt from L.A. City Gross Receipts Tax

Availabilities

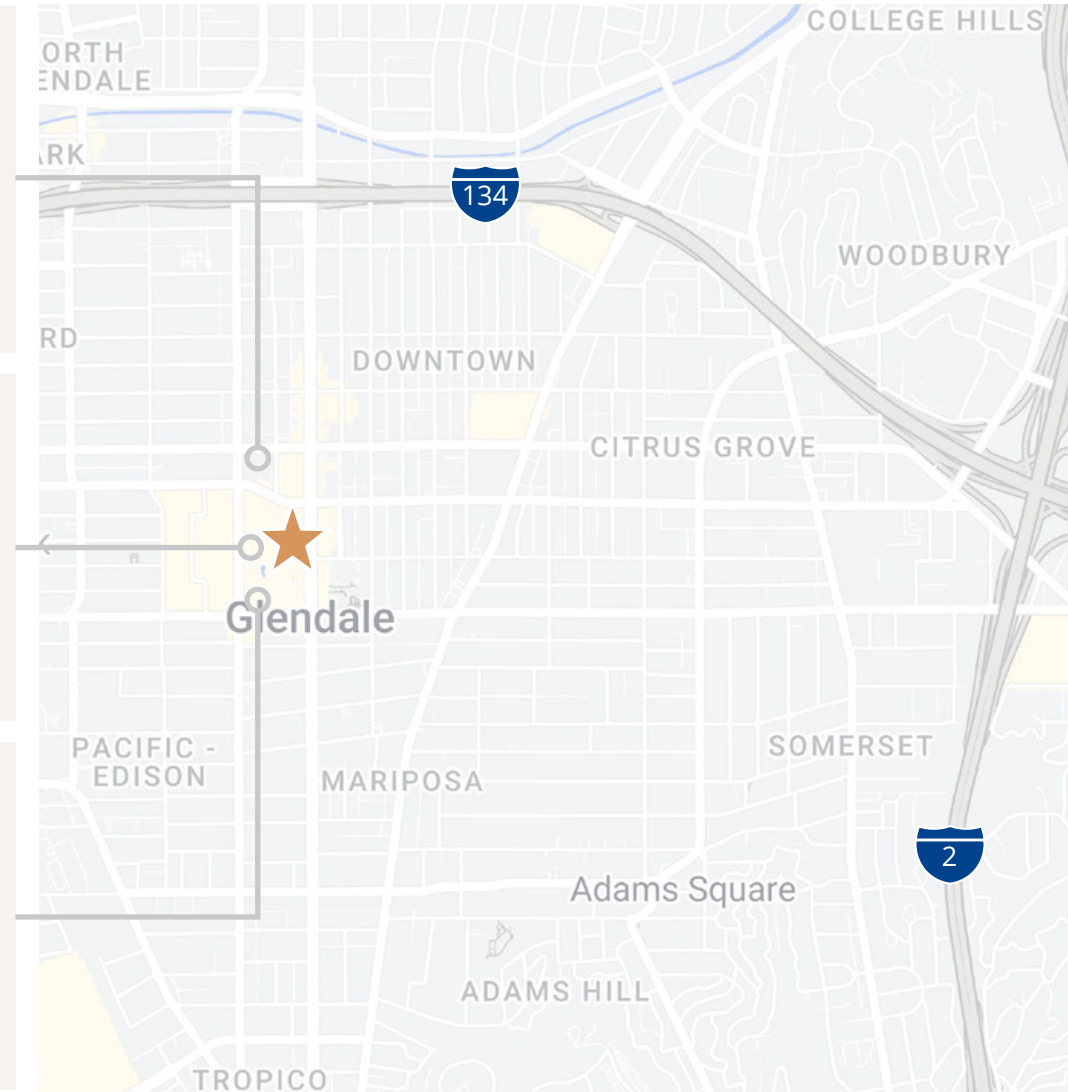


Suite	RSF	Rate	Available
120	±1,730	\$2.70 FSG	Immediately
600*	±4,849	\$2.70 FSG	Immediately
650*	±9,588	\$2.70 FSG	Immediately
700	±5,504	\$2.70 FSG	6/1/2026
860	±2,854	\$2.70 FSG	Immediately
920	±4,020	\$2.70 FSG	10/1/2026
970^	±2,011	\$2.70 FSG	Immediately
990^	±4,172	\$2.70 FSG	Immediately

*Suites 600 & 650 Contiguous to ±14,437 RSF

^Suites 970 & 990 Contiguous to ±6,183 RSF

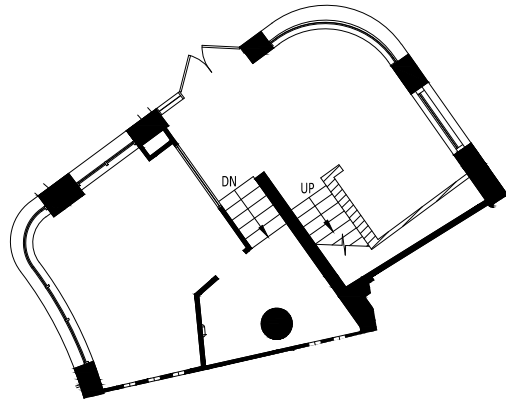
Glendale Galleria Amenities



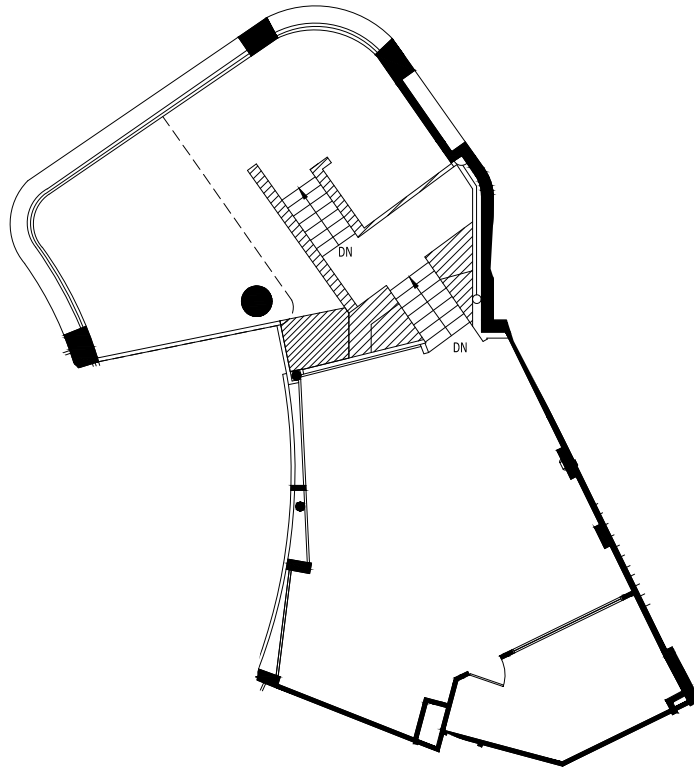
Availabilities

Suite 120

LOBBY FLOOR



MEZZANINE



±1,730

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

IMMEDIATELY

DESCRIPTION

- » Direct access from building lobby with second floor mezzanine

[CLICK TO VIEW AVAILABILITIES](#)



Availabilities

Suites 600 & 650



±14,437

CONTIGUOUS SF

\$2.70

FSG RATE

AVAILABLE

600: IMMEDIATELY | 650: IMMEDIATELY

DESCRIPTION

SUITE 600

- » Double-door elevator entry
- » Seven perimeter offices
- » Six workstations
- » One conference room
- » Reception area
- » Breakroom with sink

SUITE 650

- » 15 private windowed offices
- » Four interior offices
- » One large conference room
- » File rooms, breakroom & reception
- » Space is divisible
- » Outstanding southern views

[CLICK TO VIEW AVAILABILITIES](#)



Availabilities

Suite 700

±5,504

RENTABLE SF

\$2.70

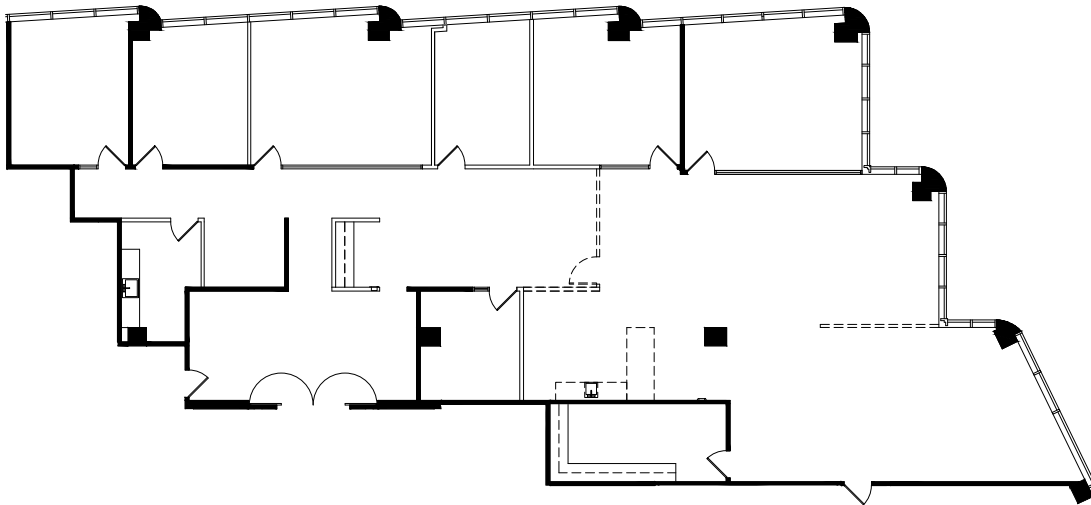
FSG RATE

AVAILABLE

6/1/2026

DESCRIPTION

- » Five private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Kitchen
- » Wellness room
- » Copy room / storage room

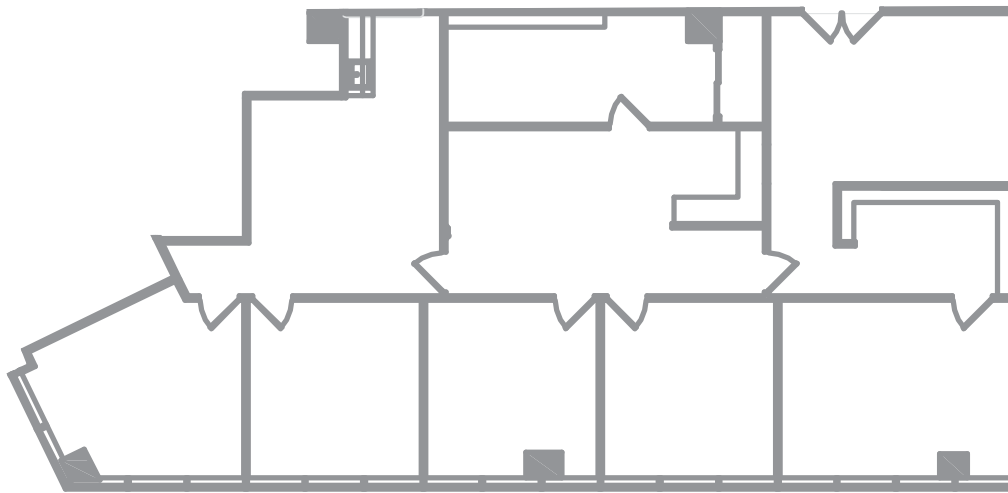


[CLICK TO VIEW AVAILABILITIES](#)



Availabilities

Suite 860



±2,854

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

3/1/2026

DESCRIPTION

- » Four private windowed offices
- » One conference room
- » Double-door elevator entry
- » Reception area
- » Open area
- » Breakroom with sink
- » Copy room / storage room

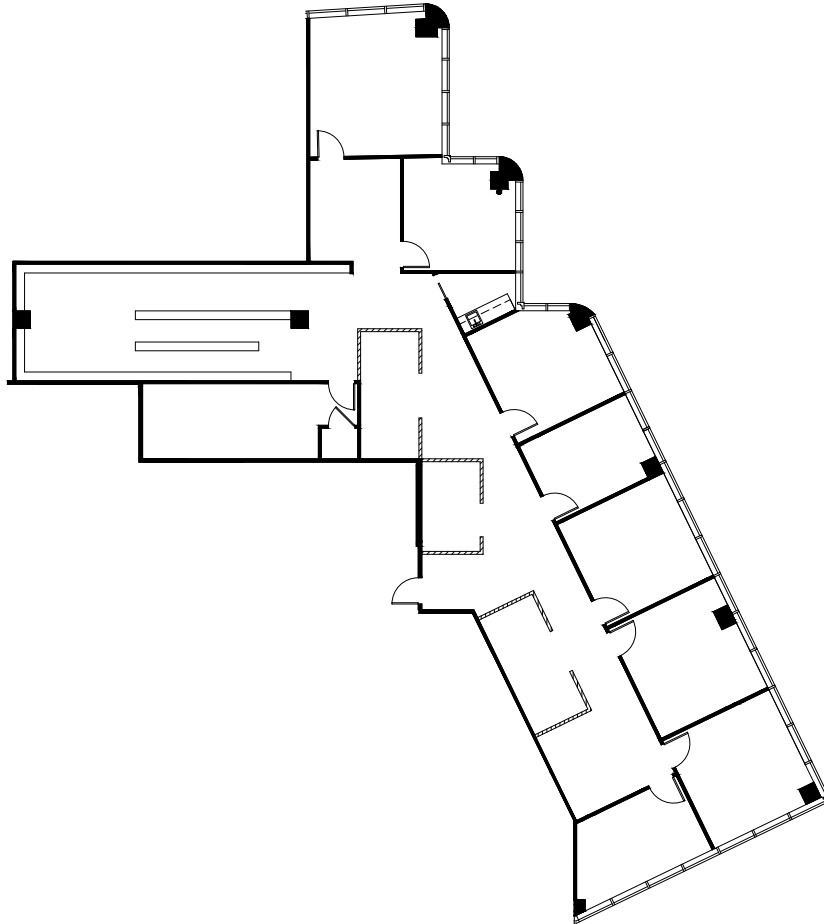


[CLICK TO VIEW AVAILABILITIES](#)



Availabilities

Suite 920



±4,020

RENTABLE SF

\$2.70

FSG RATE

AVAILABLE

10/1/2026

DESCRIPTION

- » Eight private windowed offices
- » Breakroom with sink
- » Copy room / storage room

[CLICK TO VIEW AVAILABILITIES](#)



Availabilities

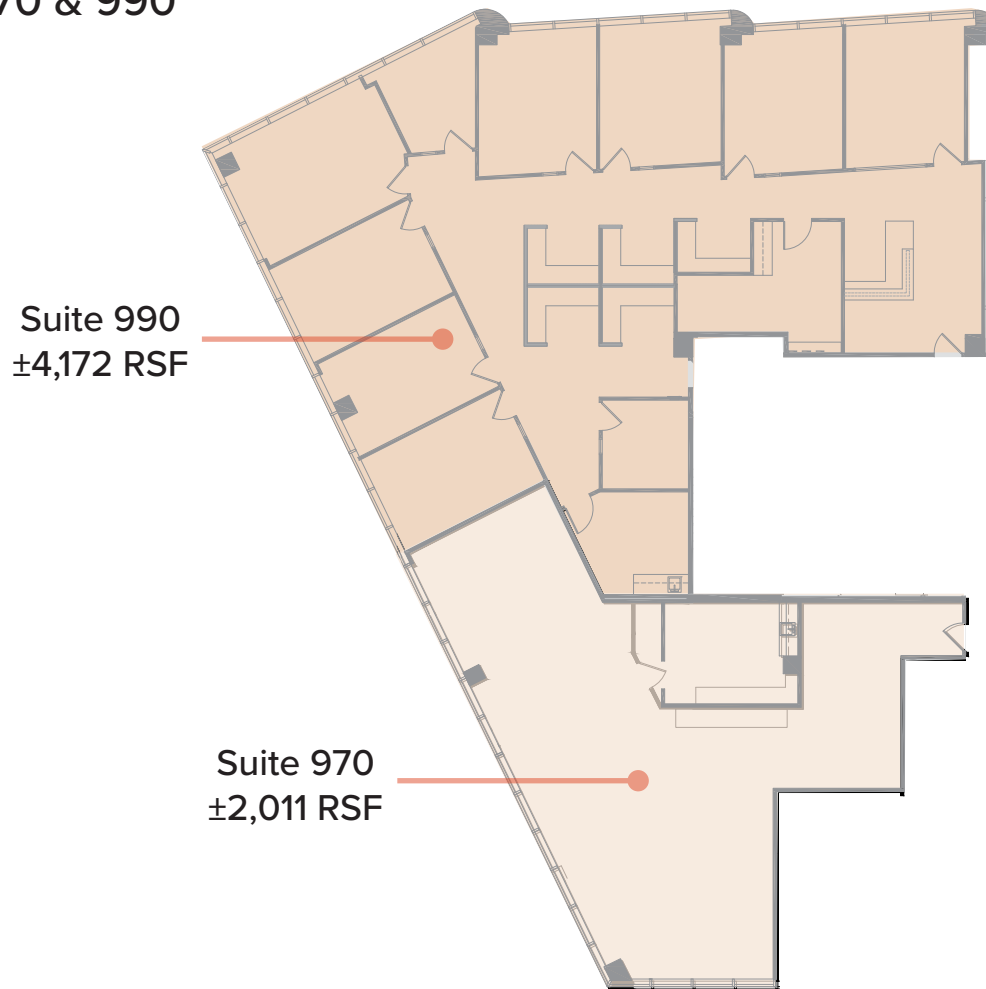
±6,183

CONTIGUOUS SF

\$2.70

FSG RATE

Suites 970 & 990



AVAILABLE

990: IMMEDIATELY | 970: IMMEDIATELY

DESCRIPTION

SUITE 990

- » Eight private windowed offices
- » Conference room
- » Reception with waiting area
- » Breakroom with sink
- » Large IT closet / storage room
- » Bullpen with five built-in cubicles
- » Corner unit with abundant window line
- » Outstanding unobstructed views

SUITE 970

- » Large open area
- » Breakroom with sink
- » Corner unit with abundant window line
- » Outstanding unobstructed views

[CLICK TO VIEW AVAILABILITIES](#)





OFFICES @ GLENDALE GALLERIA

Brookfield
Properties



Class A Office Space Adjacent to Glendale's Premier Retail Center

100 W. BROADWAY GLENDALE, CA

FOR LEASE

Matthew Heyn

+1 818 334 1860
matt.heyn@colliers.com
Lic. 01306148

Caitlin Hoffman

+1 818 334 1850
caitlin.hoffman@colliers.com
Lic. 01935762

Kevin Fenenbock

+1 818 325 4118
kevin.fenenbock@colliers.com
Lic. 01165115

Jacob Mumper

+1 818 325 4119
jacob.mumper@colliers.com
Lic. 01908862