



620 N BRAND BLVD SUITE 202

GLENDALE, CA 91203

OFFICE SUITE FOR LEASE



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| 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

| DRE# 01875861

| 818.500.4900

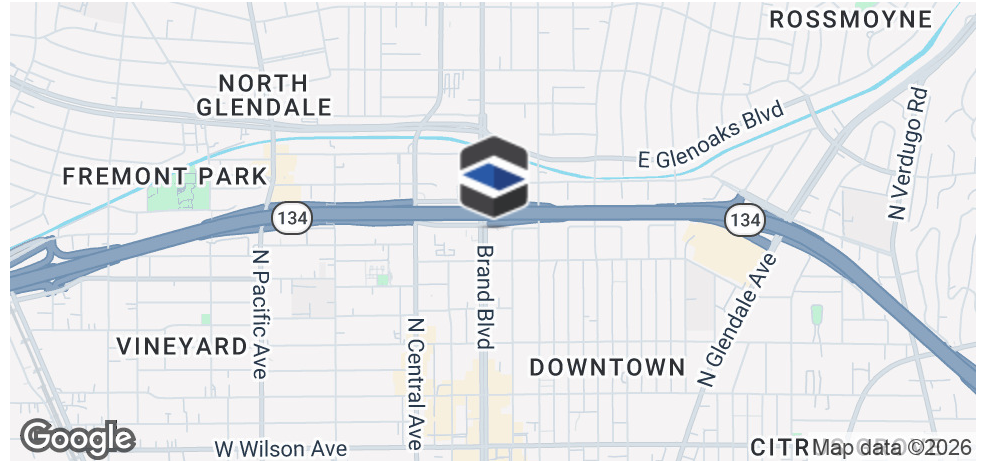
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6TH FLOOR

Lease Rate:	\$2.35 SF/month \$3,459.20/mo (Full Service)
Building Size:	44,952 SF
Available SF:	1,472
Lot Size:	58,643 SF
Year Built:	1968
Zoning:	Glendale DSP/Gateway
APN:	5643-018-032

PROPERTY OVERVIEW

Highrise views at the right price available at 620 N Brand Blvd!

Located along prominent Brand Boulevard with immediate access to the 134 Freeway, this six-story office building offers a well-appointed 1,472 SF office suite available for immediate occupancy.

The suite features seven (7) private offices, a private elevator lobby entrance, and in-suite restrooms. Tenants also benefit from abundant on-site parking and excellent freeway access to the 5, 2, 134, and 210 freeways.

Centrally located just minutes from Downtown Los Angeles, Glendale, Burbank, and Hollywood Burbank Airport, 620 N Brand Blvd provides a convenient and accessible location for businesses and their clients.

For touring and additional information, please contact the brokers below.

PROPERTY HIGHLIGHTS

- Private elevator entry lobbies
- In-Suite Restrooms
- Abundant Parking available on-site
- Available Immediately

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is

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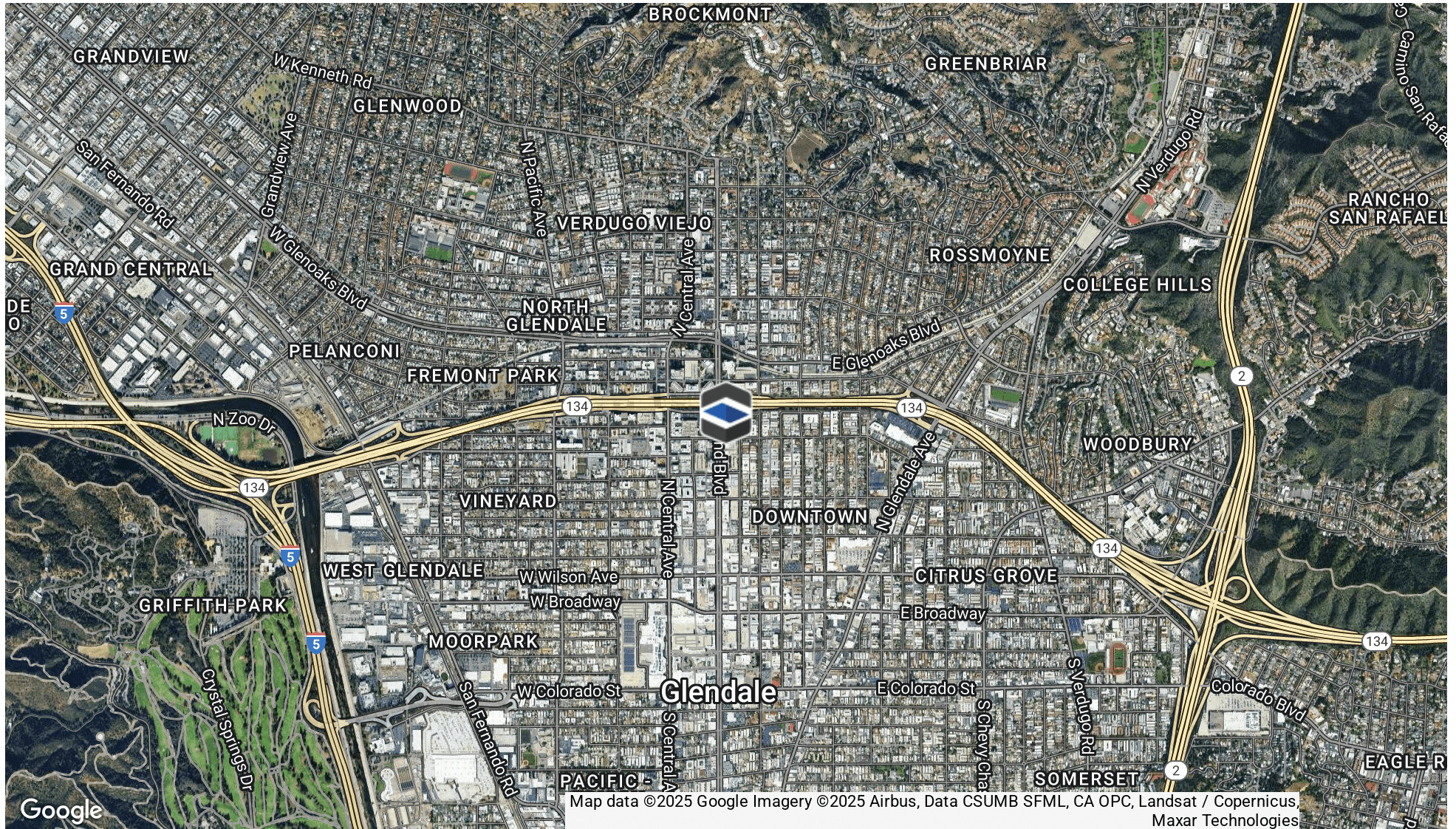
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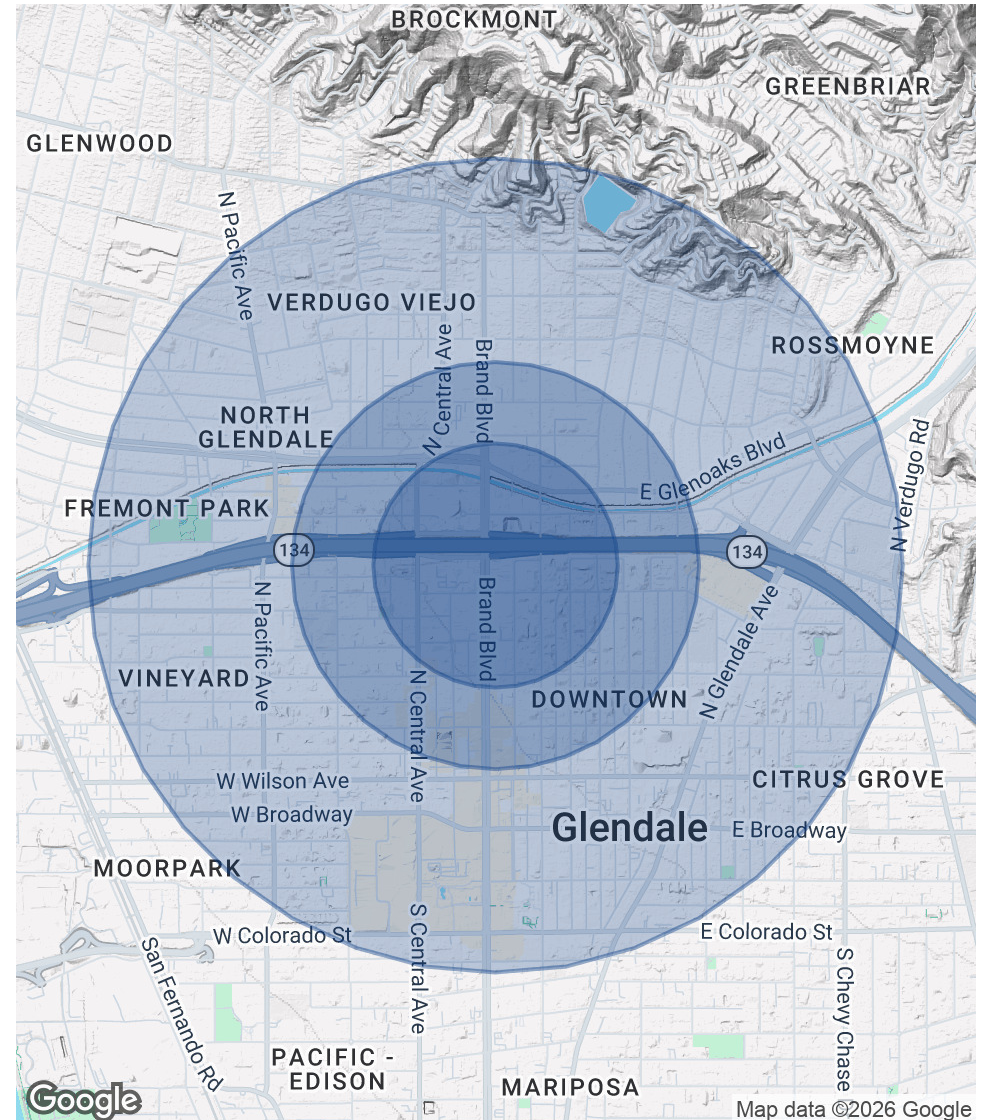
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,206	17,367	60,268
Average Age	43	43	43
Average Age (Male)	42	41	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,823	7,888	25,957
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$112,812	\$107,757	\$105,444
Average House Value	\$849,498	\$820,901	\$871,641

2020 American Community Survey (ACS)



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