



FOR LEASE

*6-Story 126,509 SF Class A
Office Building in Glendale, CA
Building Top Signage Available*



Exclusively listed by:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AHG
Global Commercial Real Estate Advisors

PROPERTY OVERVIEW

Located on the northeast corner of Broadway and Central Avenues offering one of the most convenient locations in Downtown Glendale, and directly north of the Glendale Galleria and the Americana at Brand development.

- The property is in the heart of Glendale's vibrant retail and business city center.
- The building is a 6-story 126,509 SF office building with a classic design and appearance.
- The exterior of the building has large windows allowing much natural light to illuminate the suites.
- The ground floor lobby is spacious and inviting with multiple points of entry from the surface and subterranean parking lots and from a spacious well-kept outdoor courtyard area.
- The lobby features vintage photos of Glendale that adorn the walls.
- Visitor Valet or Self-Parking is easily accessible by way of the surface lot. The monthly parking has excellent ingress/egress to the subterranean garage.
- One of the best parked office buildings in the area.



PROPERTY DETAILS



Address:
225 W Broadway
Glendale, CA 91204



126,509 SF
6 - story Class A
Office Building



Walkability Score of 95
Great Access
to Amenities



Great Access to Major Freeways
Interstate 5
and Hwy 134



On Site Parking
Subterranean and Surface Parking
Ratio of 3/1000



Parking Rates
\$85 per Space/mo. – Unreserved
\$120 per Space/mo. – Reserved



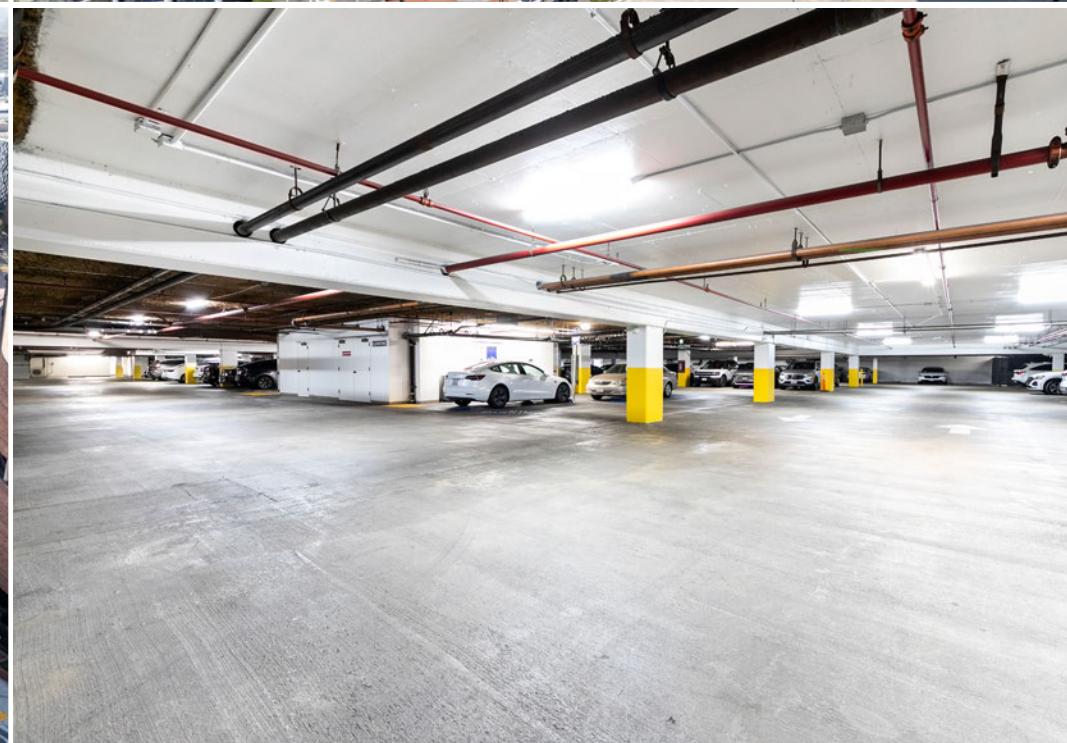
Central Location
Downtown Glendale, Directly North of
the Glendale Galleria and the Americana



In Addition to the Galleria and Americana
The Building Has Great Access
to Other Retailers



PROPERTY PHOTOS

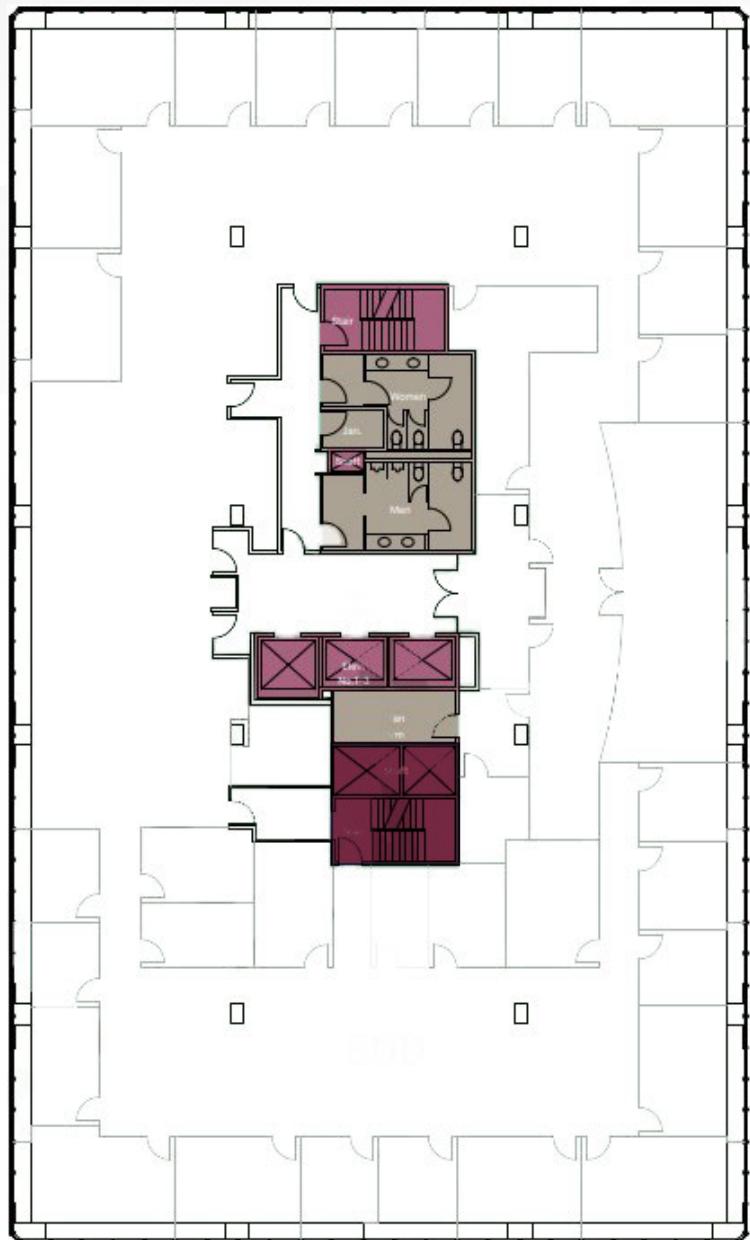


FEATURED SPACES

Suite 103	Available 3/26 (Signage facing Broadway available)
Suite 115 A & B	2,400 -3000 RSF - In Negotiations
Suite 155	5,887 RSF - Available with 90 days' notice
Suite 200 & 300	36,959 RSF - Leased
Suite 301	2,017 RSF - (Suite 301-305 are contiguous for a total of 3,982 RSF)
Suite 305	1,965 RSF
Suite 350	5,646 RSF - Leased
Suite 500	15,411 RSF - Available Immediately
Suite 601	2,003 RSF



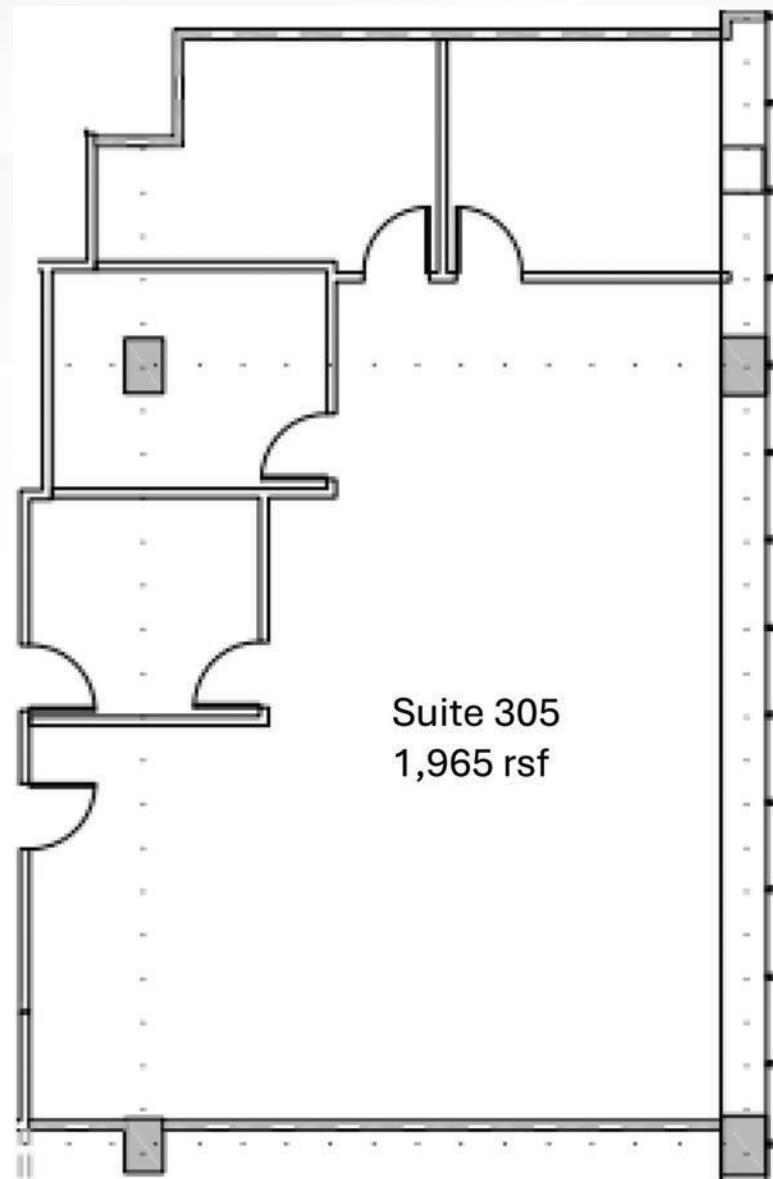
OFFICE SPACE AVAILABLE



5TH FLOOR - FULL FLOOR | 15,411 RSF



OFFICE SPACE AVAILABLE

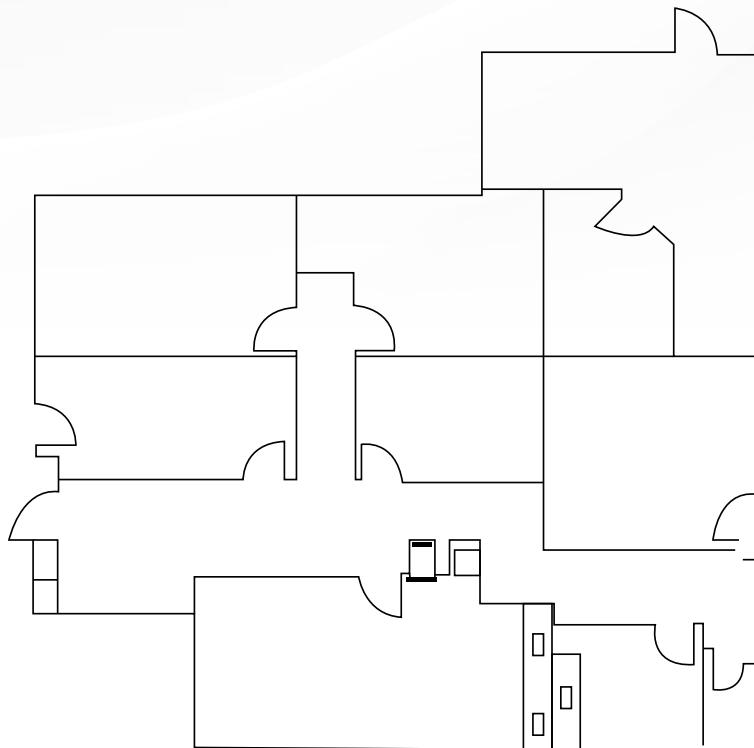


3RD FLOOR | 1,965 RSF



RETAIL/OFFICE SPACE AVAILABLE

GROUND FLOOR | 2,400 RSF



AMENITIES MAP



GLENDALE MARKET OVERVIEW

The City of Glendale is renowned for its beautiful parks and open spaces, bustling downtown retail area, and charming small-town neighborhoods. Known as the “Jewel City,” Glendale is a vibrant place to live, work, and play. Since its incorporation in 1906, Glendale has grown from a small community into a lively, cosmopolitan city rich in history, cultural diversity, and countless lifestyle opportunities. Its unique downtown area features a blend of art, entertainment, shopping, dining, hotels, and multinational companies, along with the legendary Alex Theatre.

Glendale has long been one of the most desirable places to live, visit, and work, earning its reputation as one of the safest cities of its size in the nation. The city offers a diverse range of housing options, from hillside estates to affordable multifamily complexes, making it an ideal place for employees at all career stages to call home.

The city is home to 47 parks and park facilities, the Civic Auditorium, four community centers, six sports facilities, and four historic buildings. Businesses, residents, and visitors can enjoy 286 acres of parkland and explore over 5,000 acres of open space, perfect for outdoor activities.

Prominent employers such as DreamWorks Animation, Glendale Community College District, Glendale Adventist, and USC Verdugo Hills Hospital contribute to Glendale's thriving economy, making the city a hub for diverse industries.

Glendale also offers an array of commercial, retail and entertainment amenities, with The Americana at Brand and the Glendale Galleria providing a range of shopping, dining, and cultural experiences. Conveniently located near four major Southern California freeways—the Golden State (5), Ventura (134), Glendale (2), and Pasadena (210)—Glendale enjoys efficient access to the broader region.

With steady demand from a diverse business base, proximity to a skilled labor force, and a thriving housing market, Glendale's office market is poised for continued growth. These key factors will support rising demand, rental rates, and sale prices, ensuring a robust outlook for the city's commercial real estate sector.

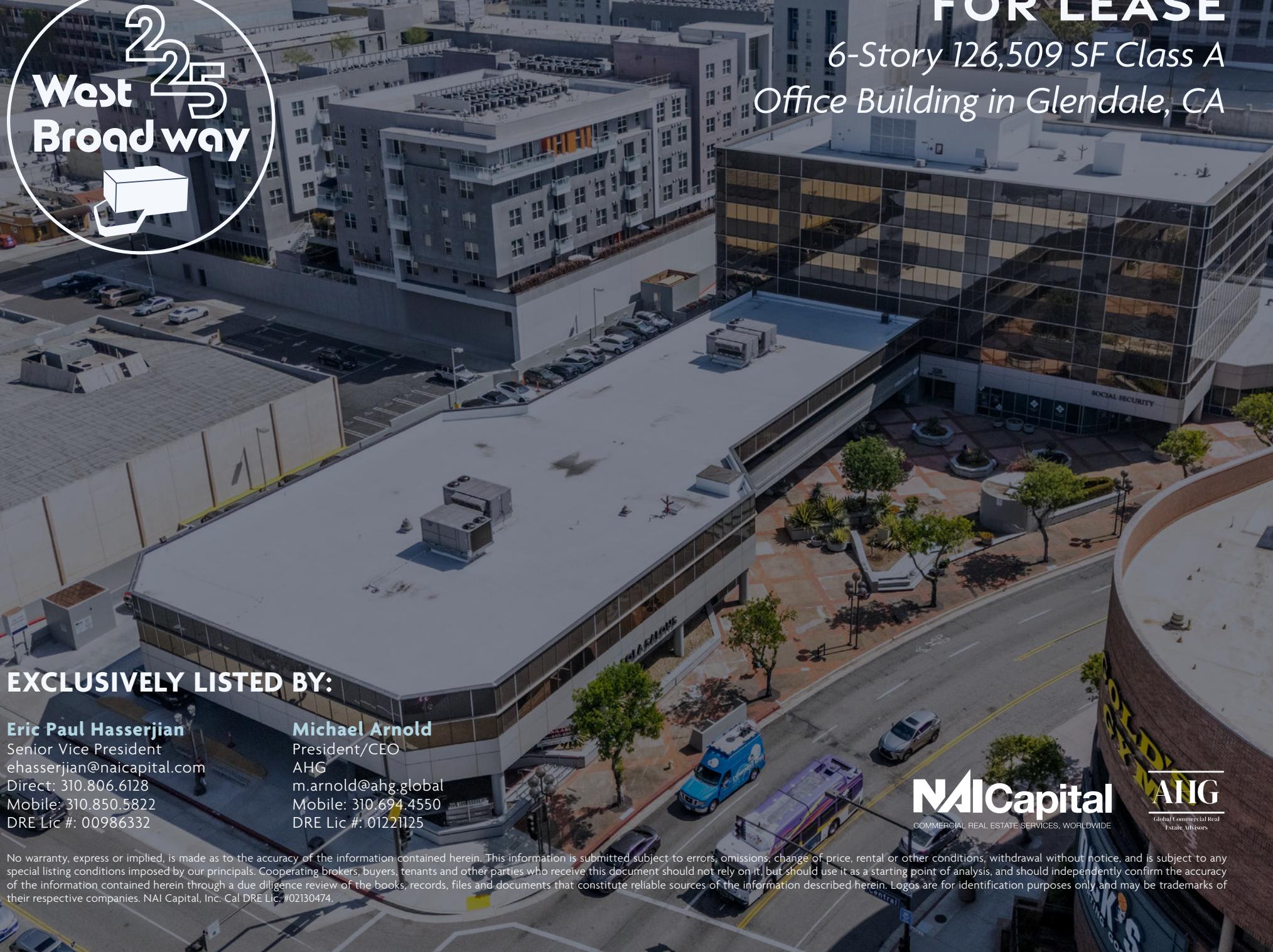




West 25
Broadway

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