

# OFFICE SUITES FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 1111 NORTH BRAND BOULEVARD

GLENDALE, CA 91202

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## OFFERING SUMMARY

<b>Suite 202</b>	1,264 SF
Lease Rate/SF/MO:	\$2.95 FSG
Term:	3-5 Years
<b>Suite 350</b>	2,272 SF
Lease Rate/SF/MO:	\$2.95 FSG
Term:	3-5 Years
Building Size:	64,170 SF
Lot Size:	24,198 SF

## PROPERTY OVERVIEW

**Suite 202** Two (2) window offices, storage room and open area

**Suite 350** Outstanding 3rd floor office suite consisting of three (3) window offices, conference room, kitchen and server room with dedicated HVAC and backup power; the suite is located on the entire east elevation of the building which provides northern, eastern and southern views; 1,268 square feet of private balcony!

Parking is available in the subterranean garage with 3 spaces/1,000 SF at \$75.00 per space per month; the building also has exceptional visitor parking

DISCLAIMER: All information provided herein 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 are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.



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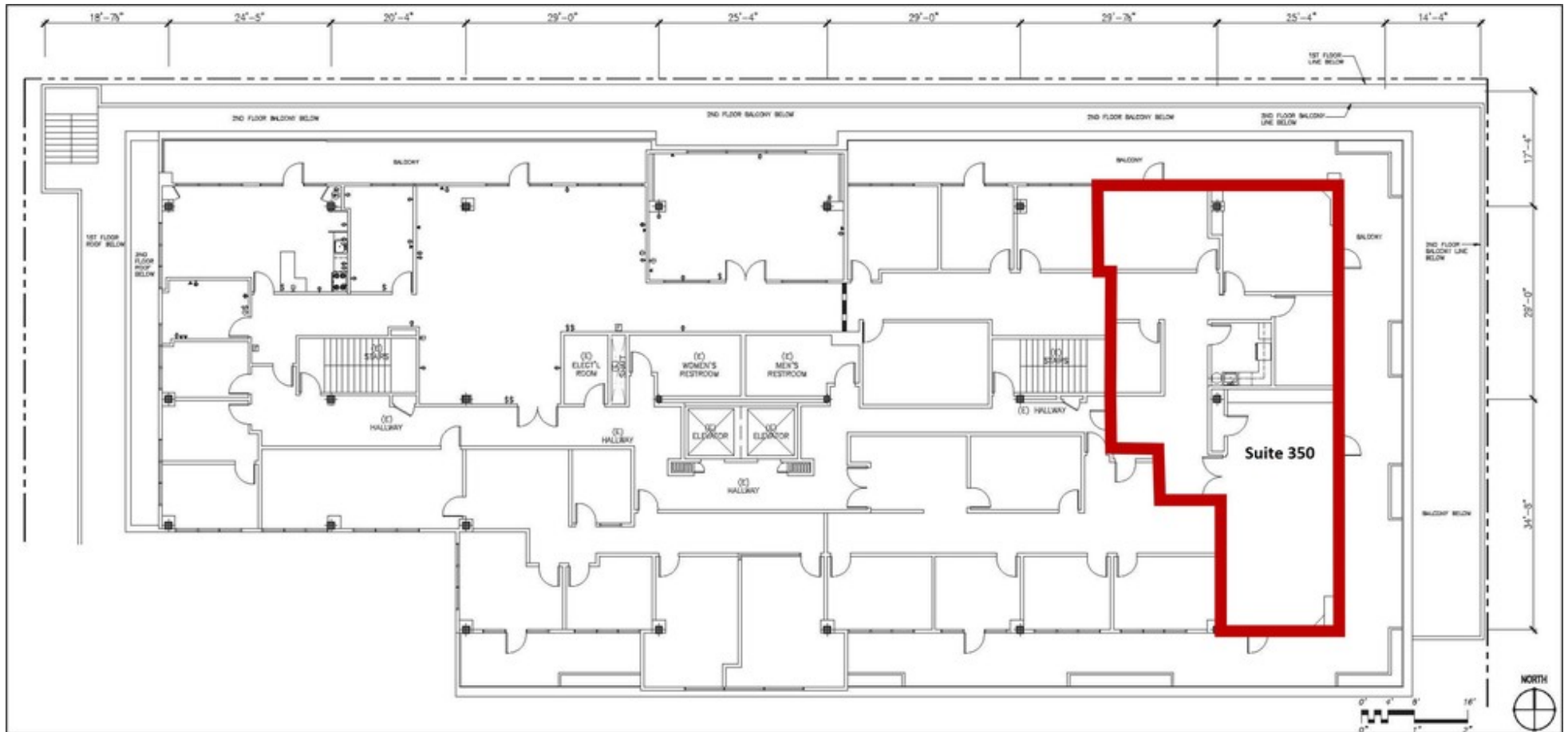
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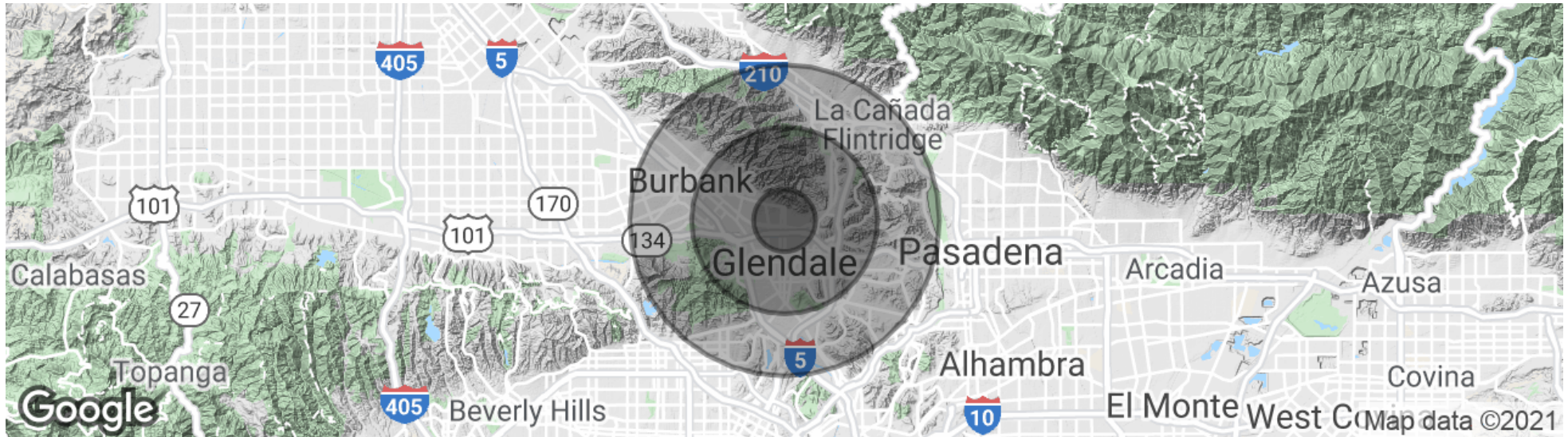
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	39,961	209,300	479,480
Median age	41.7	40.2	39.2
Median age (Male)	41.1	39.0	38.3
Median age (Female)	41.9	41.2	39.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	16,173	78,147	180,454
# of persons per HH	2.5	2.7	2.7
Average HH income	\$75,083	\$71,630	\$82,595
Average house value	\$499,336	\$590,662	\$652,086

\* Demographic data derived from 2010 US Census

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