

OFFICE SUITE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1314 WEST GLENOAKS BOULEVARD, SUITE 203
GLENDALE, CA 91201

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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space: 1,493 SF

Lease Rate: \$2.45/SF/MO, FSG
(net of janitorial)

Term: 2-5 Years

Parking Cost: \$55/Space/Month

PROPERTY OVERVIEW

Office suite on the third floor with double-door entry and two (2) large private offices and open area; two (2) parking spaces

Garden office building with gated parking, 24-hour access, property is equipped with security cameras; close to the 5 & 134 Freeways

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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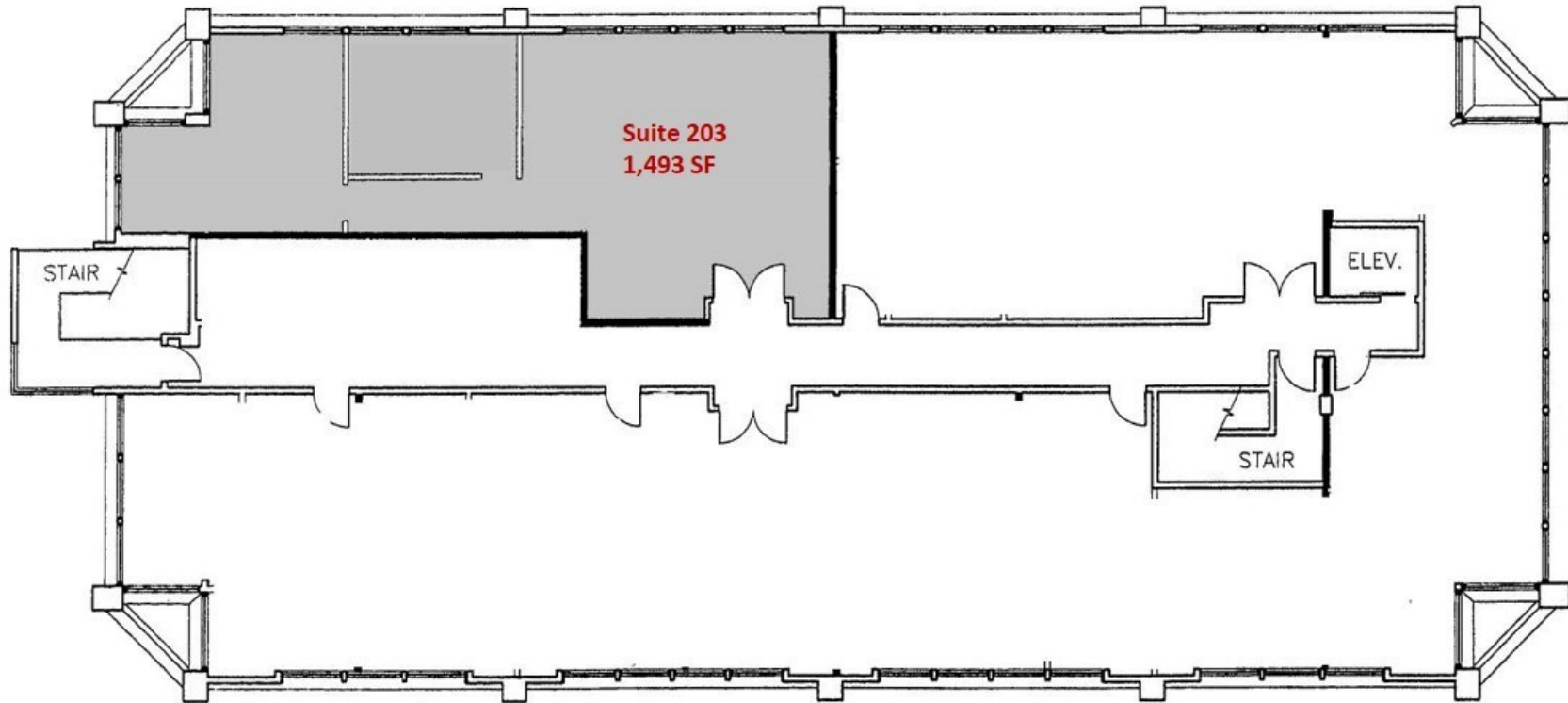
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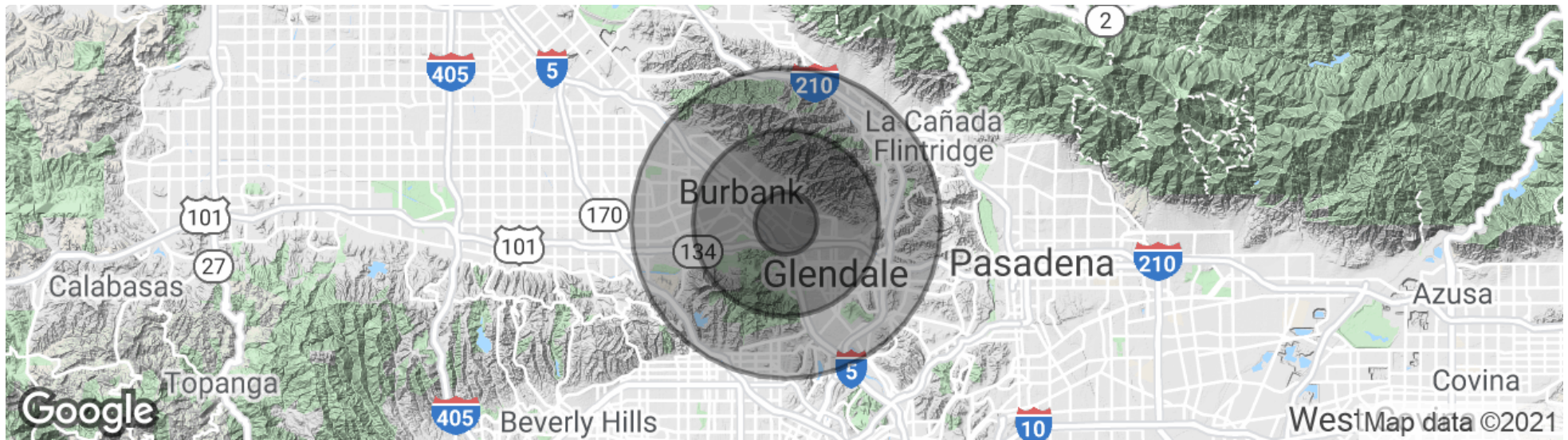
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	29,702	183,768	471,635
Median age	39.9	39.9	39.3
Median age (Male)	39.2	39.1	38.2
Median age (Female)	40.6	40.5	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,352	70,566	189,350
# of persons per HH	2.9	2.6	2.5
Average HH income	\$72,242	\$73,326	\$78,876
Average house value	\$703,294	\$608,717	\$636,347

* Demographic data derived from 2010 US Census

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