

535

N. BRAND BLVD
SUITE 1100
GLENDALE, CA



±5,451 SF AVAILABLE

**PENTHOUSE OFFICE
FOR SUBLEASE**

CBRE

THE HIGHLIGHTS



Top floor penthouse office.



Convenient access through a newly renovated lobby and main entry.



Abundant parking is readily available in the adjacent garage, offering direct access to the rear of the premises.



Prime location within the vibrant Downtown Glendale district, boasting a Walk Score of 91.



Surrounded by a wide array of restaurants and retail amenities, ensuring a dynamic environment.



Excellent connectivity with swift access to the 134, 5, and 2 freeways.



PROPERTY DETAILS

AVAILABLE SF:
±5,451 SF

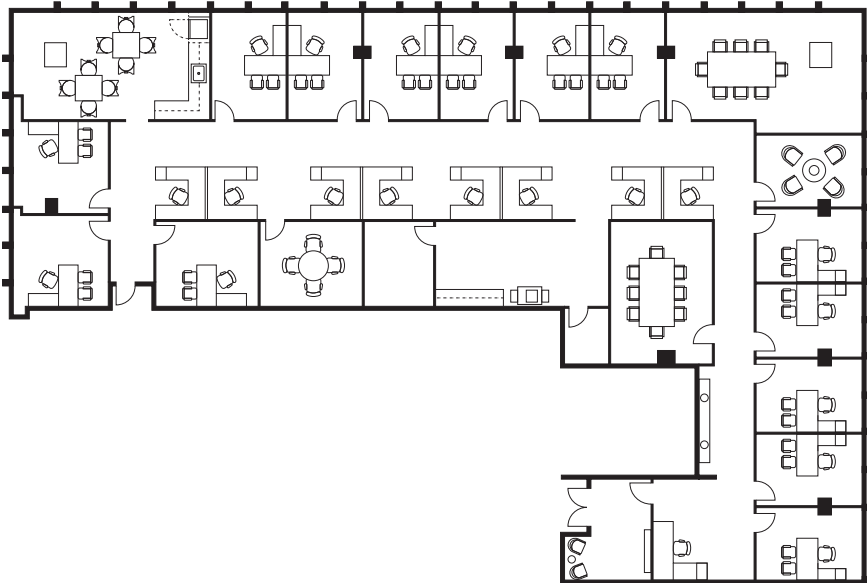
SUBLEASE:
UNTIL DECEMBER 31, 2027

AVAILABLE:
JULY 1, 2026

PARKING:
**ABUNDANT PARKING
IN ADJACENT GARAGE**

SUITE 1100 ±5,451 SF

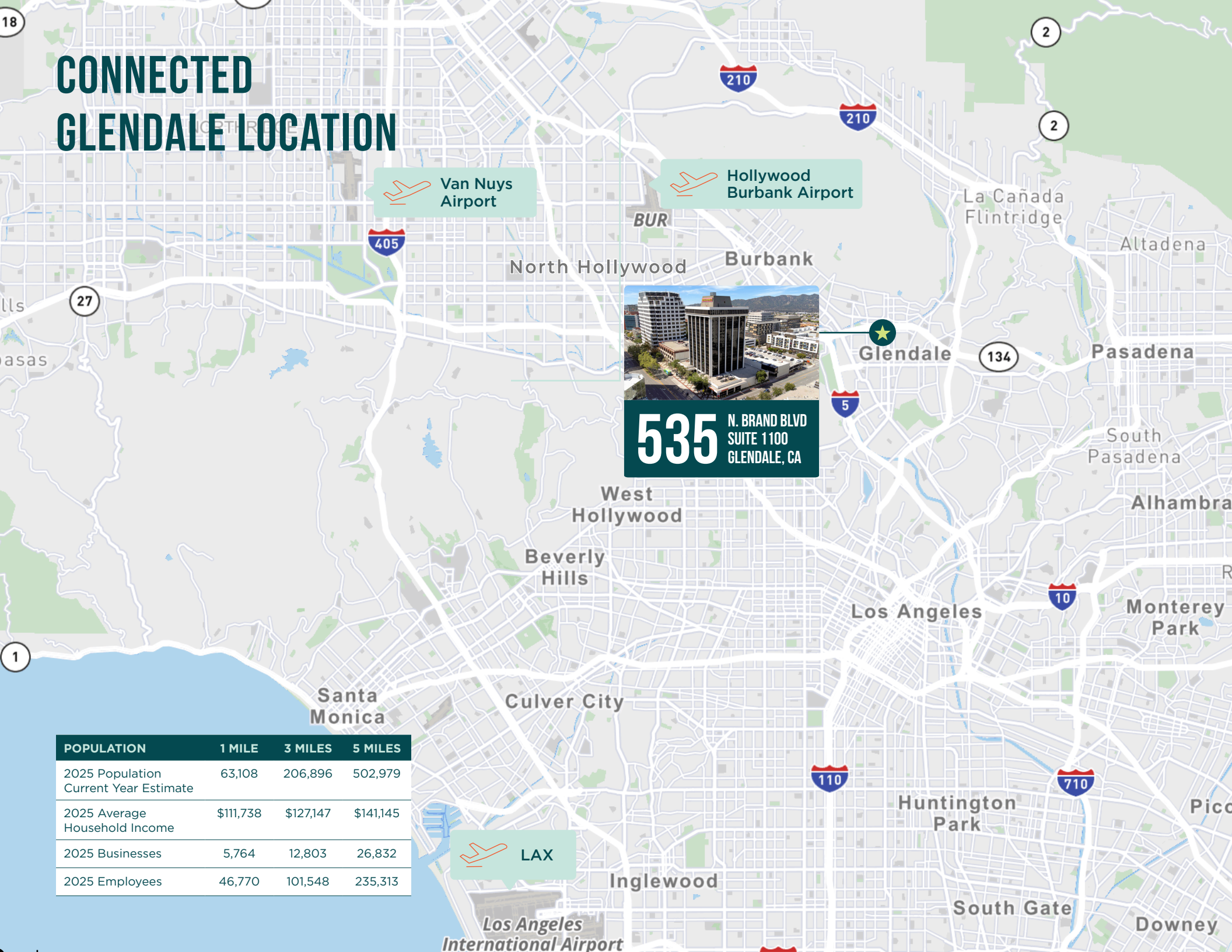
The floor plan maximizes space for individual workstations and private offices, supplemented by meeting rooms and essential amenities. The mix of open-plan areas and private offices offers an ideal set up for a hybrid work environment with the potential to accommodate 40-50+ individuals.



SUBLEASE RATE: \$2.25/SF FSG



CONNECTED GLENDALE LOCATION



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POPULATION	1 MILE	3 MILES	5 MILES
2025 Population Current Year Estimate	63,108	206,896	502,979
2025 Average Household Income	\$111,738	\$127,147	\$141,145
2025 Businesses	5,764	12,803	26,832
2025 Employees	46,770	101,548	235,313

AMENITY MAP

535 N Brand Blvd. puts you in the middle of one of Glendale's most active business corridors. Quick freeway access to the 5, 2, and 134 makes getting to Burbank or Downtown LA straightforward for both staff and clients. The area has a strong mix of dining, retail, and professional neighbors, and the sublease space itself is flexible enough to grow with your business. If you're looking for a practical, high-quality address, this one checks the boxes.



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Glendale Galleria

ANTHROPOLOGIE

Target Apple UNIQLO LEGO

DICK'S adidas IN-N-OUT 鼎泰豐

★ macy's ZARA POP MART

The Americana at Brand

H&M Nordstrom SEPHORA

Capital One Mendocino Farms BACARDI

BOURBON STEAK Sur la table

LE PAIN QUOTIDIEN vaka kandi

BARNES & NOBLE INDOCHINO

Glendale Plaza

VONS chopstop SALAD CO

HONEY BAKED THE HONEY BAKED Ham's STARBUCKS PANDA EXPRESS

Glendale Fashion Center

TJ-maxx RACK

Staples Total Wine & MORE

Ralphs PANDA EXPRESS THE HABIT BURGER GRILL

KAISER PERMANENTE

Planet Fitness

Maryland Office Plaza

PANDA INN

california pizza kitchen

CHIPOTLE BJs

Olive Garden

AMERICA'S BEST CONTACTS & EYEGLASSES THE JOINT chiropractic

THE COFFEE BEAN & TEA LEAF

WHOLE FOODS MARKET

EREWHON

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FOR MORE INFORMATION, PLEASE CONTACT:

GREGORY BARSAMIAN

Senior Vice President
+1 818 406 3658
Lic. 00873206
gregory.barsamian@cbre.com

DAMON FELDMETH

Senior Vice President
+1 818 481 0988
Lic. 01171037
damon.feldmeth@cbre.com

ABRAHAM KIM

Senior Associate
+1 213 613 3347
Lic. 02077431
abraham.kim@cbre.com

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