



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Suites
For Lease

1314 W Glenoaks Blvd, Glendale, CA 91201



DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

OLE OLSON

SALES ASSOCIATE

O: 818.956.7001 X144 | C: 818.294.0787
Ole@stevensonrealestate.com
CALDRE #01973001

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com
CALDRE #00983560

Executive Summary



Property Overview

Suite 100: 1,096 SF office suite on the second floor with panoramic 180-degree views, two (2) planter balconies and operable windows for fresh air; two (2) reserved parking spaces at \$65 per space per month.

Suite 103: 1,085 SF window-lined unit with private offices, a bullpen area, and a glass conference room.

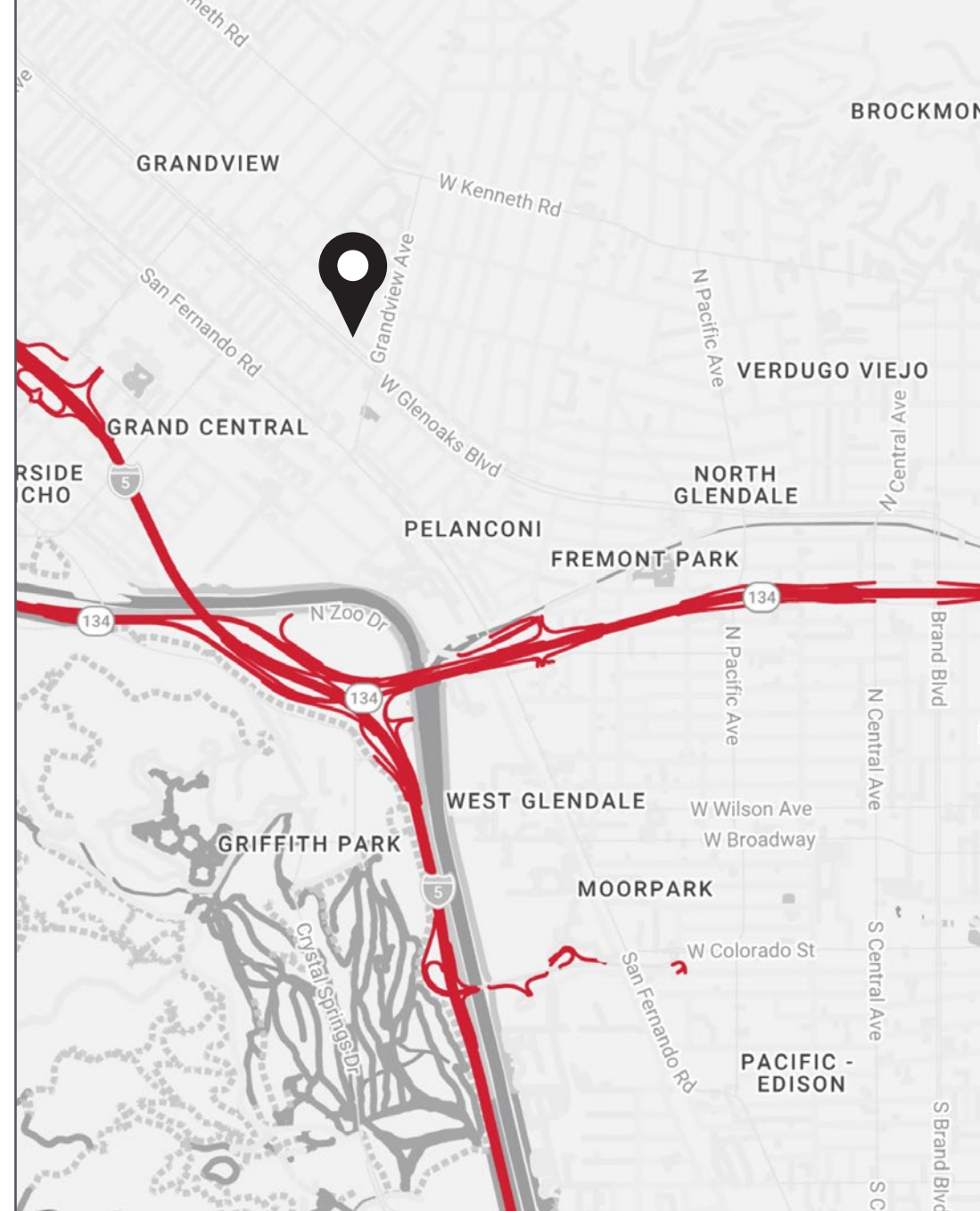
Suite 104: 1,160 SF window-lined unit with private offices, a bullpen area, and a glass conference room.

Suite 203: 1,493 SF office suite on the third floor with double-door entry, two (2) large private offices and an open area; two (2) reserved parking spaces at \$65 per space per month.

This garden office building has gated parking, security cameras and 24-hour access. Utilities are included in the base rent. Centrally located, the property is near an abundance of amenities and close to the 5 & 134 freeways. Call to schedule a tour.

Offering Summary

SUITE 100	1,096 SF
LEASE RATE	\$2.69/SF/MO, FSG (net of janitorial)
TERM	2 -5 Years
PARKING SPACES	2
SUITE 103	1,085 SF
LEASE RATE	\$2.72/SF/MO, FSG (net of janitorial)
TERM	2 -5 Years
PARKING SPACES	2
SUITE 104	1,160 SF
LEASE RATE	\$2.81/SF/MO, FSG (net of janitorial)
TERM	2 -5 Years
PARKING SPACES	2
SUITE 203	1,493 SF
LEASE RATE	\$2.67/SF/MO, FSG (net of janitorial)
TERM	2 -5 Years
PARKING SPACES	2

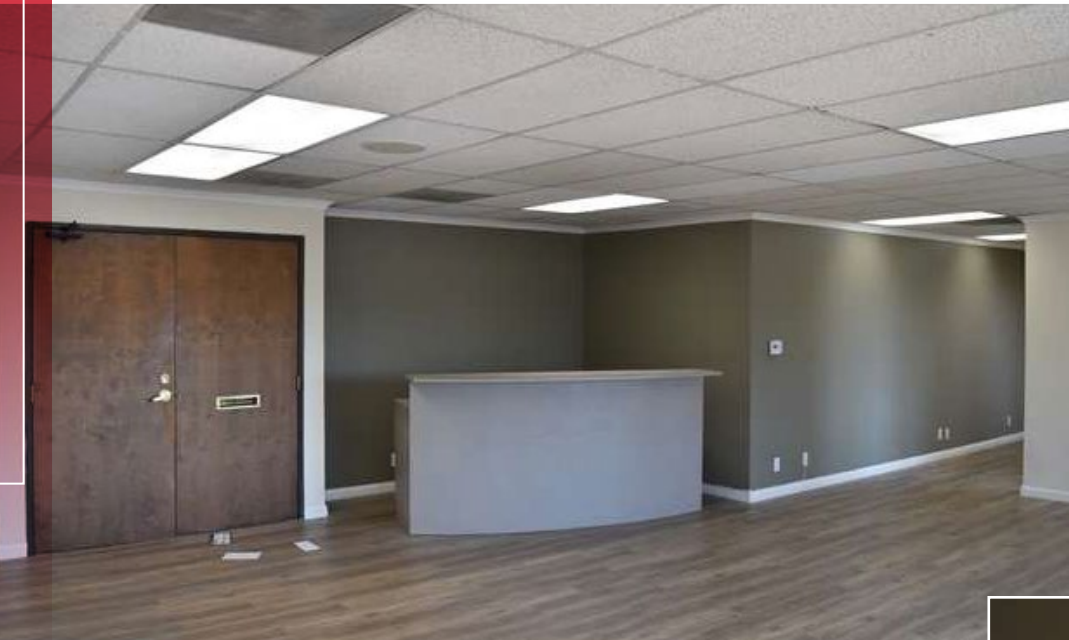


DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

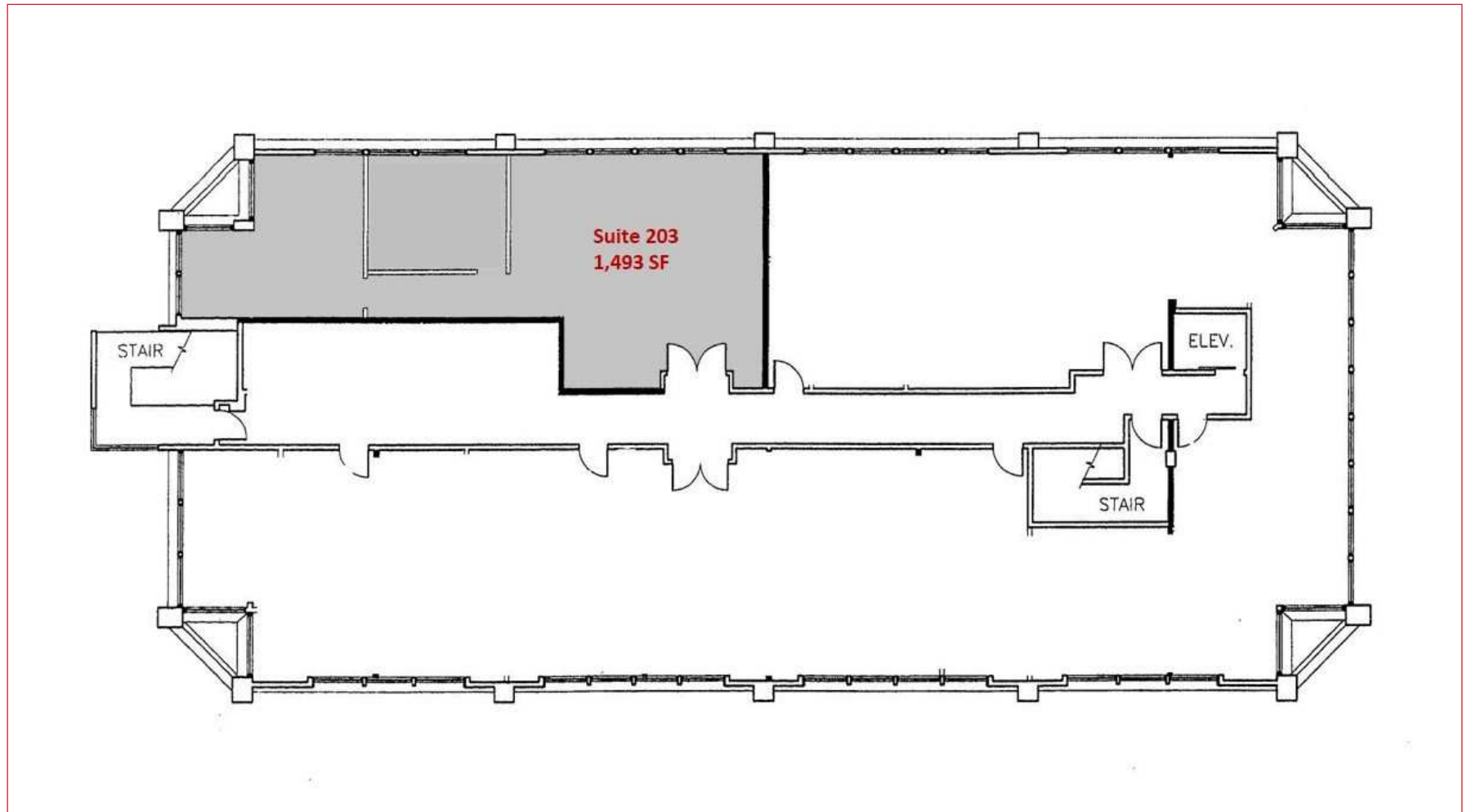
Property Photos - Suite 103



Property Photos - Suite 203



Floor Plan - Suite 203



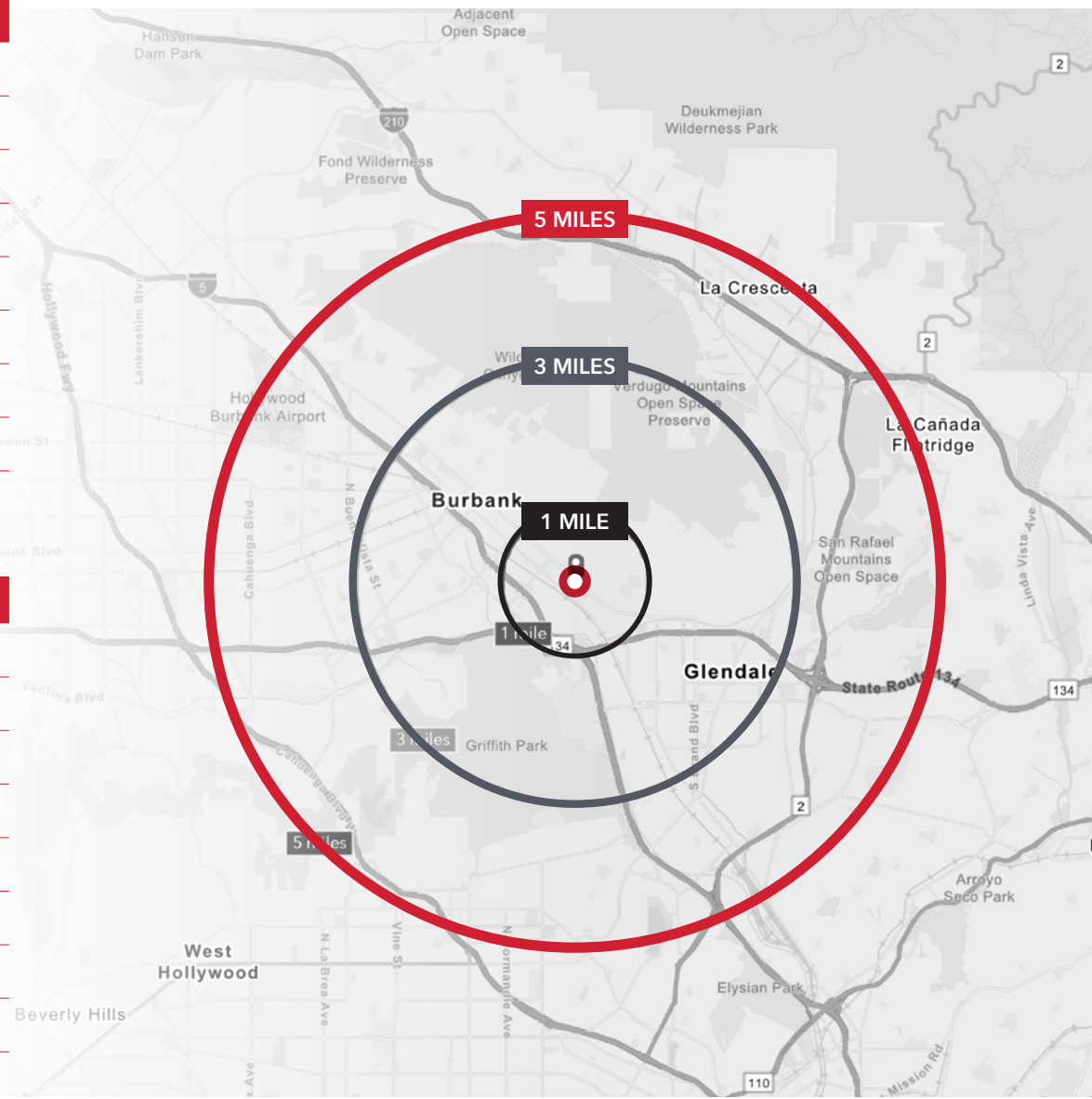
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,985	184,563	475,333
Households	10,482	77,520	204,417
Families	7,199	47,137	113,627
Average Household Size	2.56	2.36	2.29
Owner Occupied Housing Units	3,933	23,658	71,674
Renter Occupied Housing Units	6,549	53,862	132,743
Median Age	44.1	42.2	41.5
Median Household Income	\$86,317	\$84,311	\$94,465
Average Household Income	\$129,127	\$122,421	\$137,527

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,608	183,510	473,670
Households	10,582	79,141	208,588
Families	7,285	48,093	116,095
Average Household Size	2.50	2.29	2.23
Owner Occupied Housing Units	4,065	24,212	73,062
Renter Occupied Housing Units	6,517	54,929	135,526
Median Age	45.6	43.9	42.9
Median Household Income	\$103,069	\$96,727	\$106,710
Average Household Income	\$146,845	\$136,571	\$152,981



For more information, please contact:

DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

OLE OLSON

SALES ASSOCIATE

O: 818.956.7001 X144 | C: 818.294.0787
Ole@stevensonrealestate.com
CALDRE #01973001



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202
StevensonRealEstate.com
CALDRE #00983560