

700 BRAND

NOW OFFERING
A BROKER BONUS
OF \$2.00 PSF*

Premier Class A Office Space For Lease

700 NORTH BRAND BLVD
GLENDALE, CA

*For qualified tenants and new leases.
Minimum 2,500 RSF and 3-year lease term.

OWNED BY



LEASING BY

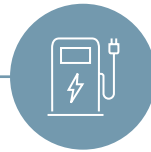


WHERE CONVENIENCE, PRESTIGE & MODERN WORKSPACES ALIGN

A premier Class A office destination in Downtown Glendale, combining contemporary design with unmatched accessibility and featuring a striking architectural presence, upgraded interiors, and advanced building systems.



Owned & managed by
Onni Group



EV charging stations



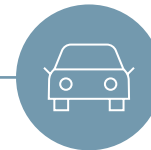
24/7 building access



Walking distance to numerous restaurants
and retail amenities within Downtown
Glendale, Americana at Brand and
Glendale Galleria



Convenient access to the 134,
5, and 2 freeways and close proximity
to Hollywood Burbank Airport



Parking ratio of 3.00/1,000 RSF leased at:
\$105 per unreserved stall/mo.
\$155 per reserved stall/mo.

PERFECTLY SITUATED

Centrally located among numerous restaurants & shops in Downtown Glendale, 700 Brand offers a truly amenity-rich experience

- | | |
|-------------------------------|---------------------------|
| 01 Home Depot | 13 Tender Greens |
| 02 Target | 14 Sears |
| 03 Shake Shack | 15 24 Hour Fitness Active |
| 04 Glendale Central Library | 16 Porto's Bakery |
| 05 Glendale Marketplace | 17 Bank Of America |
| 06 In-N-Out Burger | 18 24 Hour Fitness |
| 07 California Pizza Kitchen | 19 Days Inn Glendale |
| 08 US Post Office | 20 Chase Bank |
| 09 Glendale Courthouse | 21 Embassy Suites |
| 10 Glendale Police Department | 22 Hilton |
| 11 Glendale Fashion Center | 23 Equinox |
| 12 Whole Foods | 24 Trader Joe's |

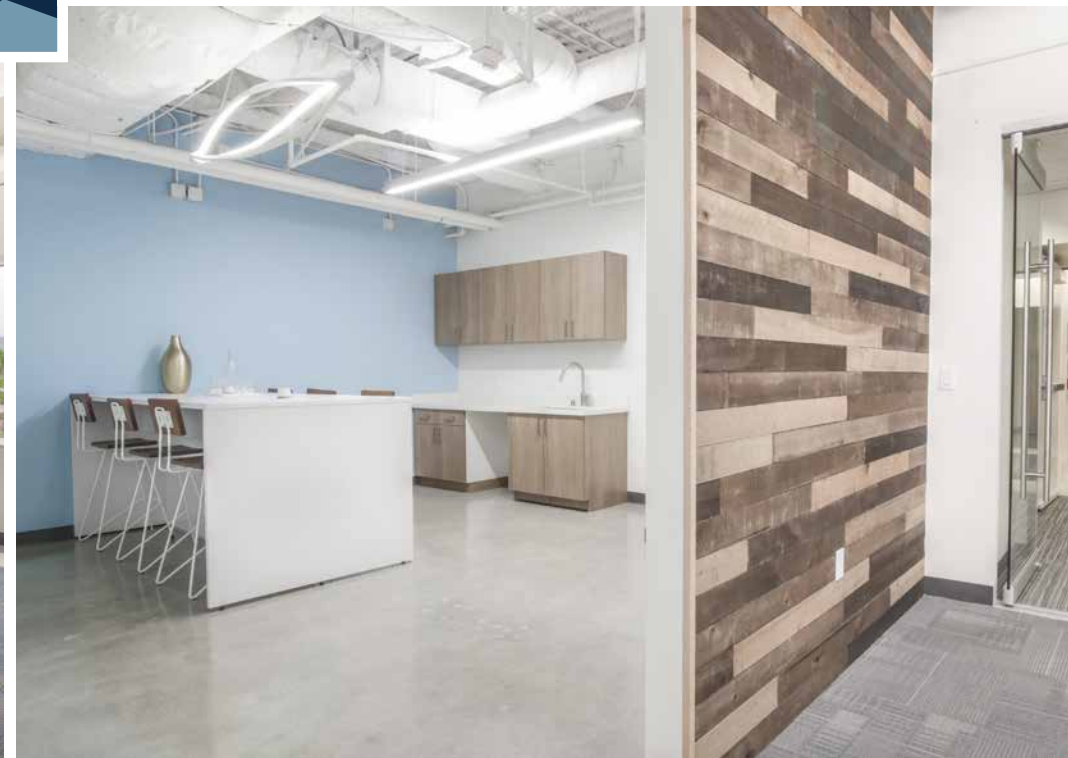


89

WALK SCORE



700BRAND



700BRAND

OFFICE SPACE FOR LEASE ■ KIDDER MATHEWS

AVAILABLE SUITES

SUITE	RSF	RATE	FEATURES
420	2,836	\$3.00/RSF per month FSG	2 glass offices, conference room, break room and open work area. Double door identity with creative finishes. Available January 1, 2027.
500	3,396	\$3.00/RSF per month FSG	Move-in ready suite with double door identity, 4 window offices, 1 interior office/meeting room, break room, storage and open work area. Contiguous with Suite 520 to 5,524 RSF.
520	2,128	\$3.00/RSF per month FSG	Move-in ready suite with 2 interior offices, conference room, break area and open work area. Contiguous with Suite 500 to 5,524 RSF.
700	16,520	\$3.00/RSF per month FSG	Full floor opportunity with 27 window offices, conference room, training room, mix of interior offices and open work area, break/lounge area, storage and reception. Suite is divisible.
800	1,771	\$3.00/RSF per month FSG	Move-in ready suite with 4 window offices, break room, storage, open work area and reception.
950	5,122	\$3.00/RSF per month FSG	Move-in ready suite with creative finishes. 5 window offices, conference room, break room, storage and open work area.
1050	7,720	\$3.00/RSF per month FSG	17 window offices, conference room and open work area. Suite is customizable to tenant's specifications.
1400	16,484	\$3.00/RSF per month FSG	Full floor opportunity available on the top floor of the building. Suite is customizable to tenant's specifications.

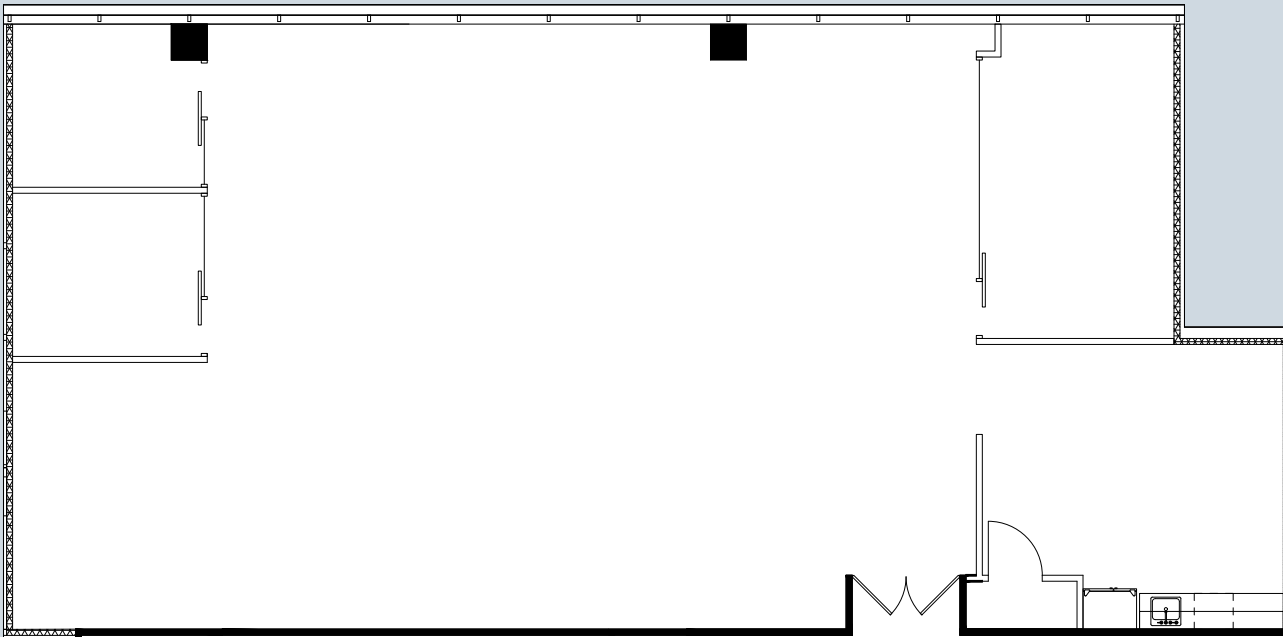
SUITE 420

2,836
SQUARE FEET

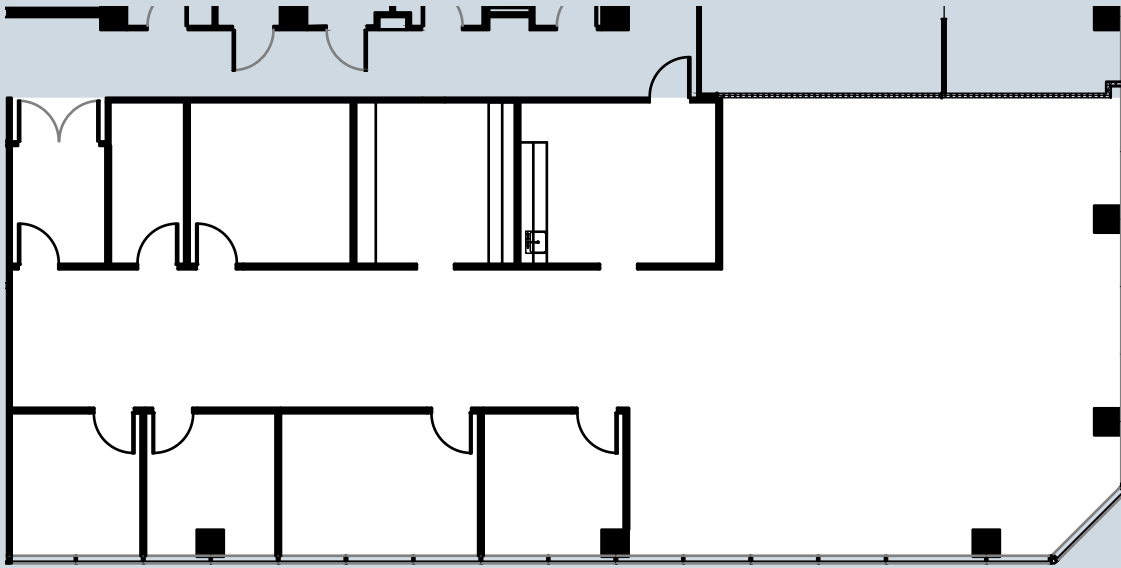
\$3.00
RSF/MO FSG

2 glass offices, conference room, break room and open work area. Double door identity with creative finishes

Available January 1, 2027



SUITE 500



3,396
SQUARE FEET

\$3.00
RSF/MO FSG

Double door identity

4 window offices, interior meeting room,
break room, storage and open work area

Contiguous with Suite 520 to 5,524 RSF



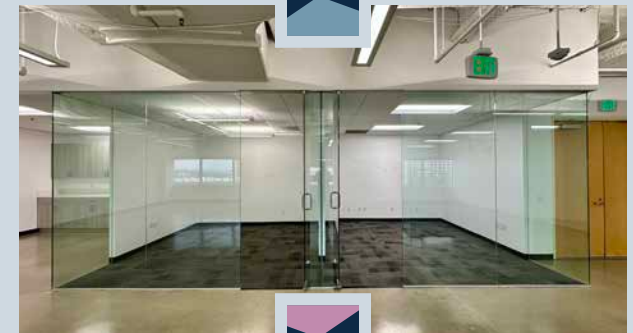
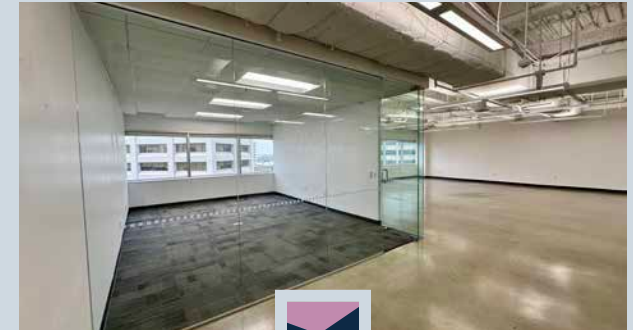
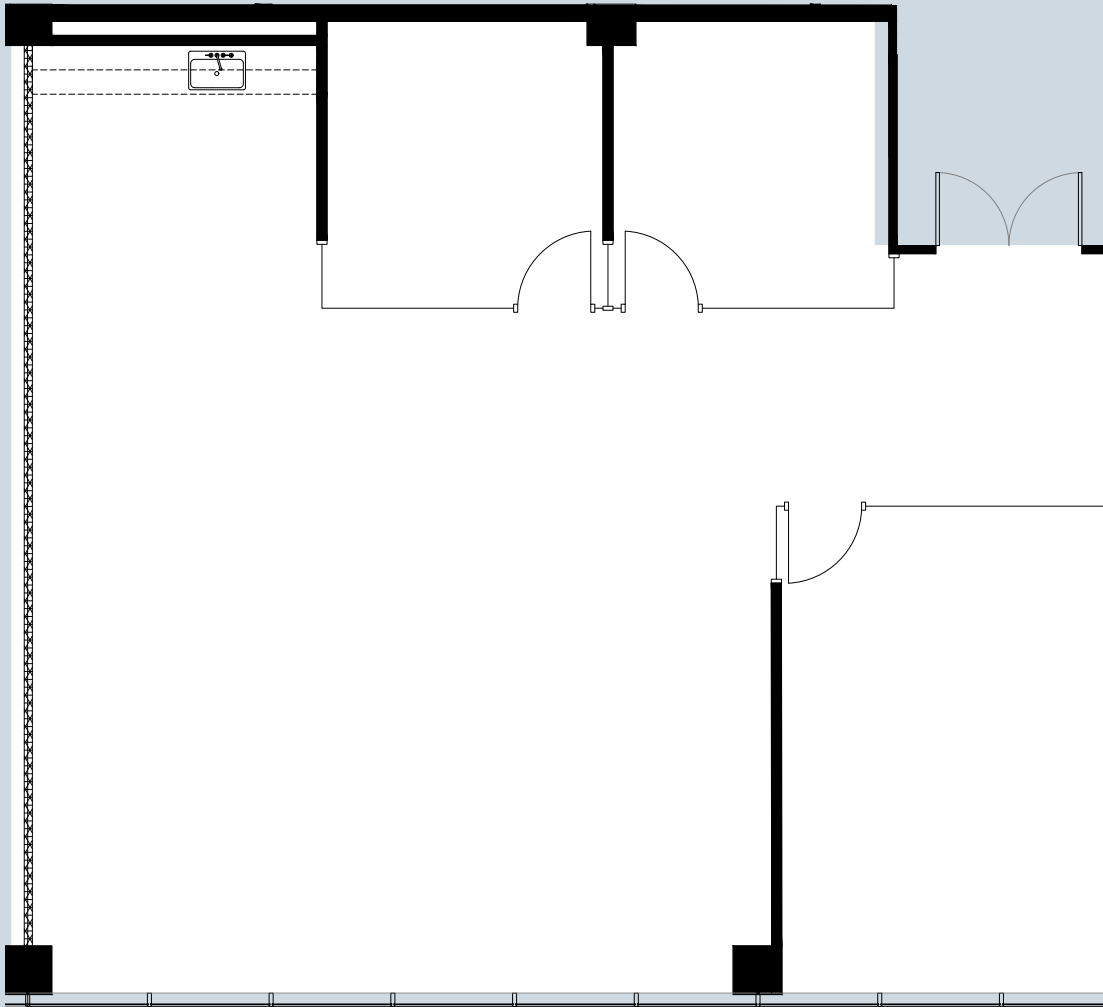
SUITE 520

2,128
SQUARE FEET

\$3.00
RSF/MO FSG

Move-in ready suite with 2 interior offices, conference room, break area and open work area

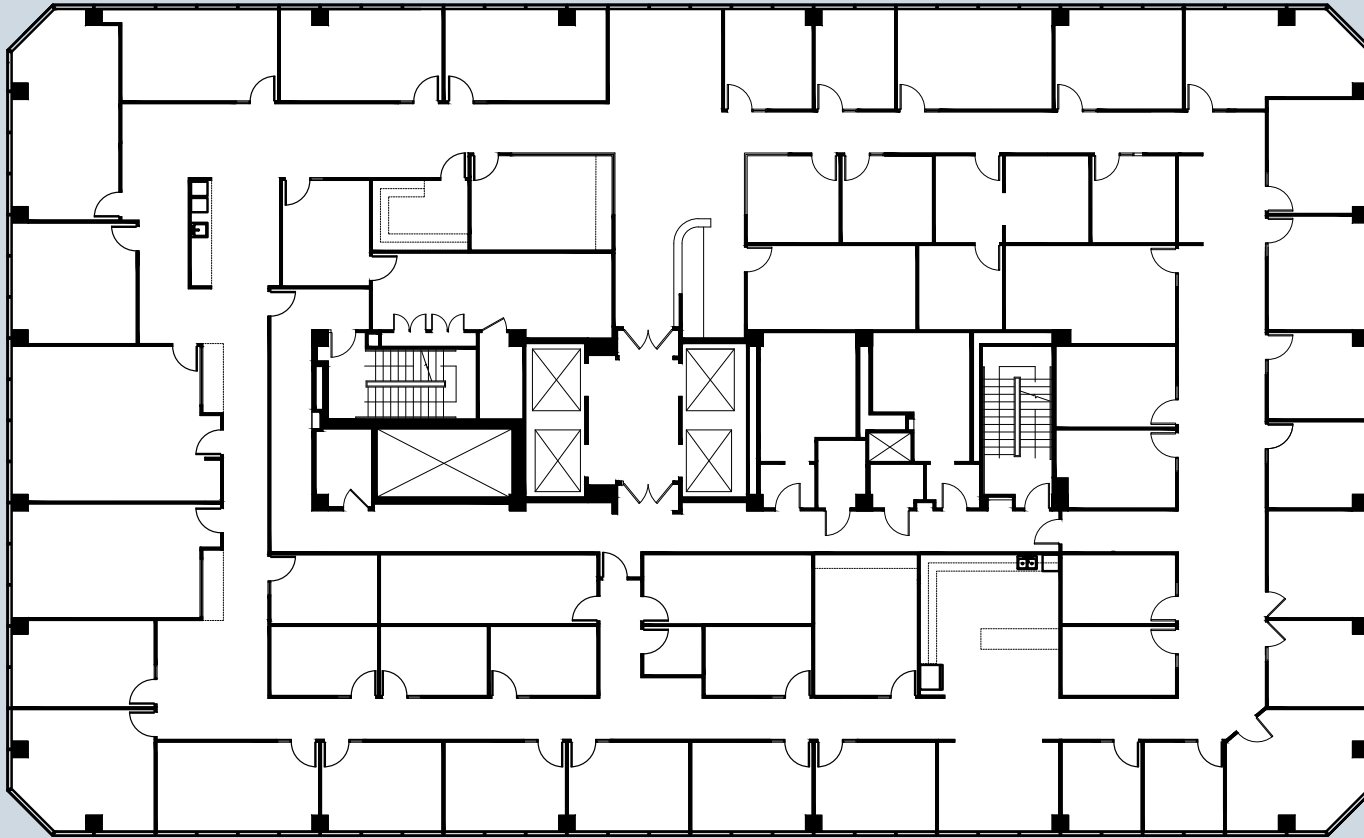
Contiguous with Suite 500 to 5,524 RSF



SUITE 700

16,520
SQUARE FEET

\$3.00
RSF/MO FSG



Full Floor Opportunity

27 window offices, conference room, training room, mix of interior offices and open work area, break/lounge area, storage and reception

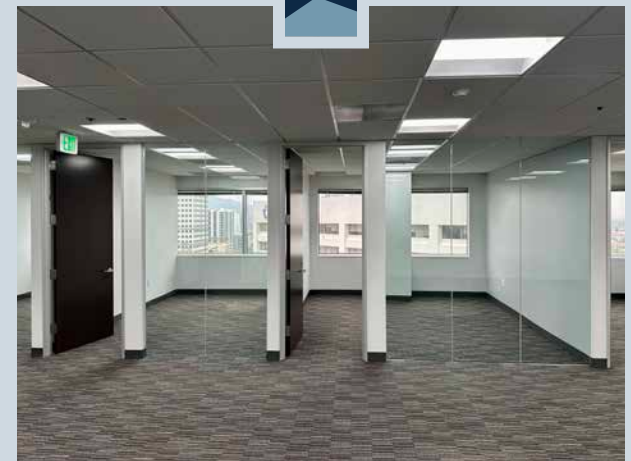
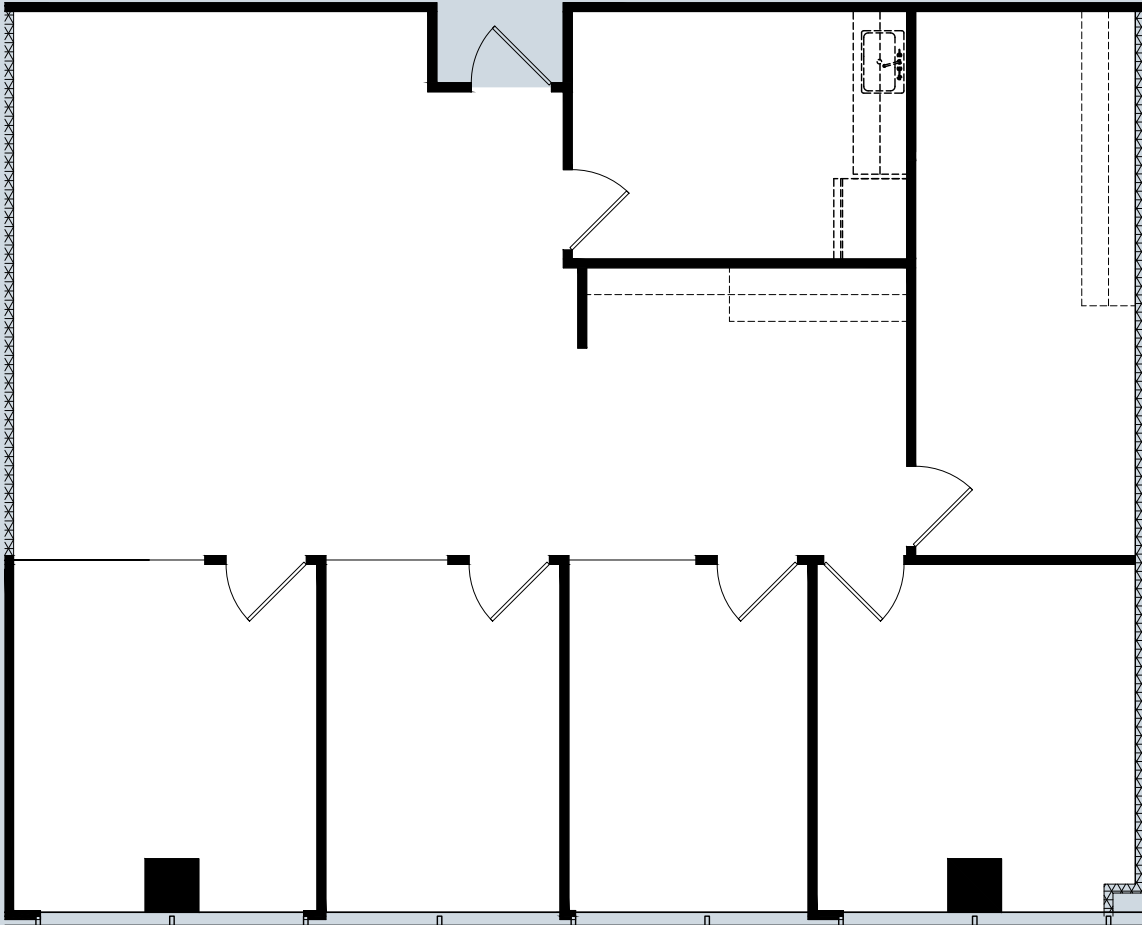
Suite is divisible

SUITE 800

1,771
SQUARE FEET

\$3.00
RSF/MO FSG

Move-in ready suite with 4 window offices, break room, storage, open work area and reception



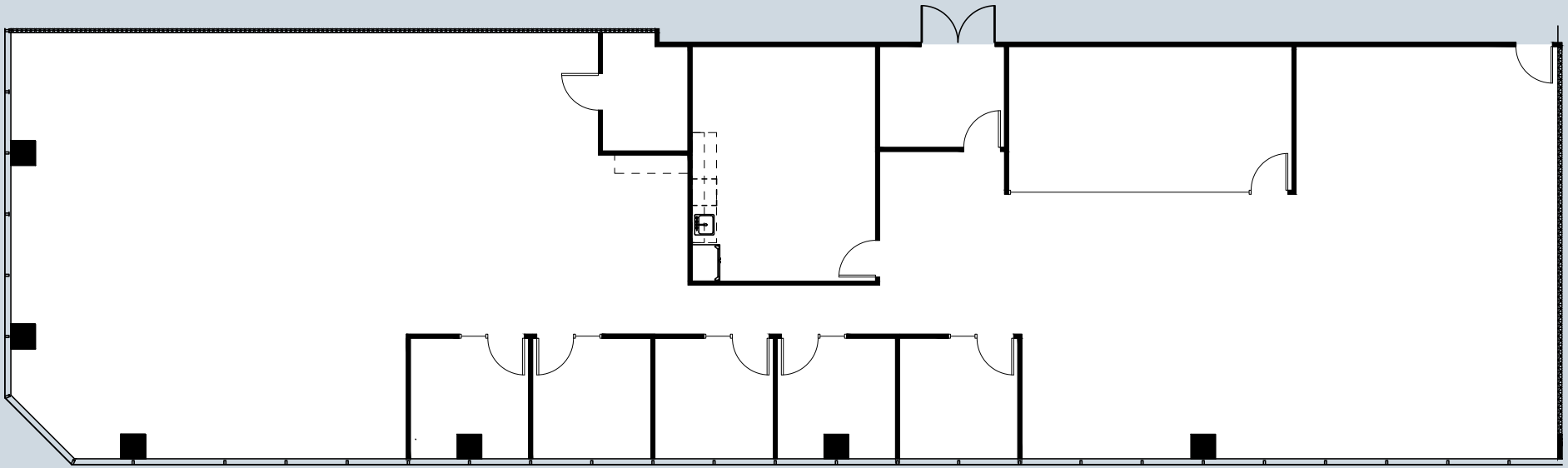
SUITE 950

5,122
SQUARE FEET

\$3.00
RSF/MO FSG

Move-in ready suite with creative finishes

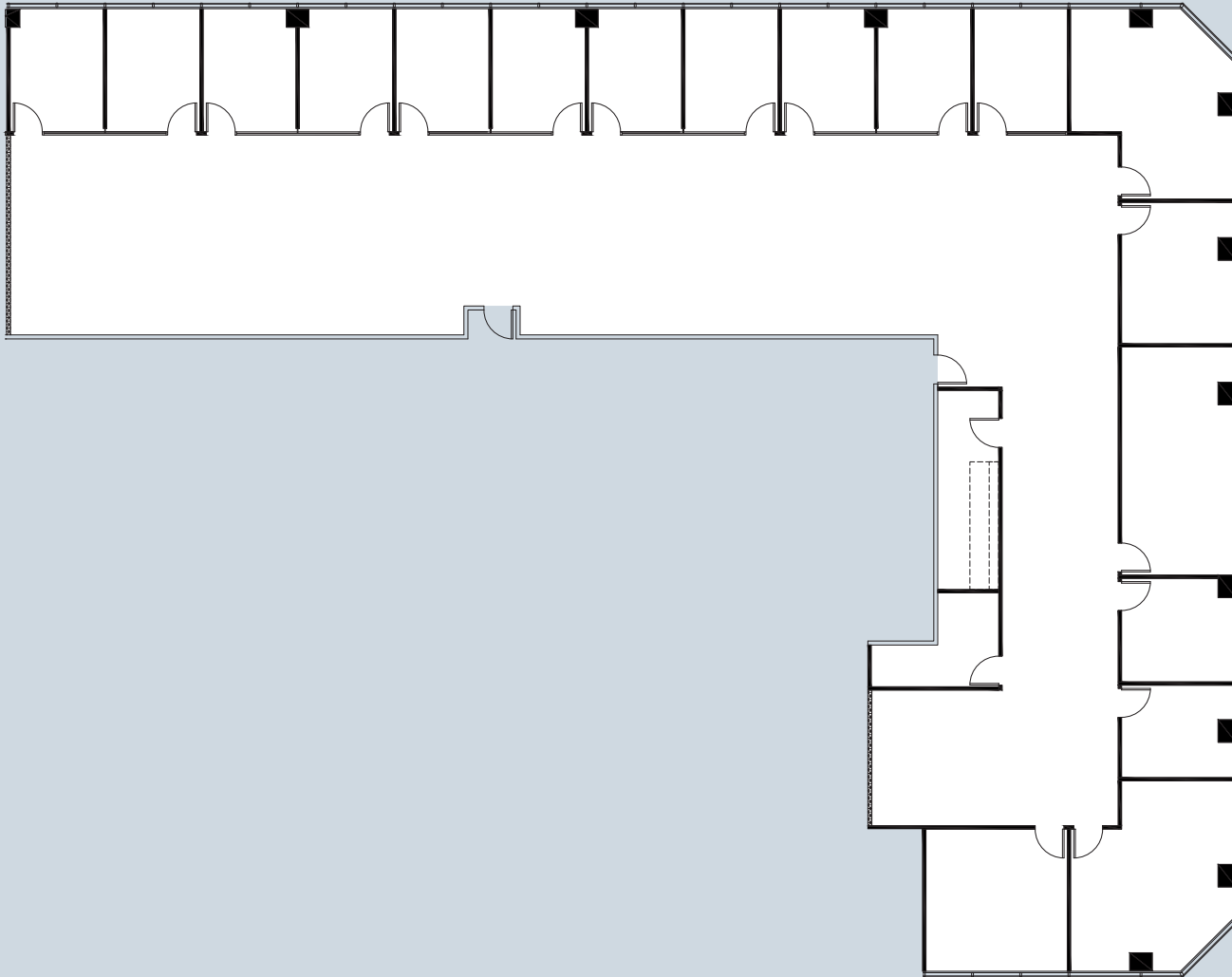
5 window offices, conference room, break room,
storage and open work area



SUITE 1050

7,720
SQUARE FEET

\$3.00
RSF/MO FSG



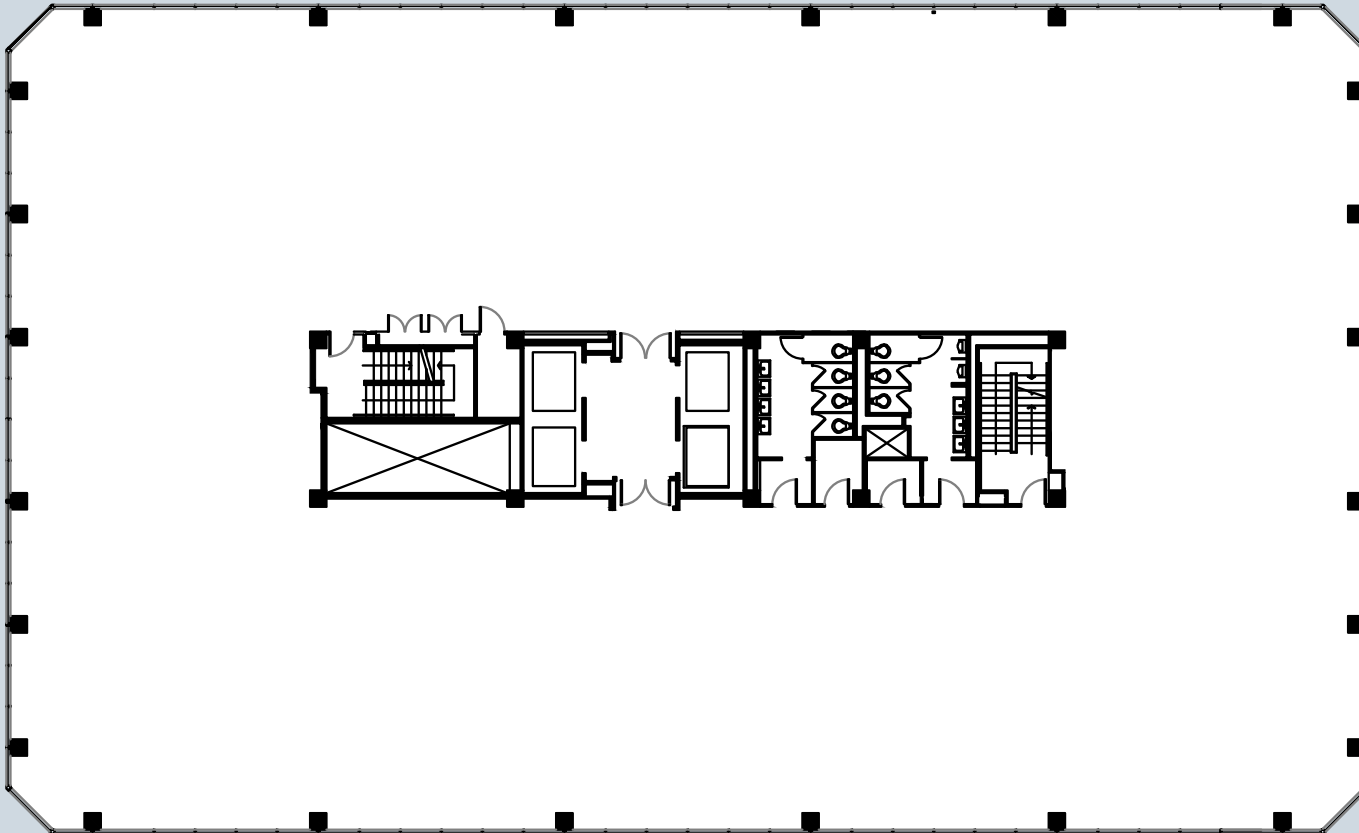
17 window offices, conference room and open work area

Suite is customizable to tenant's specifications

SUITE 1400

16,484
SQUARE FEET

\$3.00
RSF/MO FSG



Full Floor Opportunity

Top floor of the building

Suite is customizable to
tenant's specifications

700 BRAND

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OWNED BY



LEASING BY

