



# 741 GLENVIA ST.

GLENDALE, CA 91206

SUITE 200

OFFICE SUITE FOR LEASE



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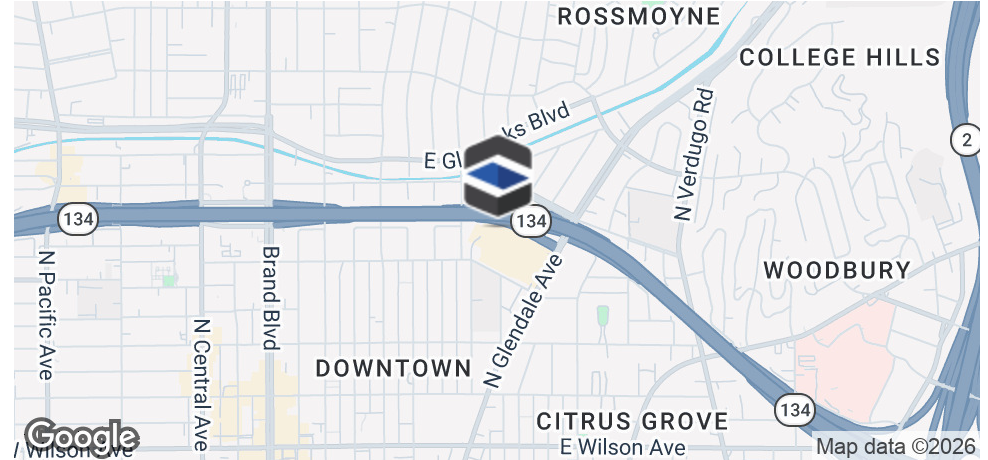
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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | [SYSTEMSREALSTATE.COM](http://SYSTEMSREALSTATE.COM)



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## OFFERING SUMMARY

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lease Rate:     | \$2.60 SF/MO<br>\$8,750.00 per month<br>Full Service Gross |
| Available Size: | 3,365 SF                                                   |
| Building SF:    | 11,802 SF                                                  |
| Year Built:     | 1983                                                       |
| APN. #          | 5643-011-035                                               |
| Zoned:          | GLC2                                                       |

## PROPERTY OVERVIEW

Downtown Glendale without the Downtown Price....Freestanding 2 -Story Building elevator served in North Glendale. With Immediate access to 134/2/210 & 5 Freeways 741 Glenvia will deliver a quality property at competitive pricing and flexible lease terms. The property is located in the the North Glendale area immediately adjacent to the Glendale Plaza and walking distance to Downtown Glendale and all amenities Glendale has to offer. Located accross the street from the recently opened Erewhon and only blocks to City Hall, The American at Brand, Glendale Galleria & the Brand Blvd of Cars, 741 offers modern amenities in a quiet neighborhood setting that offers privacy and accessibility. Contact Brokers below to schedule a private showing.

## PROPERTY HIGHLIGHTS

- Easy 134/2/210 & 5 Fwy Access
- High Visibility and multiple restaurants and shops within walking distance
- Elevator & 24 Hour Access

All information provided herein (including but not limited to square footage calculations and zoning) 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 (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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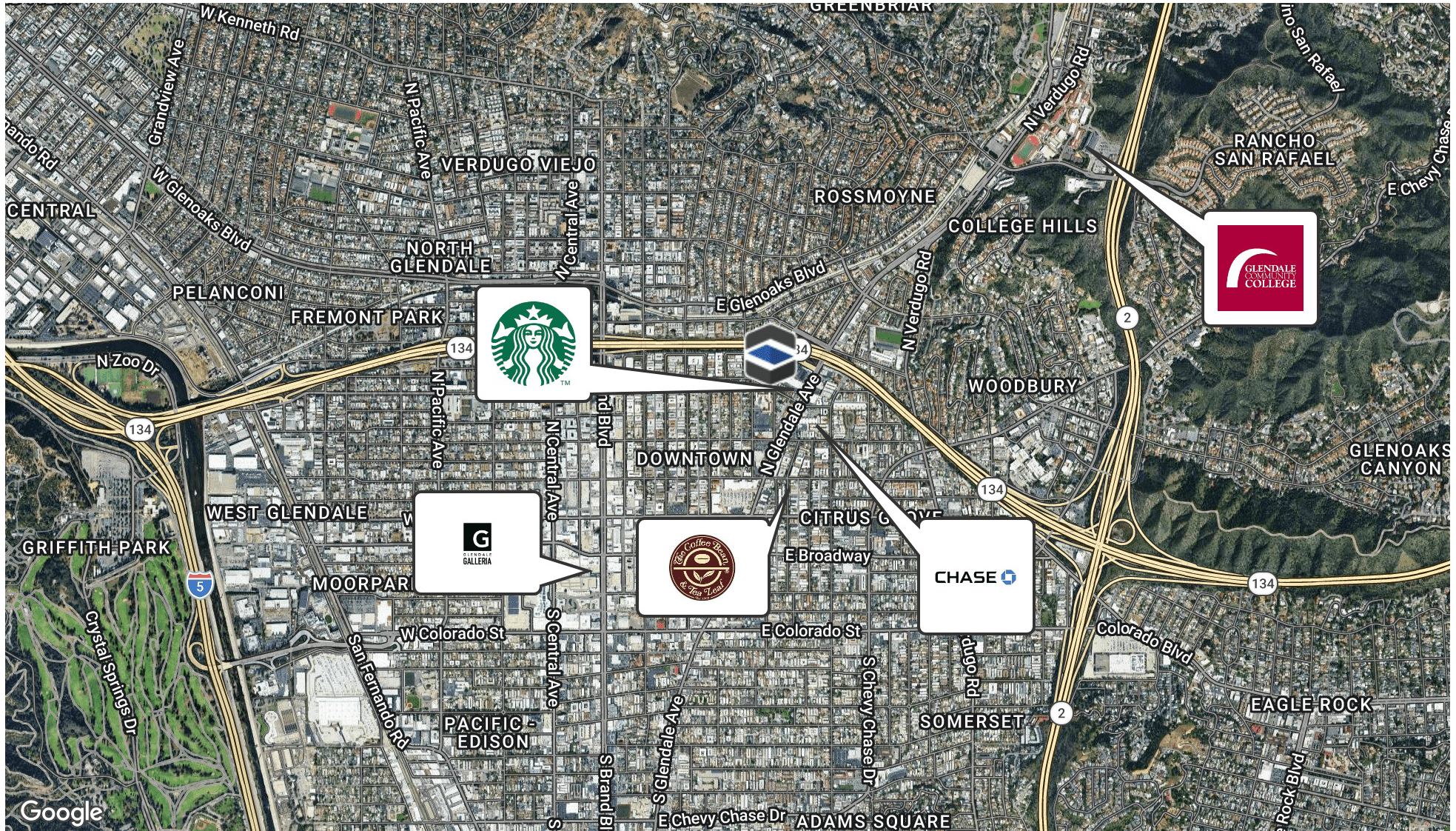
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