



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Suite For Lease

301 East Glenoaks Blvd, Suite 4, Glendale, CA 91207



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1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

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CALDRE #00983560

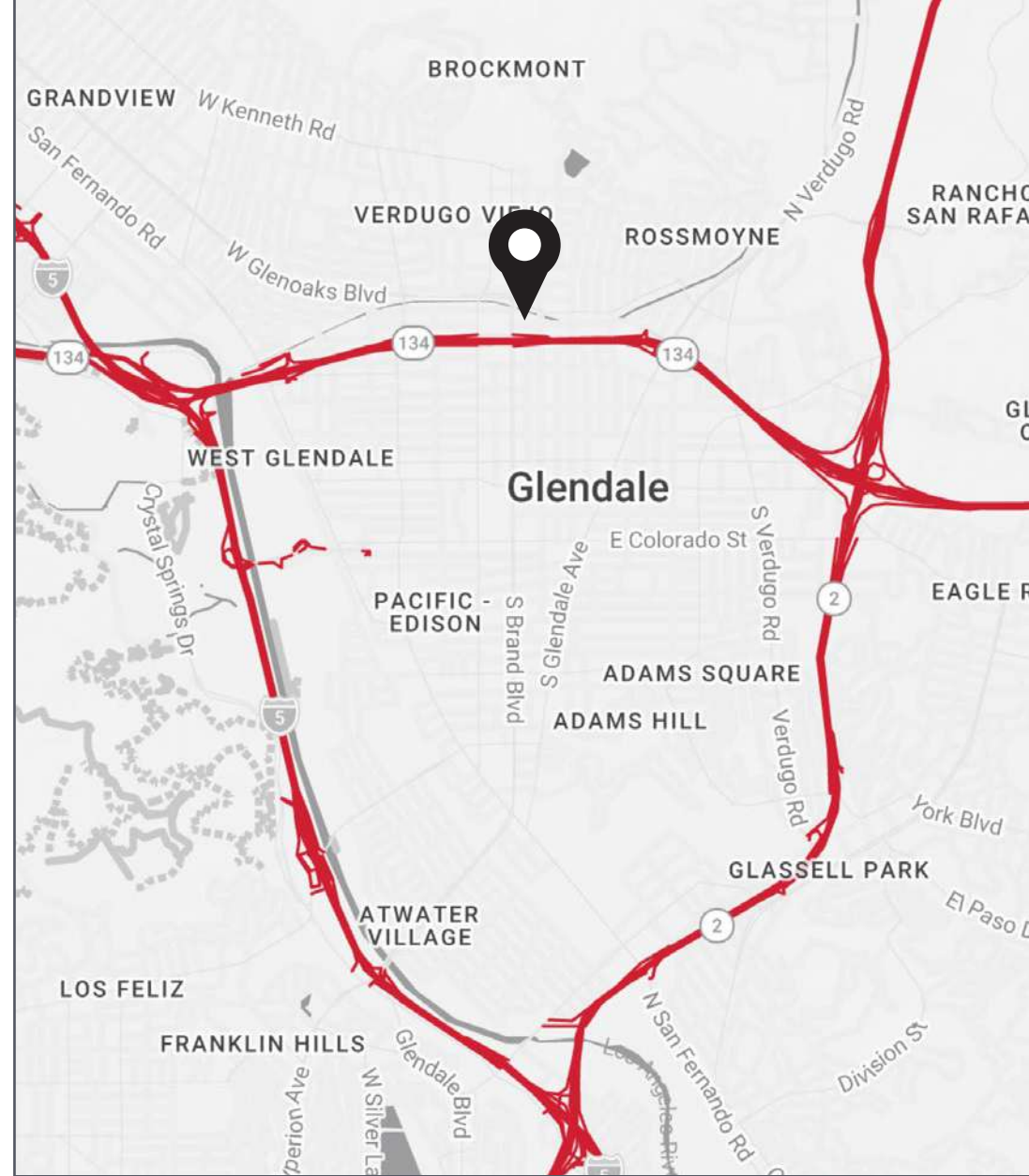
Offering Summary

AVAILABLE SPACE	1,100 SF
LEASE RATE	\$2.75 / SF / MO, MG
TERM	2 - 5 Years
BUILDING SIZE	8,505 SF
LOT SIZE	10,216 SF
PARKING	3 Spaces @ \$50 / Space / MO

Property Overview

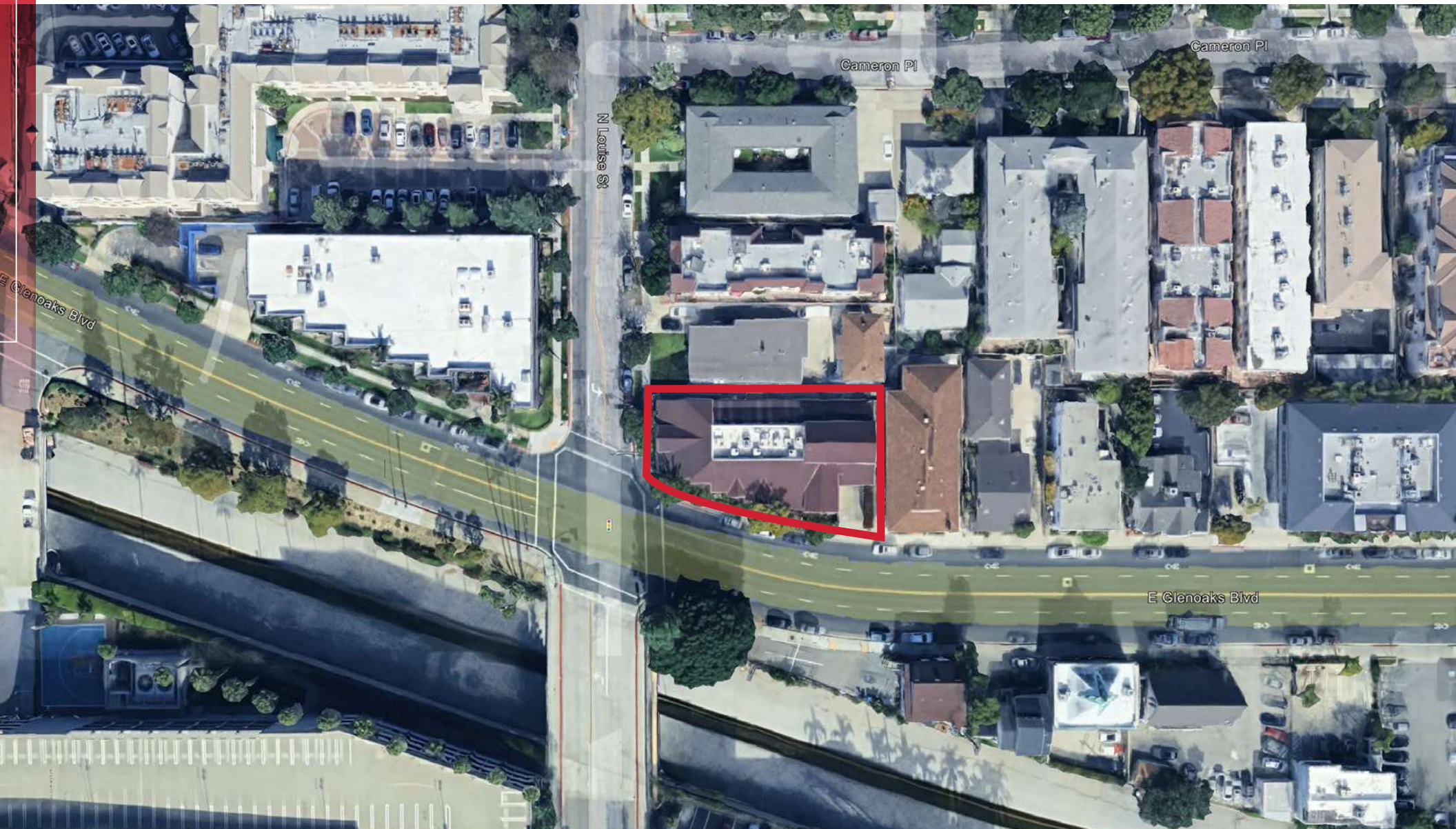
Small, professional office suite available in a garden office building that is comprised of three (3) window offices, reception area and kitchenette; 1/2 vaulted ceiling in the offices and reception area; located on the north side of the building with great natural light; the tenant pays for separately metered electricity; the landlord provides janitorial service to the suite; the HVAC is a packaged unit that is controlled by the tenant and dedicated exclusively to the suite.

The suite has three (3) parking spaces at \$50 per space per month located in a semi-subterranean garage; tenant has 24-hour access to the premises; excellent Glendale location north of the 134 Freeway and just east of Brand Boulevard and the extremely busy Trader Joe's, Walgreens, and Coffee Bean & Tea Leaf shopping center.

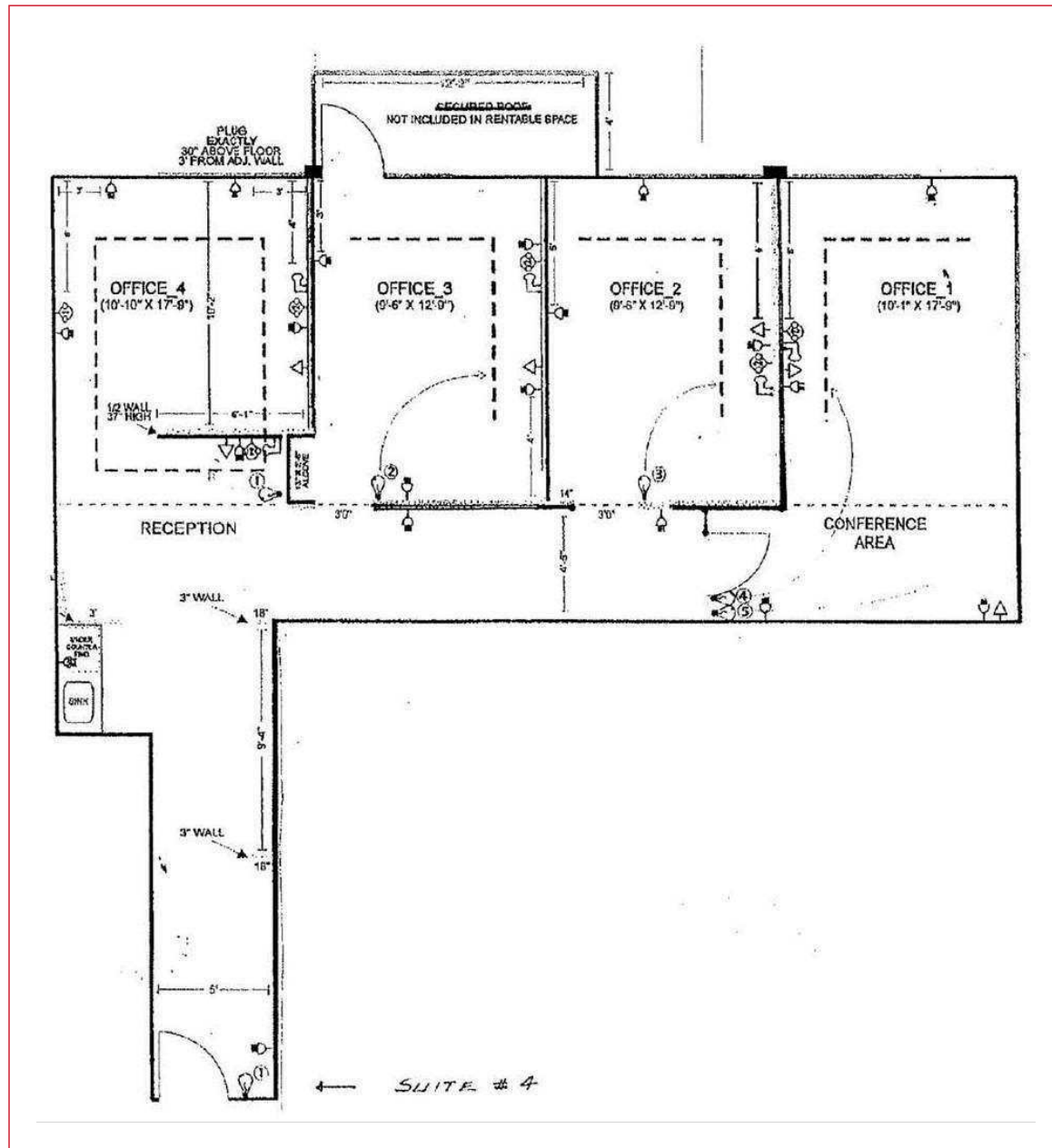


DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical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

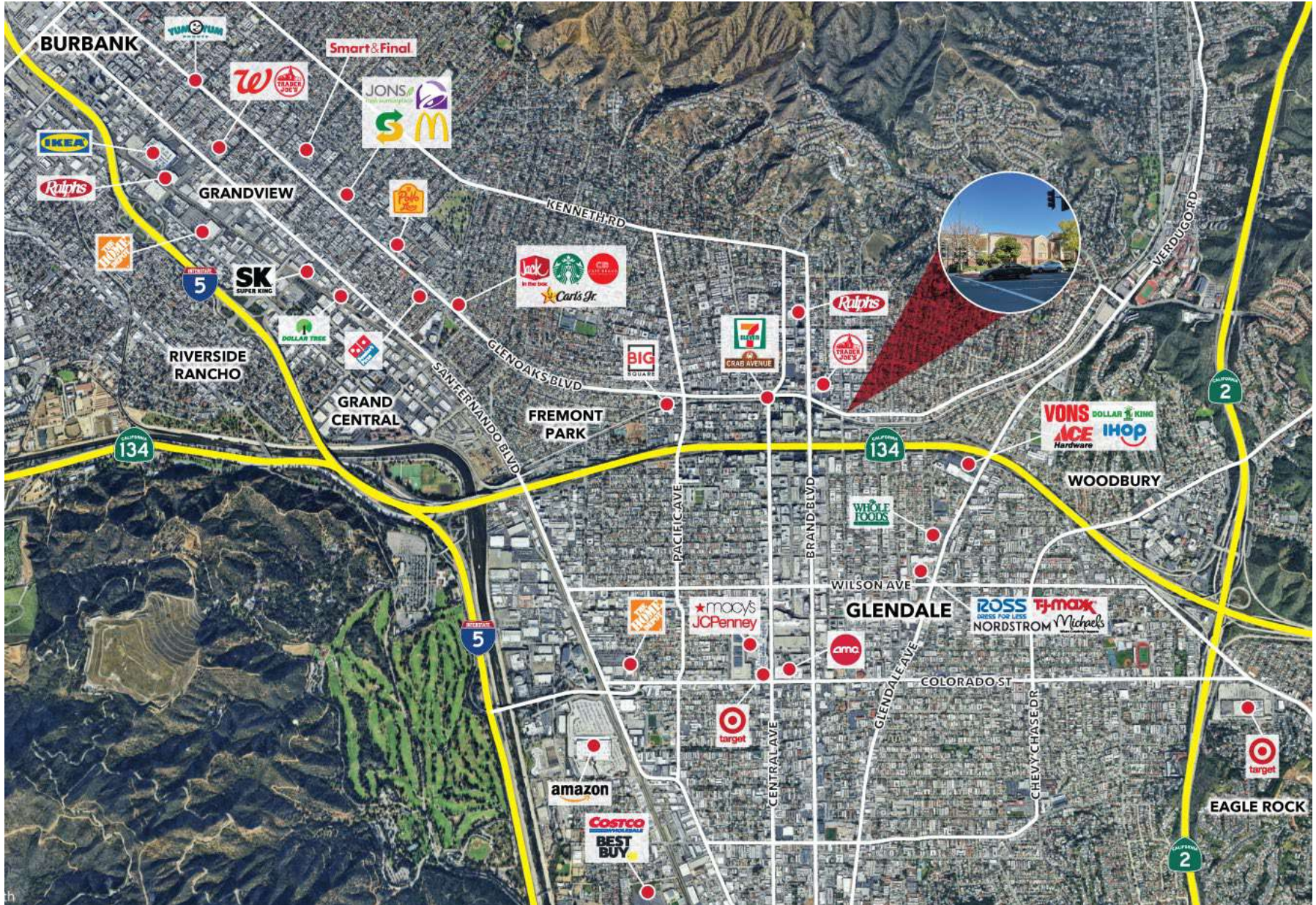
Aerial Map



Floor Plan - Suite 4



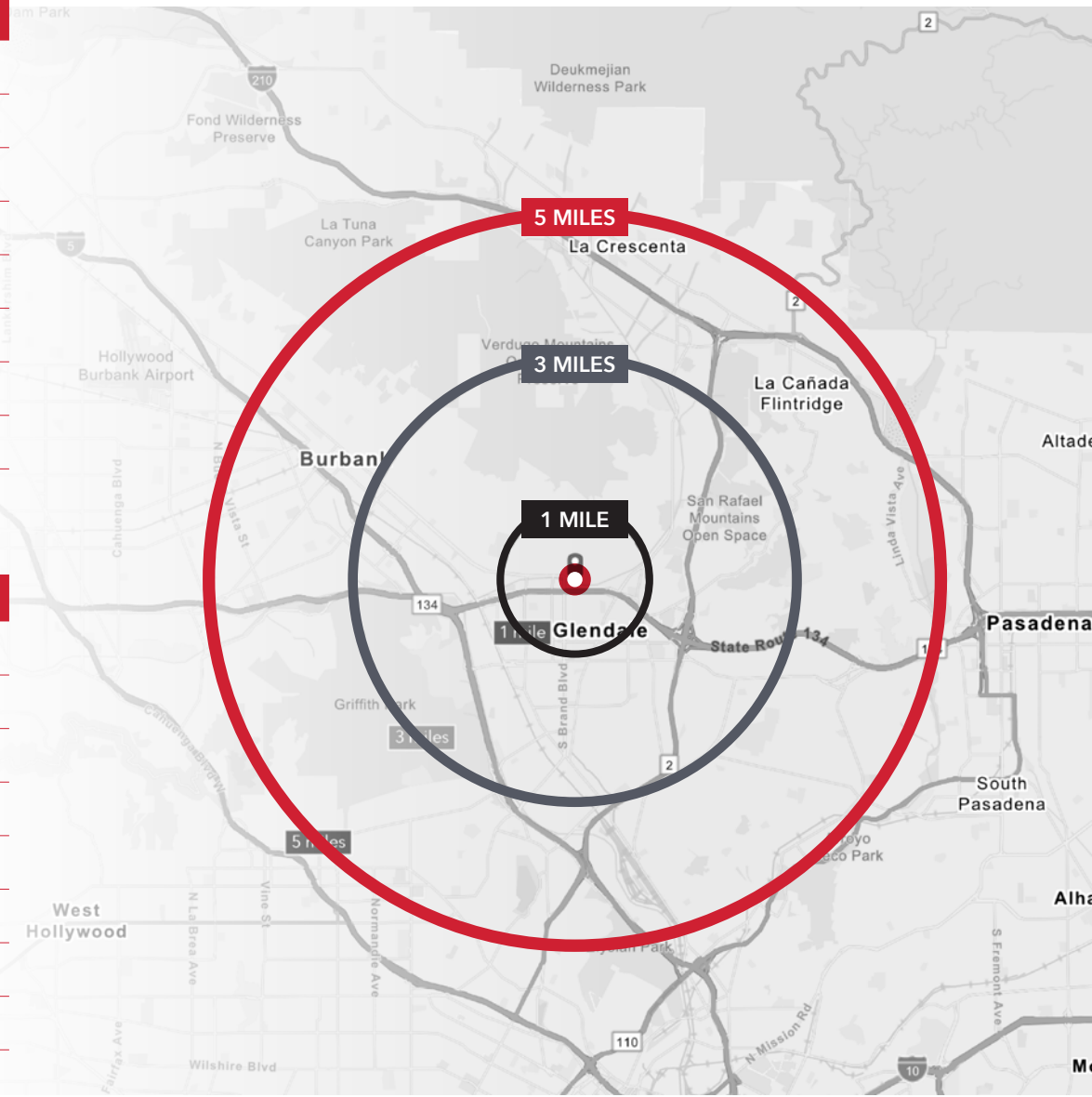
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	53,700	199,286	468,658
Households	24,058	81,531	193,652
Families	14,200	51,004	114,580
Average Household Size	2.22	2.41	2.39
Owner Occupied Housing Units	6,212	26,584	75,748
Renter Occupied Housing Units	17,846	54,947	117,904
Median Age	41.8	42.5	41.8
Median Household Income	\$82,517	\$88,284	\$100,539
Average Household Income	\$118,112	\$126,954	\$145,365

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	53,954	196,939	463,098
Households	24,855	82,661	196,245
Families	14,639	51,728	116,135
Average Household Size	2.16	2.35	2.33
Owner Occupied Housing Units	6,308	27,089	77,001
Renter Occupied Housing Units	18,547	55,572	119,245
Median Age	43.6	44.1	43.3
Median Household Income	\$93,698	\$102,171	\$113,119
Average Household Income	\$131,916	\$142,761	\$162,042



For more information, please contact:

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