

# 535 BRAND

## Class A Office Space For Lease

535 NORTH BRAND BLVD  
GLENDALE, CA

OWNED BY

**onni**  
group

LEASING BY

**km** Kidder  
Mathews

# PRIME OFFICE SPACE IN GLENDALE'S THRIVING BUSINESS DISTRICT

An exceptional office tower in Glendale's thriving business district, **offering modern workspaces with high-end finishes and state-of-the-art infrastructure**, delivering the perfect blend of efficiency, prestige, and sophistication for today's businesses.



Owned & managed by  
Onni Group



Newly renovated building lobby, entry and  
monument sign



LA Metro and city shuttle stop directly in  
front of the building



Central to numerous restaurants and retail  
amenities within Downtown Glendale,  
Glendale Galleria, Americana at Brand,  
and various mixed-use retail and  
entertainment developments



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.  
\$150 per reserved stall/mo.  
\$95 per tandem stall/mo.

# PERFECTLY SITUATED

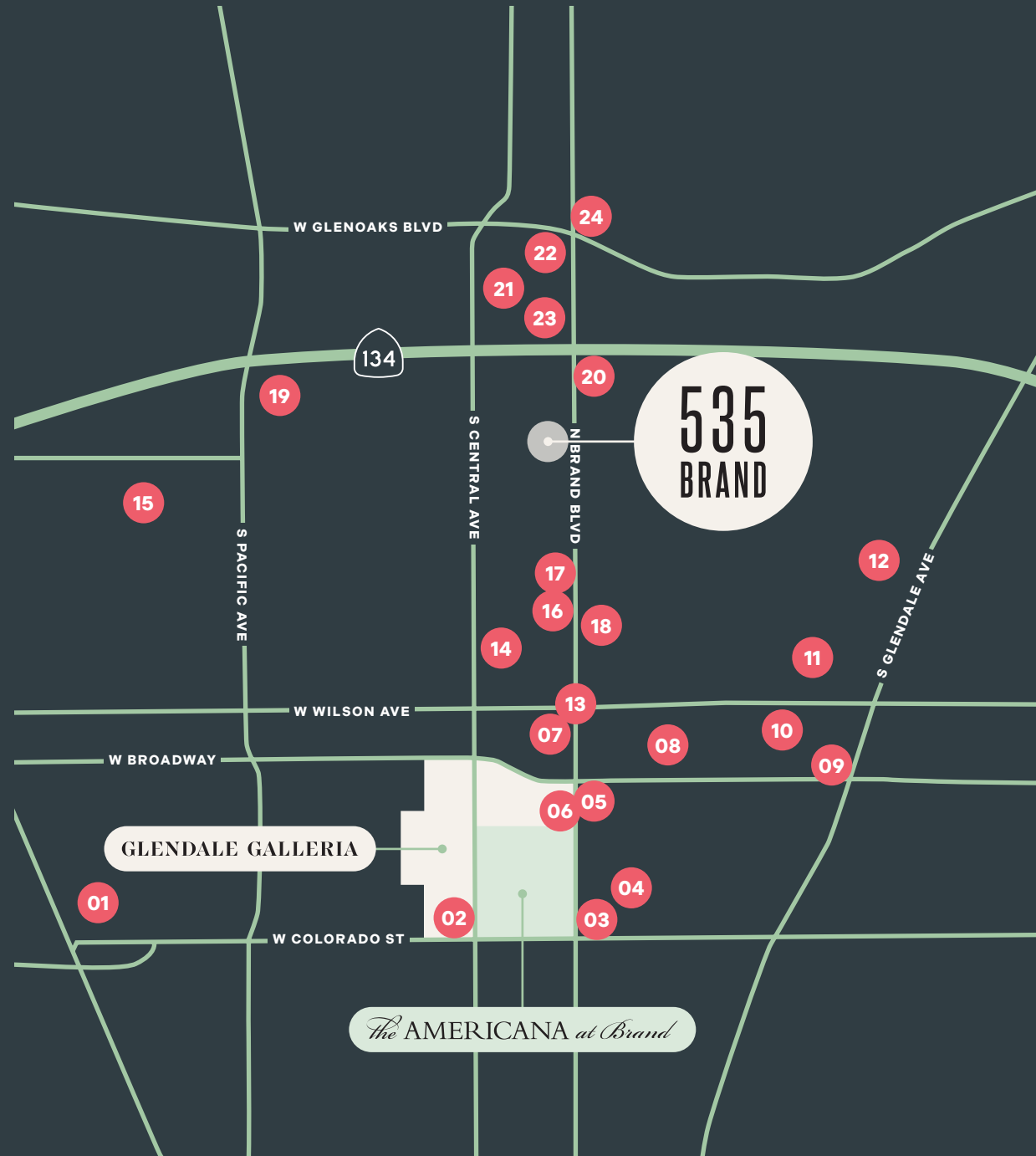
Centrally located among numerous restaurants & shops in Downtown Glendale, 535 Brand offers a truly amenity-rich experience

- |                               |                           |
|-------------------------------|---------------------------|
| 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           |



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WALK SCORE





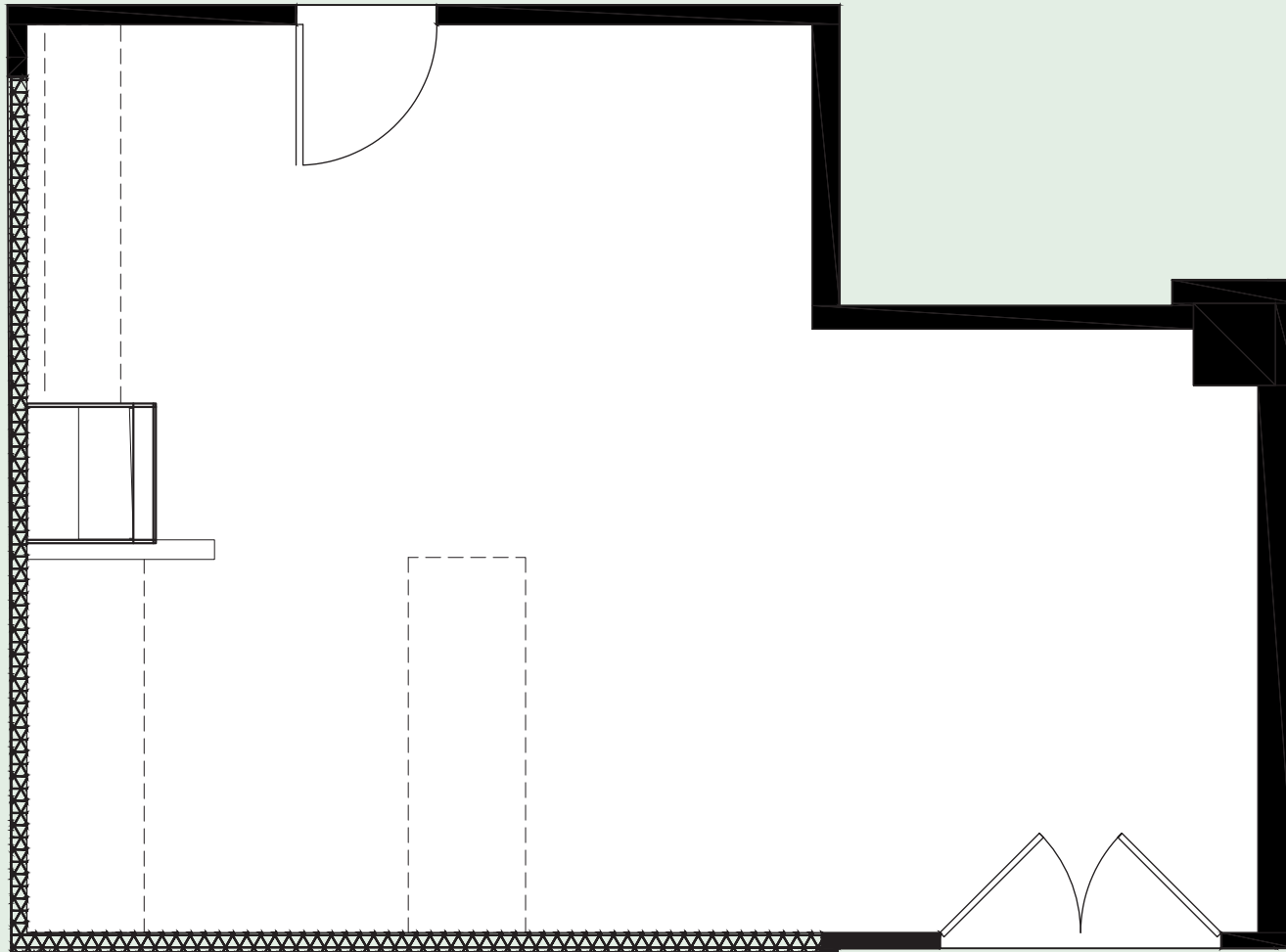
# AVAILABLE SUITES

| SUITE | RSF   | RATE                     | FEATURES                                                                                                                                               |
|-------|-------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 100   | 520   | \$3.25/RSF per month FSG | Ground floor space ideal for coffee shop or food user. Also available for small office user.                                                           |
| 200   | 1,368 | \$3.25/RSF per month FSG | Corner office suite with 2 window offices, conference room, break room and open work area.                                                             |
| 210   | 928   | \$3.25/RSF per month FSG | Corner office suite with 3 window offices and open work area.                                                                                          |
| 245   | 187   | \$3.25/RSF per month FSG | Interior office mini-suite with shared access to conference room and break room.                                                                       |
| 270   | 323   | \$3.25/RSF per month FSG | Window office mini-suite with shared access to conference room and break room.                                                                         |
| 300   | 4,505 | \$2.95/RSF per month FSG | Double door identity off of the elevator lobby. 8 window offices, 2 conference rooms, break area, open work area and reception with creative finishes. |
| 450   | 2,409 | \$2.95/RSF per month FSG | 3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.                                               |

# SUITE 100

520  
SQUARE FEET

\$3.25  
RSF/MO FSG

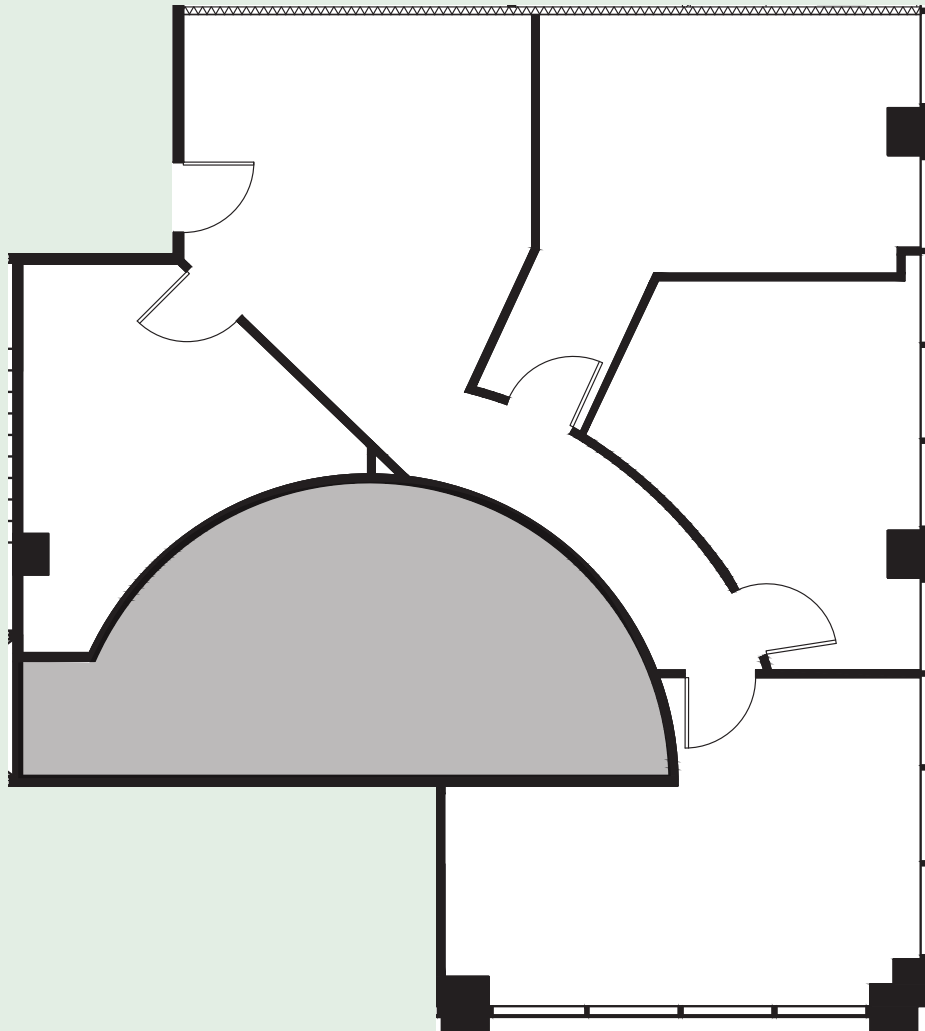


Ground floor space ideal for coffee shop or food user. Also available for small office user.

# SUITE 200

1,368  
SQUARE FEET

\$3.25  
RSF/MO FSG

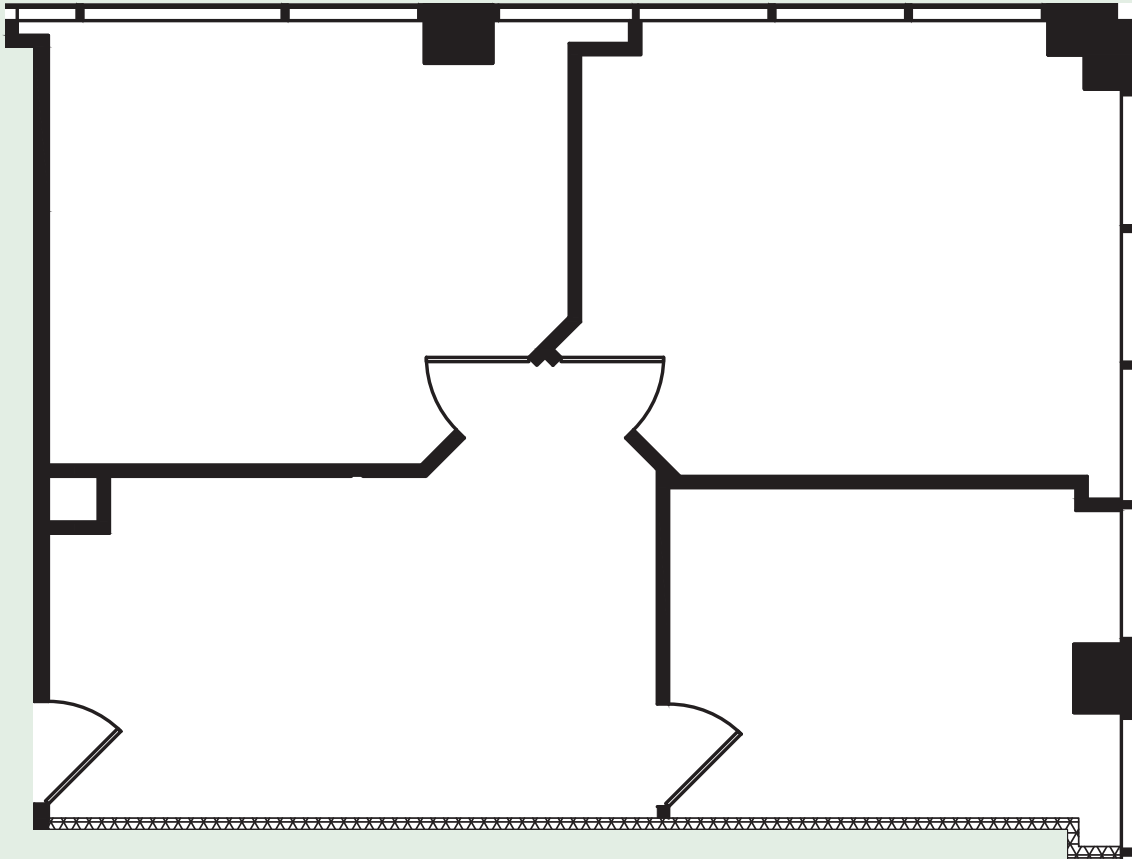


Corner office suite with 2 window offices, conference room, break room and open work area.

# SUITE 210

928  
SQUARE FEET

\$3.25  
RSF/MO FSG

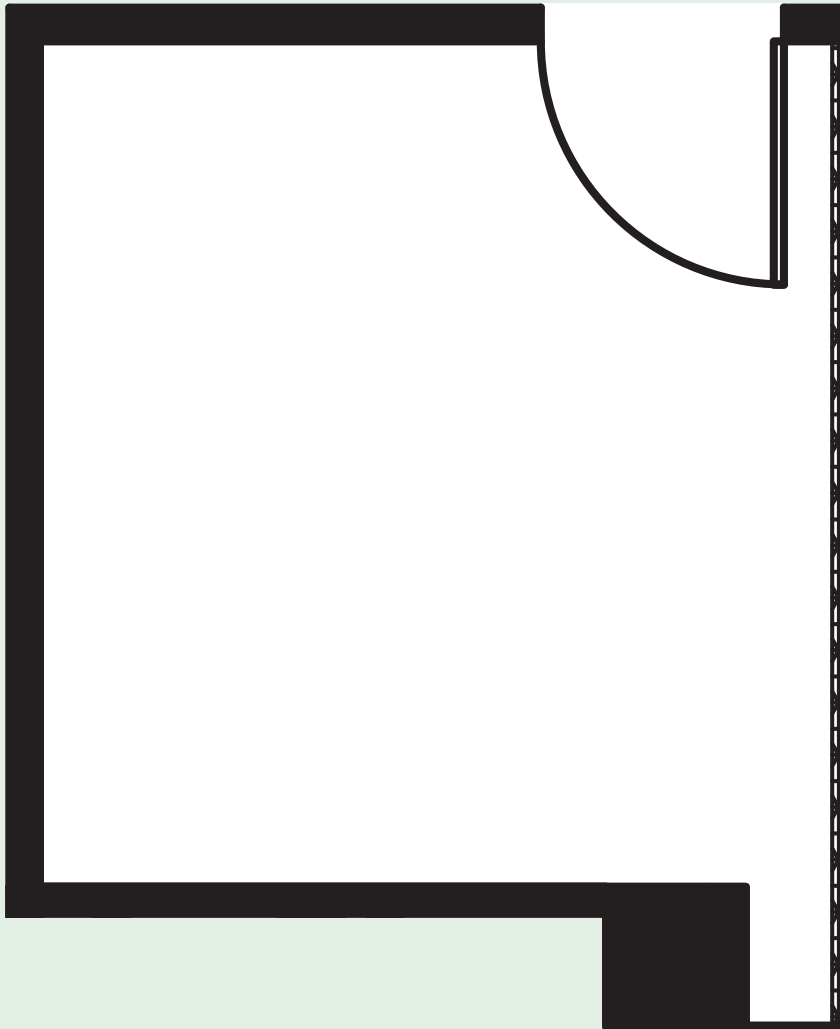


Corner office suite with 3  
window offices and open  
work area.

# SUITE 245

187  
SQUARE FEET

\$3.25  
RSF/MO FSG

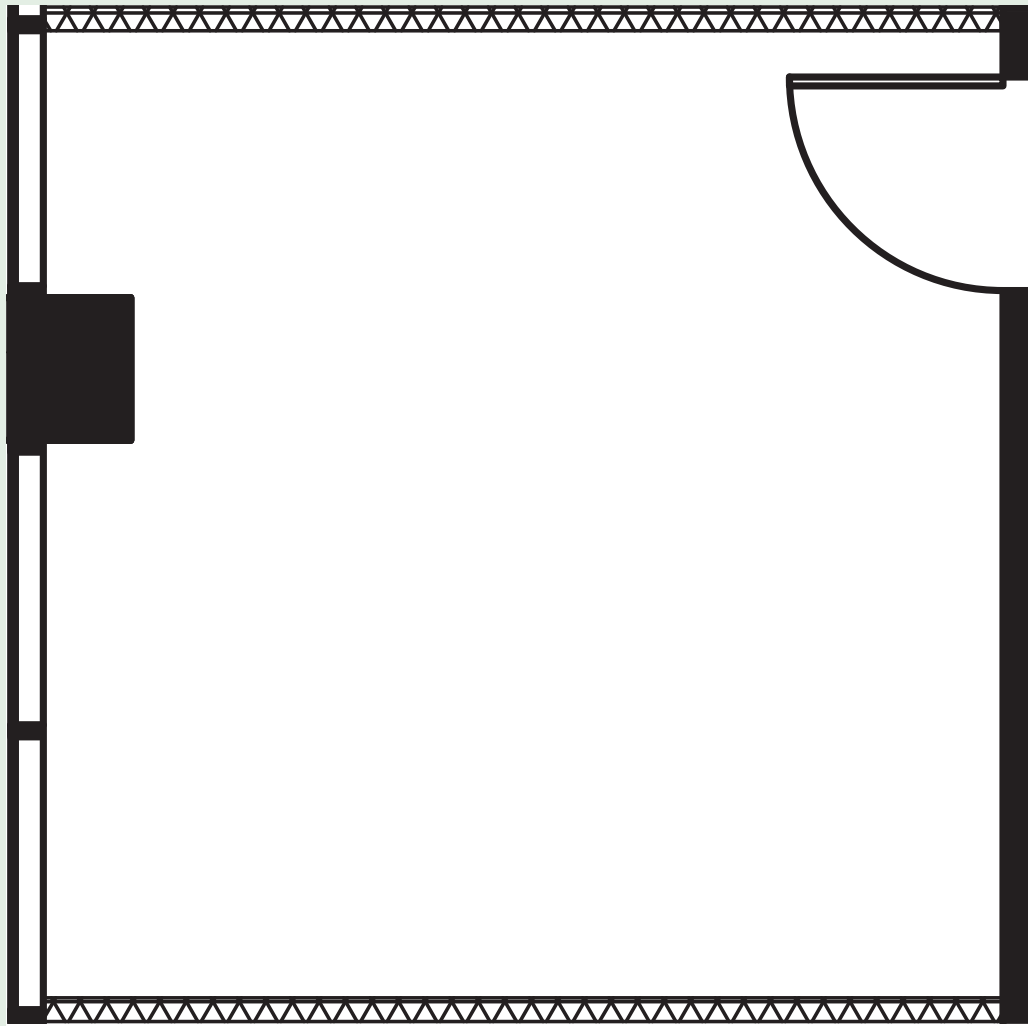


Interior office mini-suite with  
shared access to conference  
room and break room.

# SUITE 270

323  
SQUARE FEET

\$3.25  
RSF/MO FSG



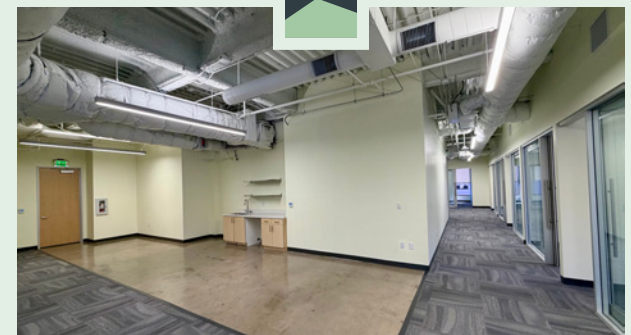
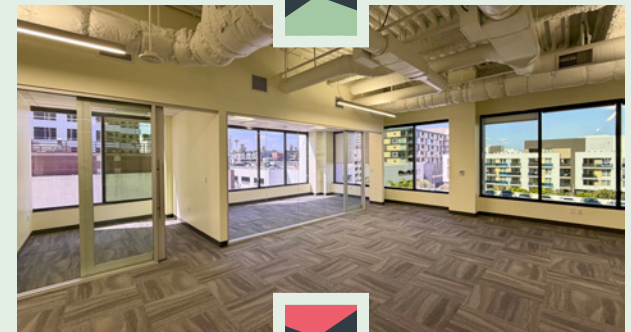
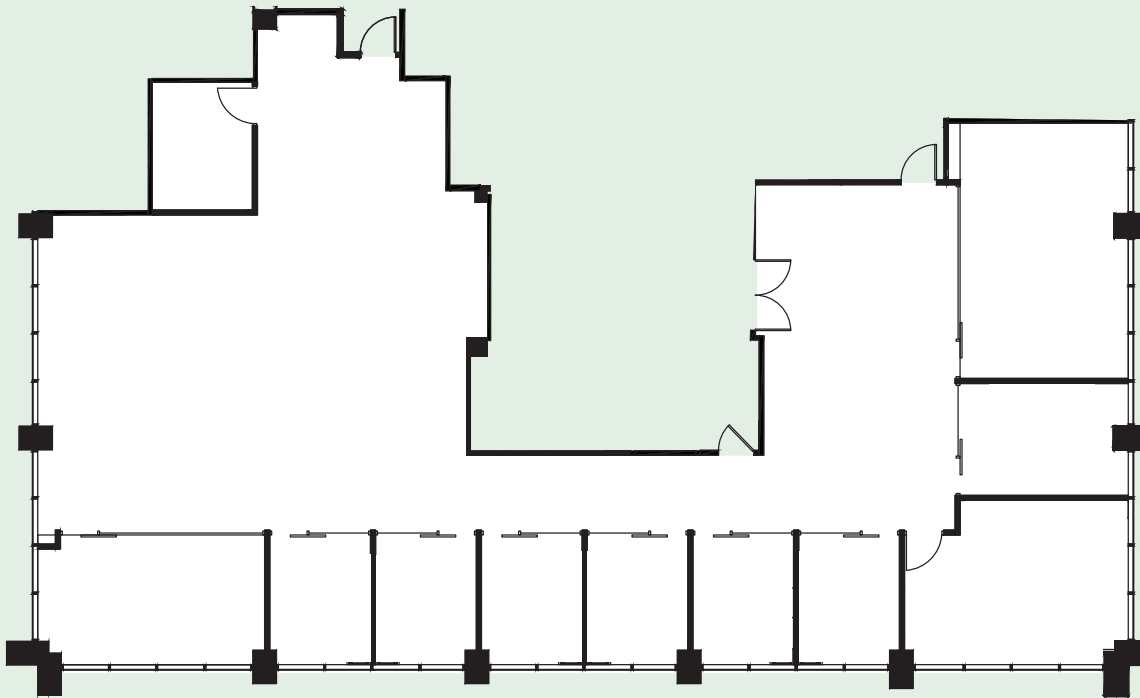
Window office mini-suite with  
shared access to conference  
room and break room.

# SUITE 300

4,505  
SQUARE FEET

\$2.95  
RSF/MO FSG

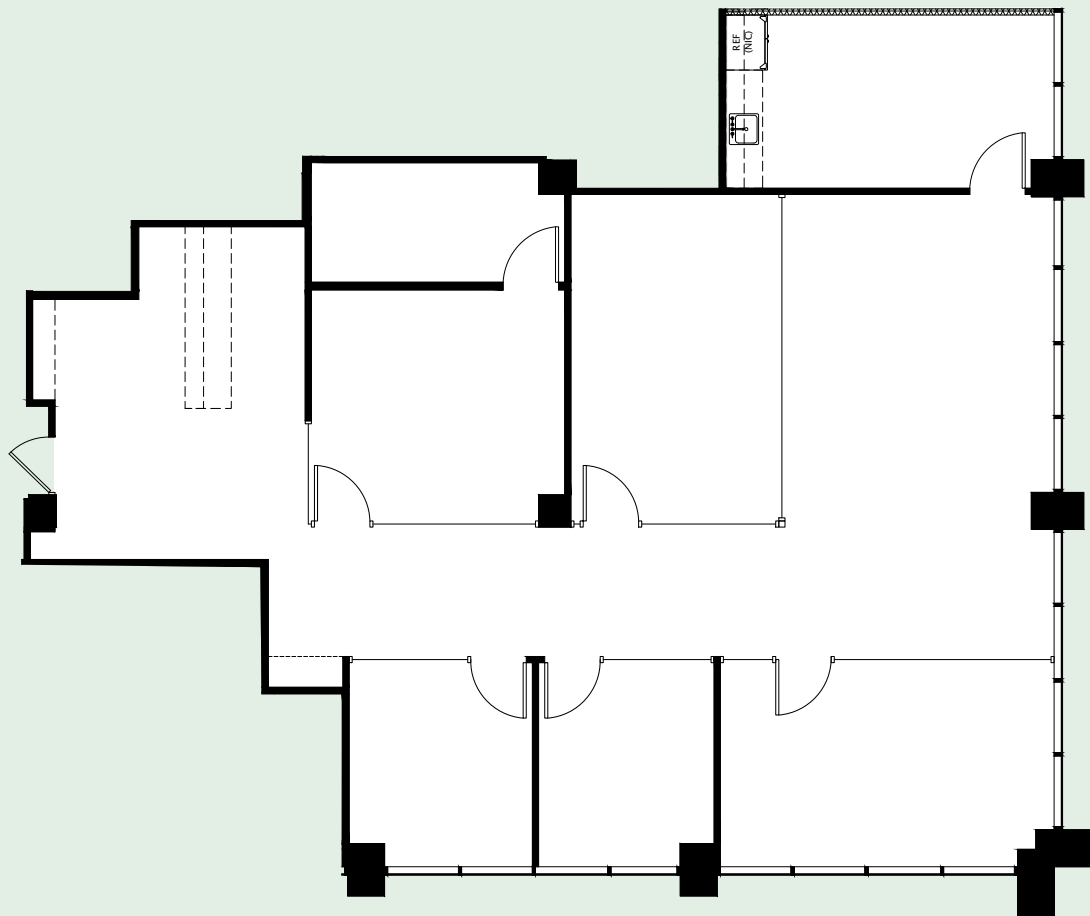
Double door identity off of the elevator lobby. 8 window offices, 2 conference rooms, break area, open work area and reception with creative finishes.



# SUITE 450

2,409  
SQUARE FEET

\$2.95  
RSF/MO FSG



3 window offices, 1 interior office, conference room, break room, storage, open work area and reception.

Available November 1, 2026.

# 535 BRAND

## FOR LEASING INFORMATION, PLEASE CONTACT:

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OWNED BY



LEASING BY

