

# 425 West Broadway

Glendale, California



Charles Dunn

## Charles Dunn Company

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 **Equity Office**

# 425 West Broadway, Glendale, California

## Features and Available Suites

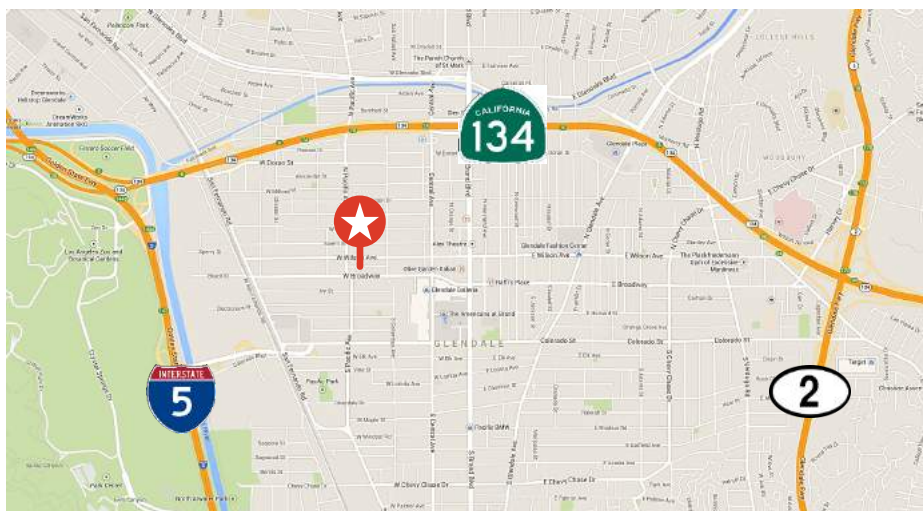
### Property Features

The 425 West Broadway building is a 4-story, 72,610 square foot Class A office building featuring:

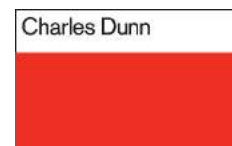
- \$2.40 per RSF fully serviced
- Parking ratio of 3 per 1,000 RSF leased at \$85.00 unreserved parking and \$140.00 reserved parking
- Newly renovated building lobby
- Direct building access from subterranean parking levels
- Convenient access to the 134, 5 and 2 freeways
- Onsite management with 24/7 building access
- Nearby restaurants and retail amenities including the Glendale Galleria and Americana at Brand mixed-use retail and entertainment development

### Available Suites

Suite	RSF	Description
110	4,749	Ground floor office space with double door identity, high ceilings, full-height glass windows and possible eyebrow signage. Suite is divisible to approximately 2,236 RSF.
410	1,558	Hypothetical layout includes three offices, conference room, open work area and reception.
440	2,049	Hypothetical layout includes three offices, conference room, open work area and reception. Contiguous with Suite 450 to 4,674 RSF.
450	2,625	Hypothetical layout includes two offices, open work area and break area. Contiguous with Suite 440 to 4,674 RSF.



For more information, contact us:



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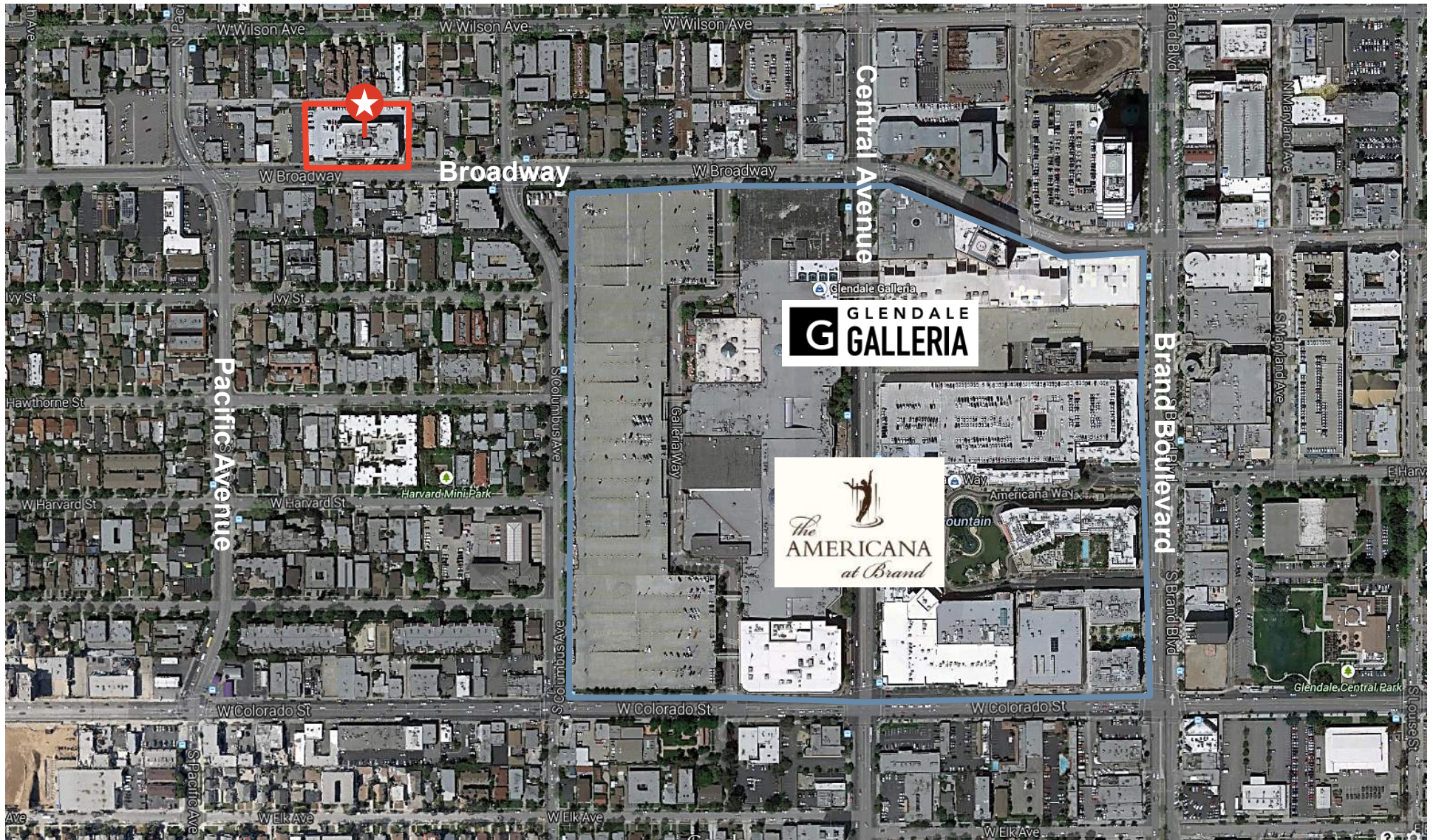
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# 425 West Broadway, Glendale, California

## Aerial Map



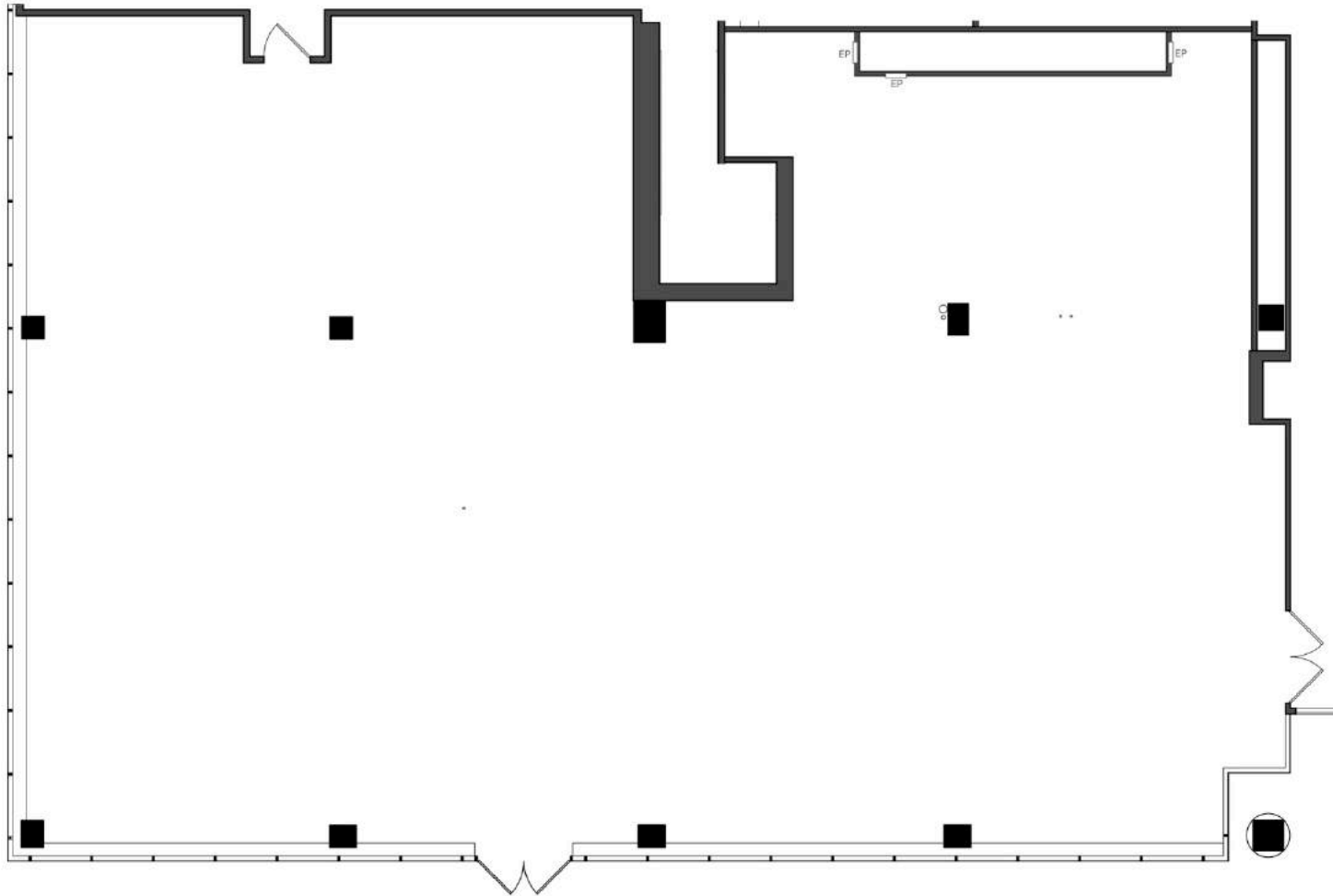
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# 425 West Broadway, Glendale, California

Suite 110 – 4,749 RSF (As-built)

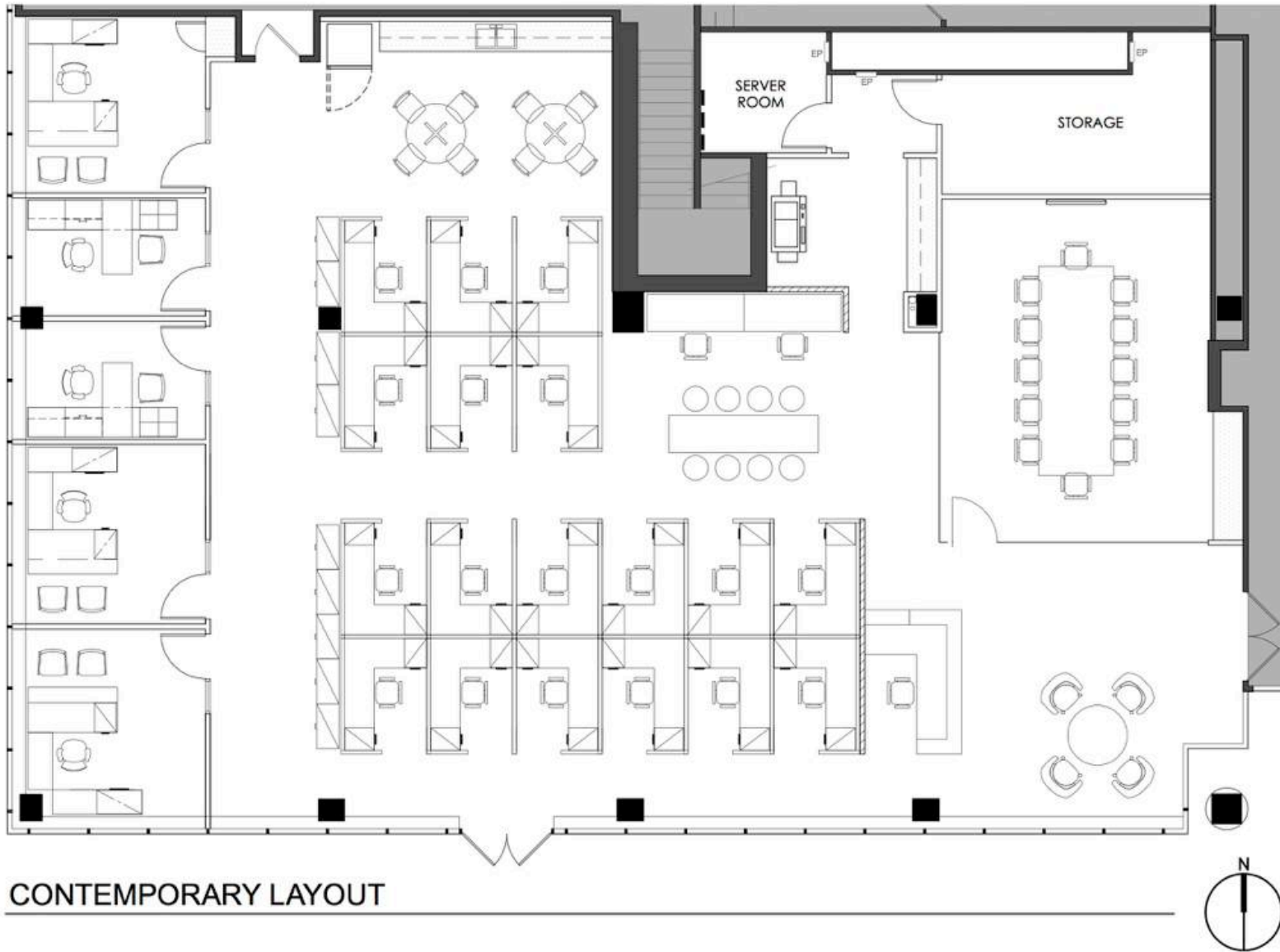


FLOOR LOCATION PLAN



# 425 West Broadway, Glendale, California

Suite 110 – 4,749 RSF (Hypothetical Contemporary Layout)

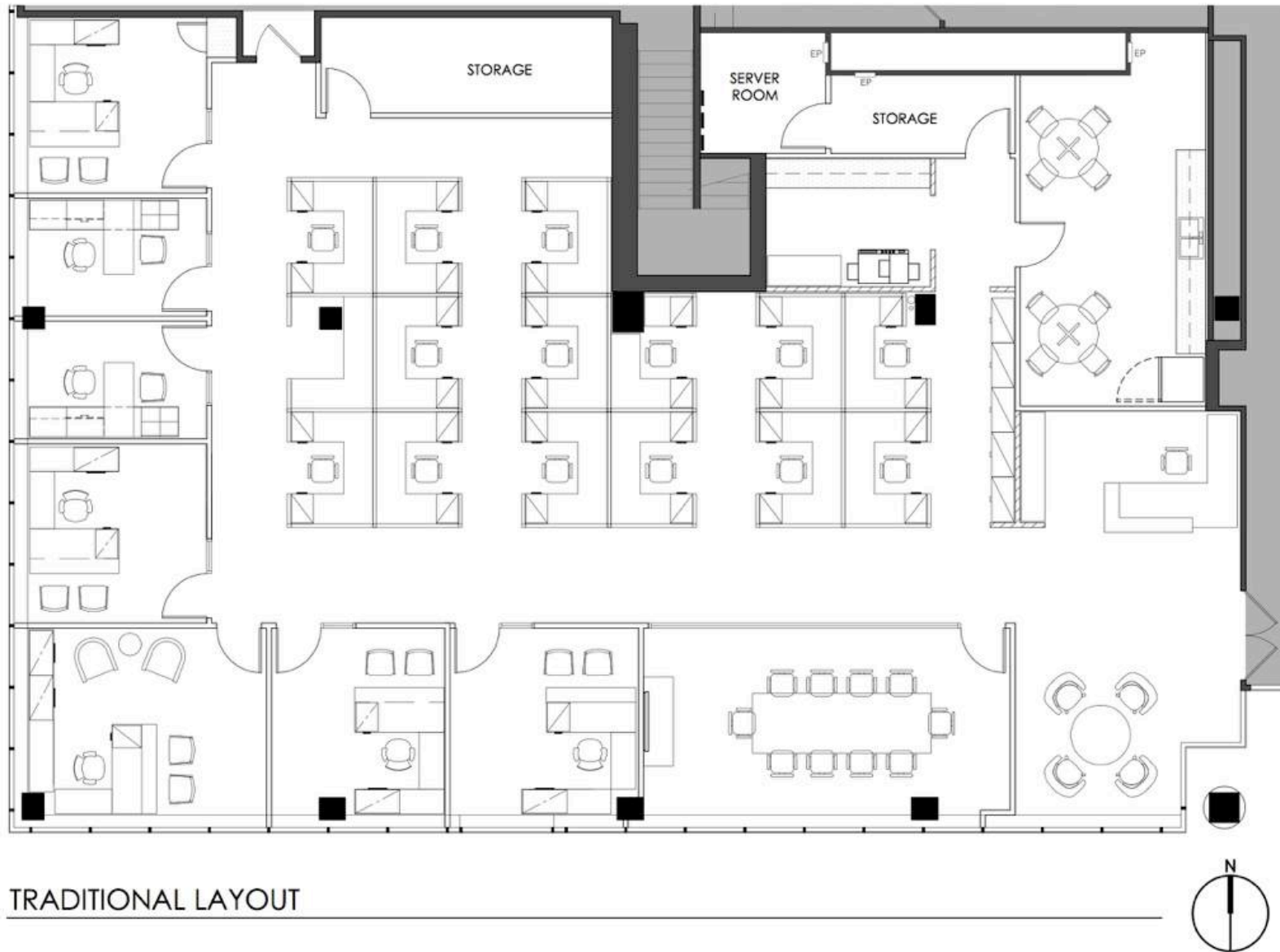


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# 425 West Broadway, Glendale, California

Suite 110 – 4,749 RSF (Hypothetical Traditional Layout)

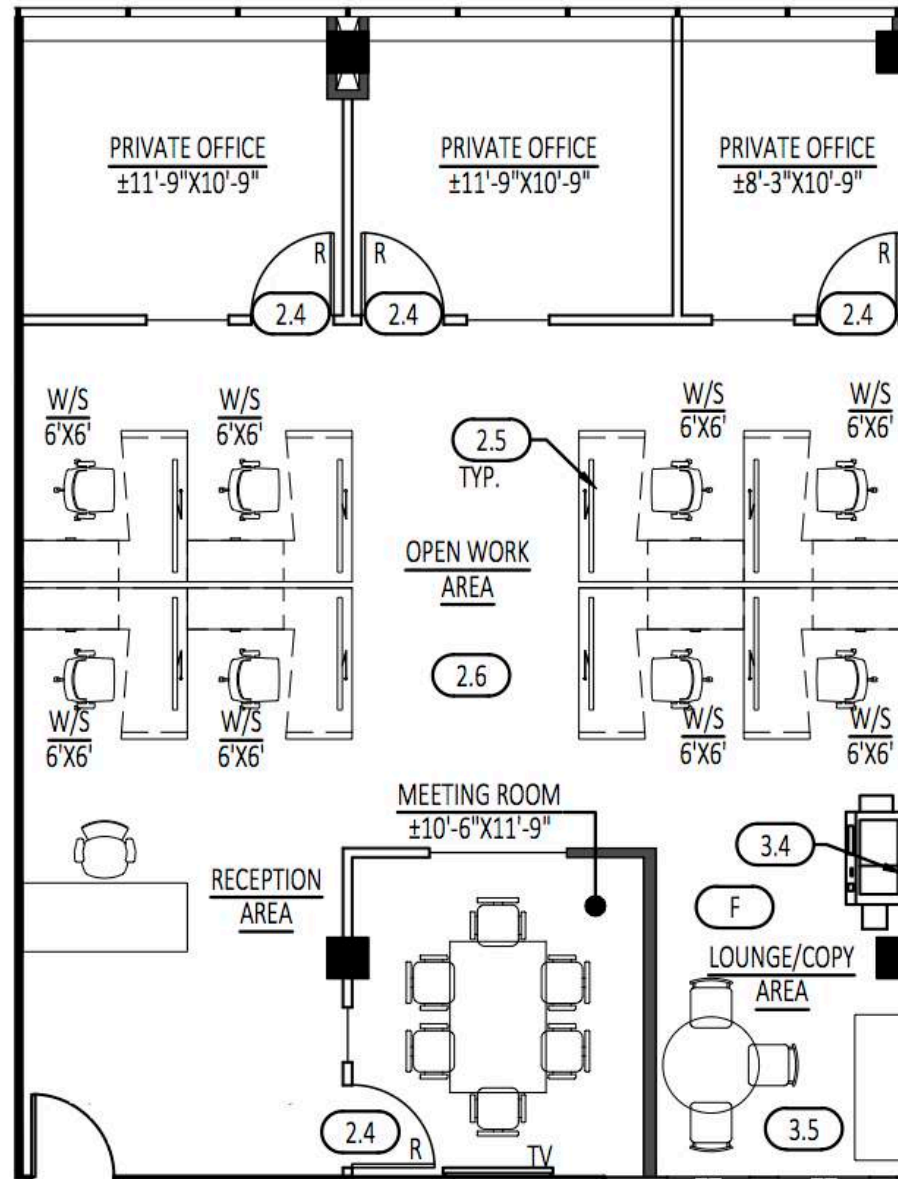


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# 425 West Broadway, Glendale, California

## Suite 410 – 1,558 RSF (Hypothetical Layout)

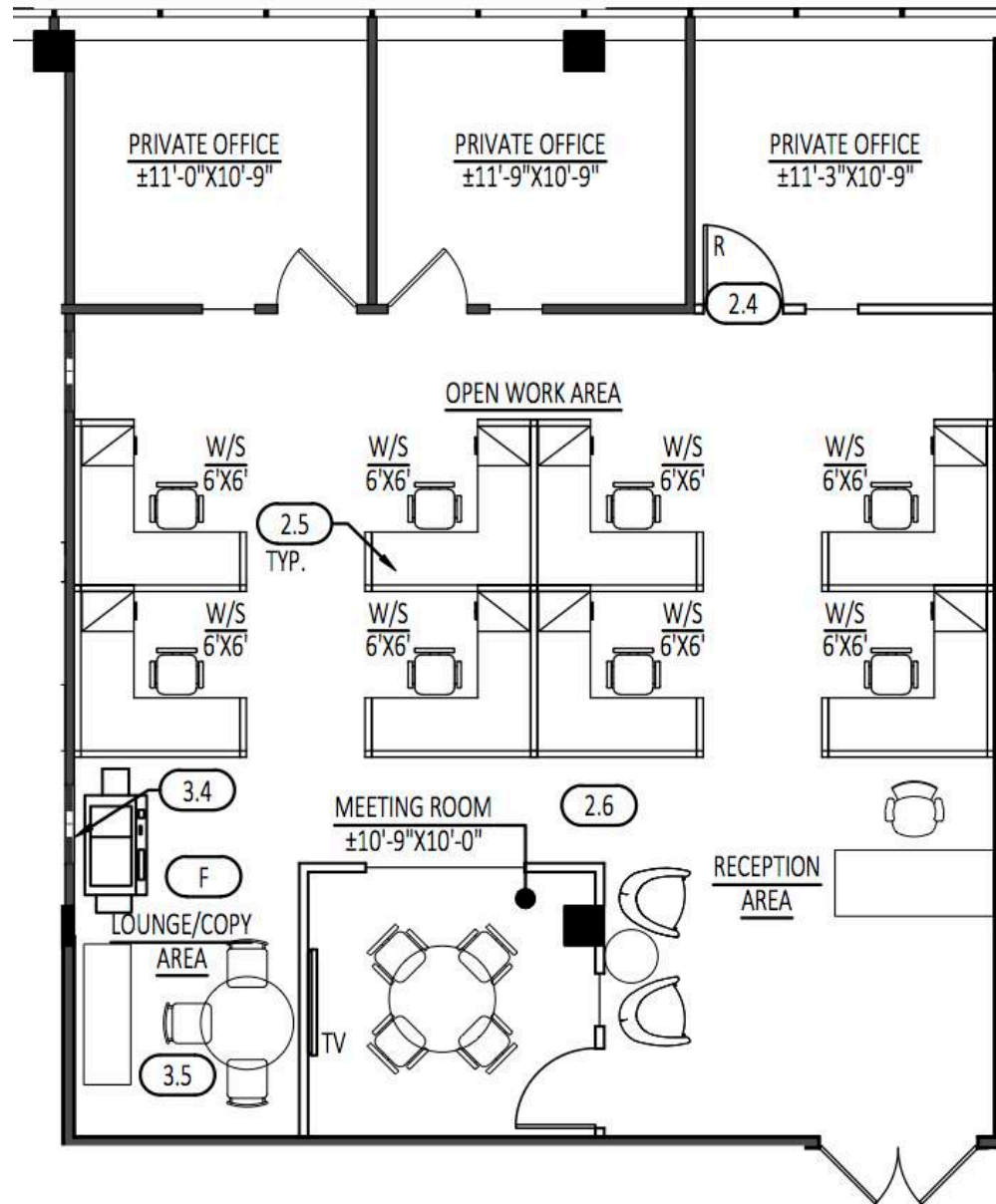


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# 425 West Broadway, Glendale, California

## Suite 440 – 2,049 RSF (Hypothetical Layout)



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# 425 West Broadway, Glendale, California

Suite 450 – 2,625 RSF (Hypothetical Layout)

