

PRIME OFFICE SPACE IMMEDIATELY AVAILABLE

225 W BROADWAY
Glendale, CA 91204



AVAILABLE SPACES: 1,919 SF - 15,411 SF
LEASE RATE: \$34.20/YR FS

Bill Ukropina
626 844 2200
CalDRE #00820557

Robert Ip
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COLDWELL BANKER
COMMERCIAL
REALTY

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PROPERTY DESCRIPTION

Office Space immediately available for Lease at 225 W. Broadway in Glendale, CA. Commercial Property located in the heart of Glendale's bustling business district. The building is a multi-story structure with a sleek and contemporary design, offering a professional and polished appearance.

The exterior of the building features large windows that allow natural light to flood into the interior spaces, providing a bright and inviting atmosphere. The entrance is well-maintained with a modern glass facade, creating an attractive and welcoming entry point for tenants and visitors alike.

Upon entering the building, tenants and visitors are greeted by a spacious and well-appointed lobby with stylish finishes and comfortable seating areas. The lobby also features a security desk for added safety and security.

Convenient Valet or Self Parking Available.

OFFERING SUMMARY

Lease Rate:	\$34.20 SF/yr (Full Service)
Available SF:	1,919 - 15,411 SF
Lot Size:	1.76 Acres
Zoning:	GIC3*
APN:	5642-002-056

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	27,507	243,315	1,039,947
Total Population	66,105	574,987	2,536,418
Average HH Income	\$67.994	\$99.376	\$90.393

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Flexible
Total Space:	1,919 - 15,411 SF	Lease Rate:	\$34.20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Flr- Unit 115	Available	2,667 SF	Full Service	\$34.20 SF/yr
3rd Flr- Unit 302	Available	4,459 SF	Full Service	\$34.20 SF/yr
3rd Flr- Unit 350	Available	5,646 SF	Full Service	\$34.20 SF/yr
4th Flr- Unit 430	Available	3,667 SF	Full Service	\$34.20 SF/yr
5th Flr- Unit 500	Available	15,411 SF	Full Service	\$34.20 SF/yr
6th Flr- Unit 601	Available	2,003 SF	Full Service	\$34.20 SF/yr

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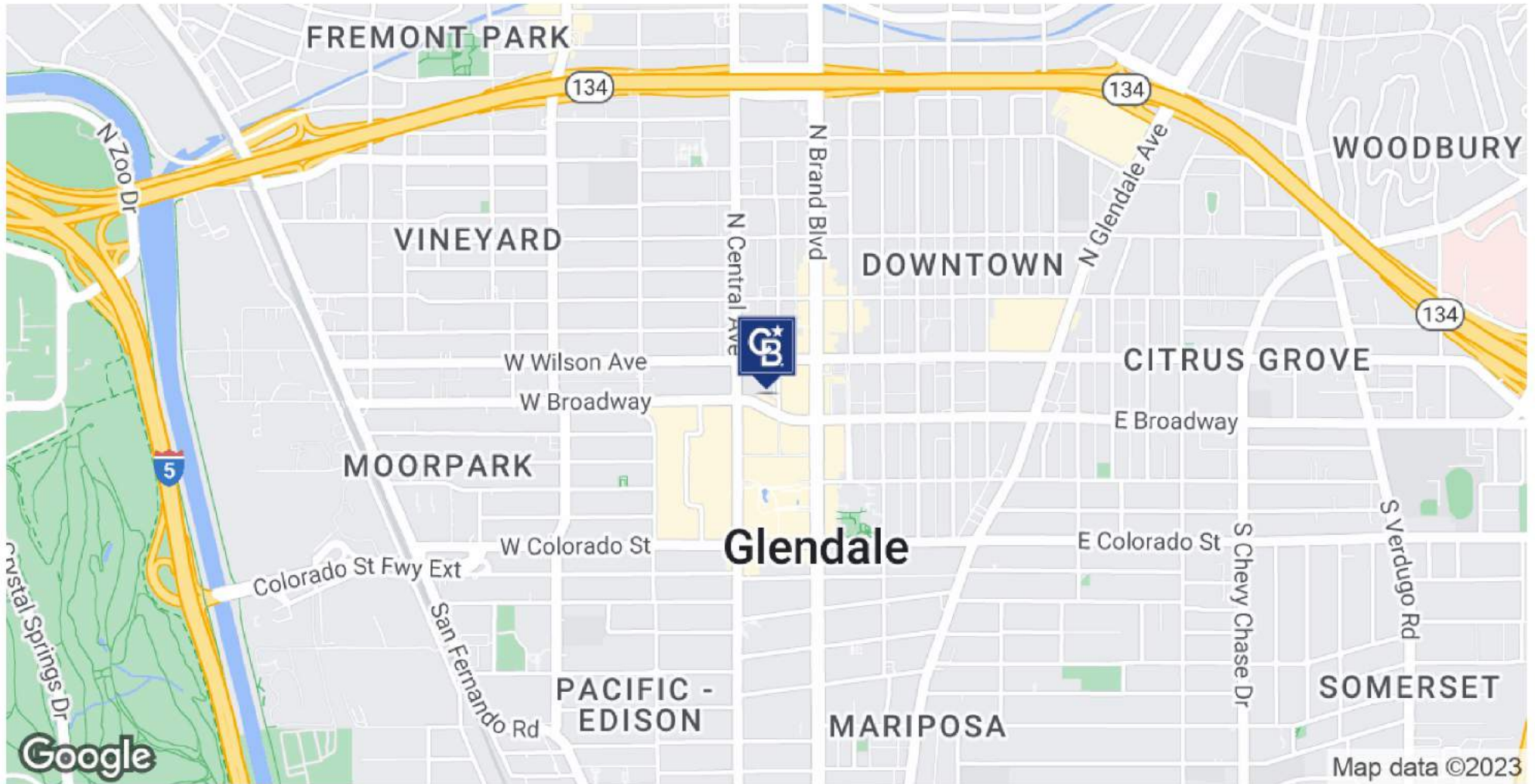


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	66,105	574,987	2,536,418
Average Age	39.8	39.9	38
Average Age (Male)	38.5	39	36.9
Average Age (Female)	41.5	41	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	27,507	243,315	1,039,947
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,994	\$99,376	\$90,393
Average House Value	\$440,798	\$725,164	\$668,540

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	47,957	347,505	1,242,949
Total Population - Black	1,131	13,930	150,860
Total Population - Asian	9,593	82,603	420,689
Total Population - Hawaiian	104	1,008	4,443
Total Population - American Indian	122	5,026	18,735
Total Population - Other	4,358	84,705	528,929

* Demographic data derived from 2020 ACS - US Census



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