STEVENSON

REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office For Lease

206 S Brand Blvd, Glendale, CA 91204



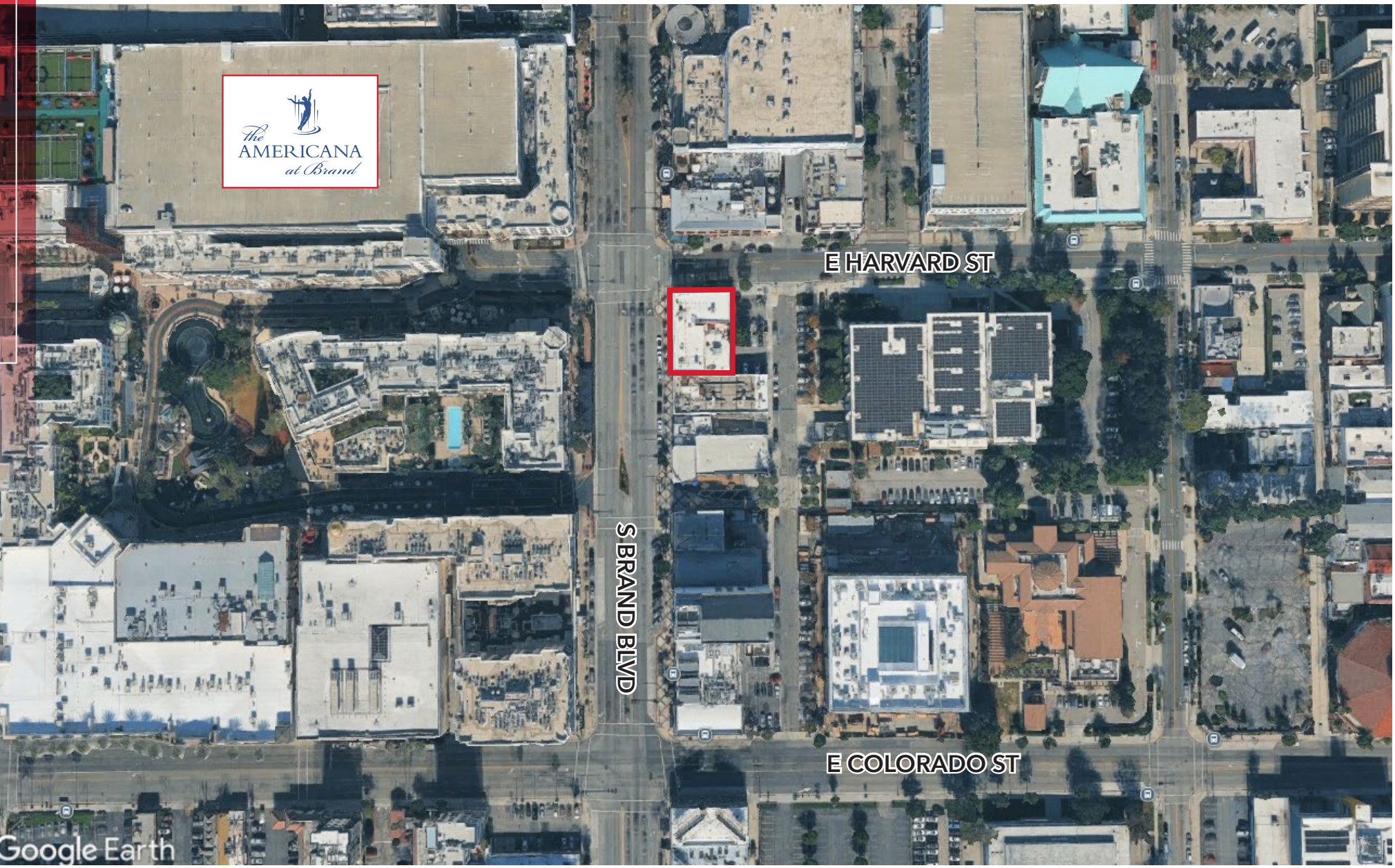
DAVID "RANDY" STEVENSON
PRESIDENT
O: 818.956.7001 X155 | C: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

KRIS HONS
CHIEF OPERATING OFFICER
O: 818.956.7001 X127 | C: 626.826.2431
KHons@stevensonrealestate.com
CALDRE #01807261

WILL THABIT
SALES ASSOCIATE
C: 650.387.5821
WThabit@stevensonrealestate.com
CALDRE #02399306

1111 NORTH BRAND BOULEVARD,
SUITE 250
GLENDALE, CA 91202
StevensonRealEstate.com
CALDRE #00983560

Aerial View

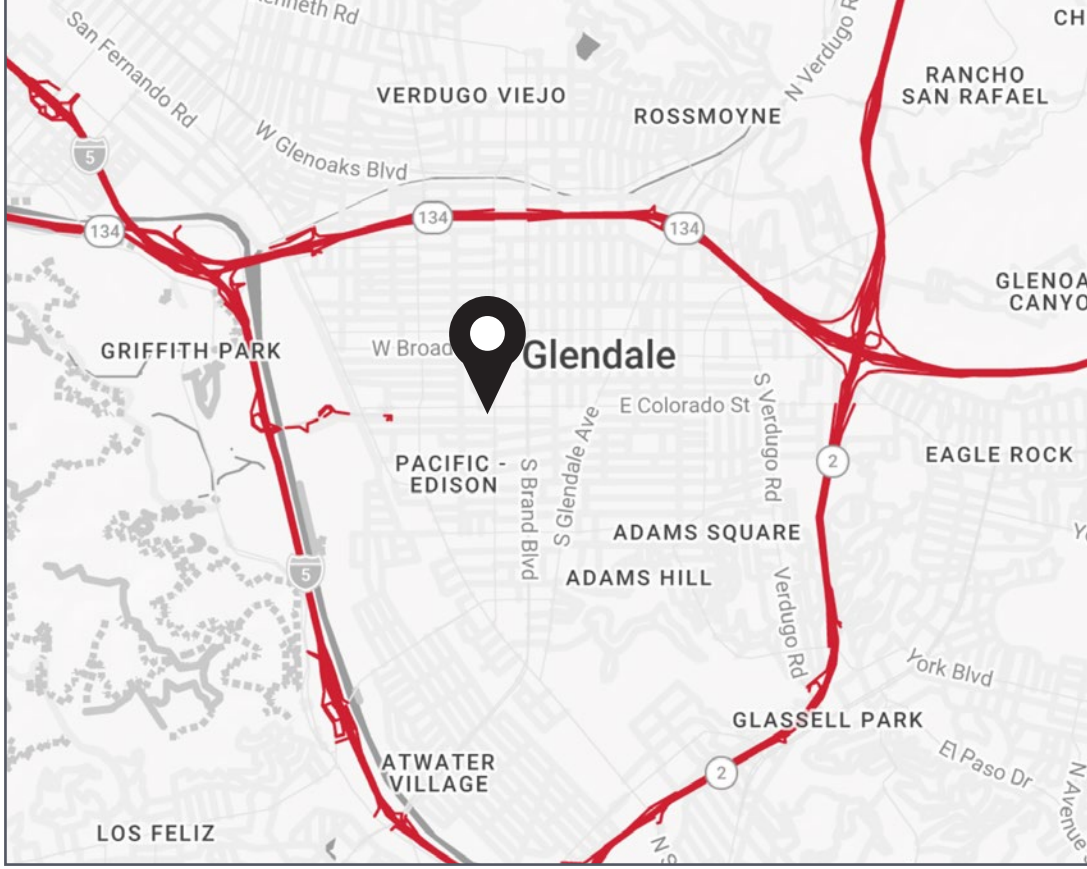


STEVENSON
REAL ESTATE SERVICES
TRUSTED SINCE 1962

Offering Summary

BUILDING SIZE	**5,428 SF**
PRICE / BSF	**$2.75 / SF / MO, Modified Gross**
PARKING	**2 spaces/1,000 SF on-site** plus additional parking at the public garage on Artsakh Avenue and Harvard Street at $90/space/month





Property Overview

Professional office opportunity located immediately across from Americana at Brand; lobby entrance on Brand Boulevard, elevator access, 12 window offices, kitchen, reception and men's and women's restrooms; incredible views of Americana; possible building signage; tenant pays all separately metered utilities, janitorial and HVAC maintenance; landlord is responsible for roof, bearing walls, foundation and elevator.

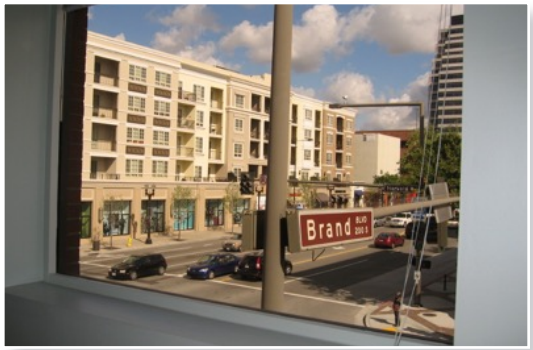
DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical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

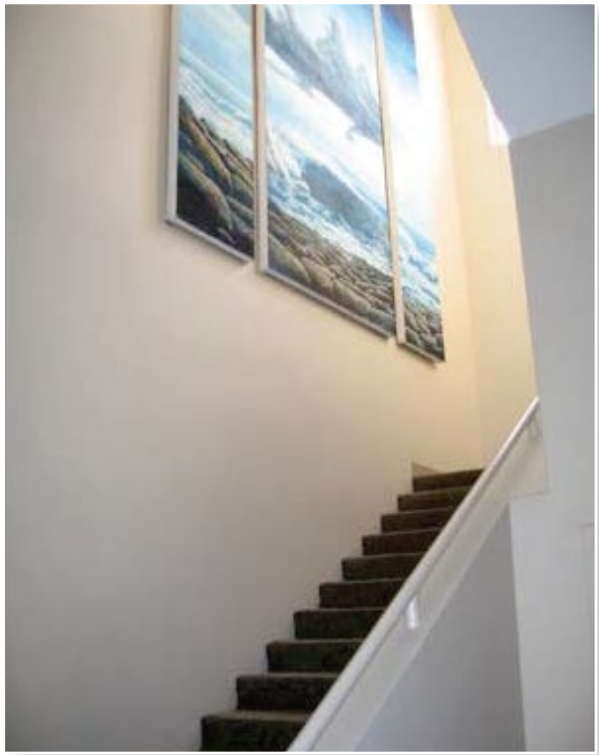
STEVENSON
REAL ESTATE SERVICES
TRUSTED SINCE 1962

Property Photos







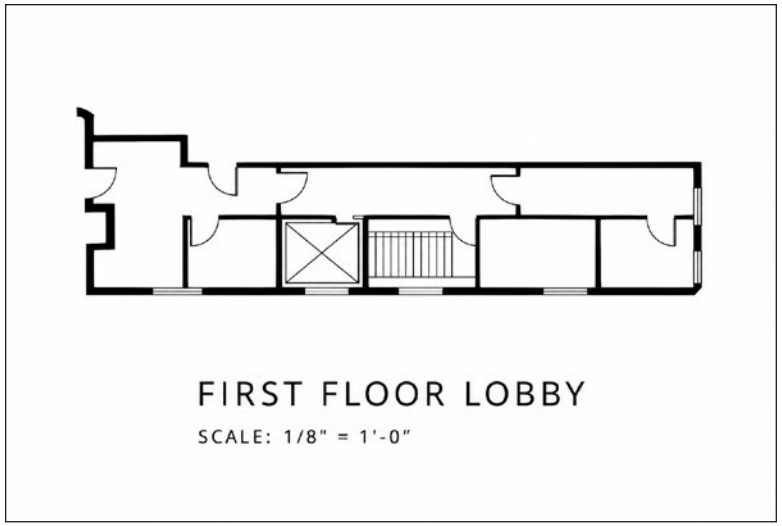


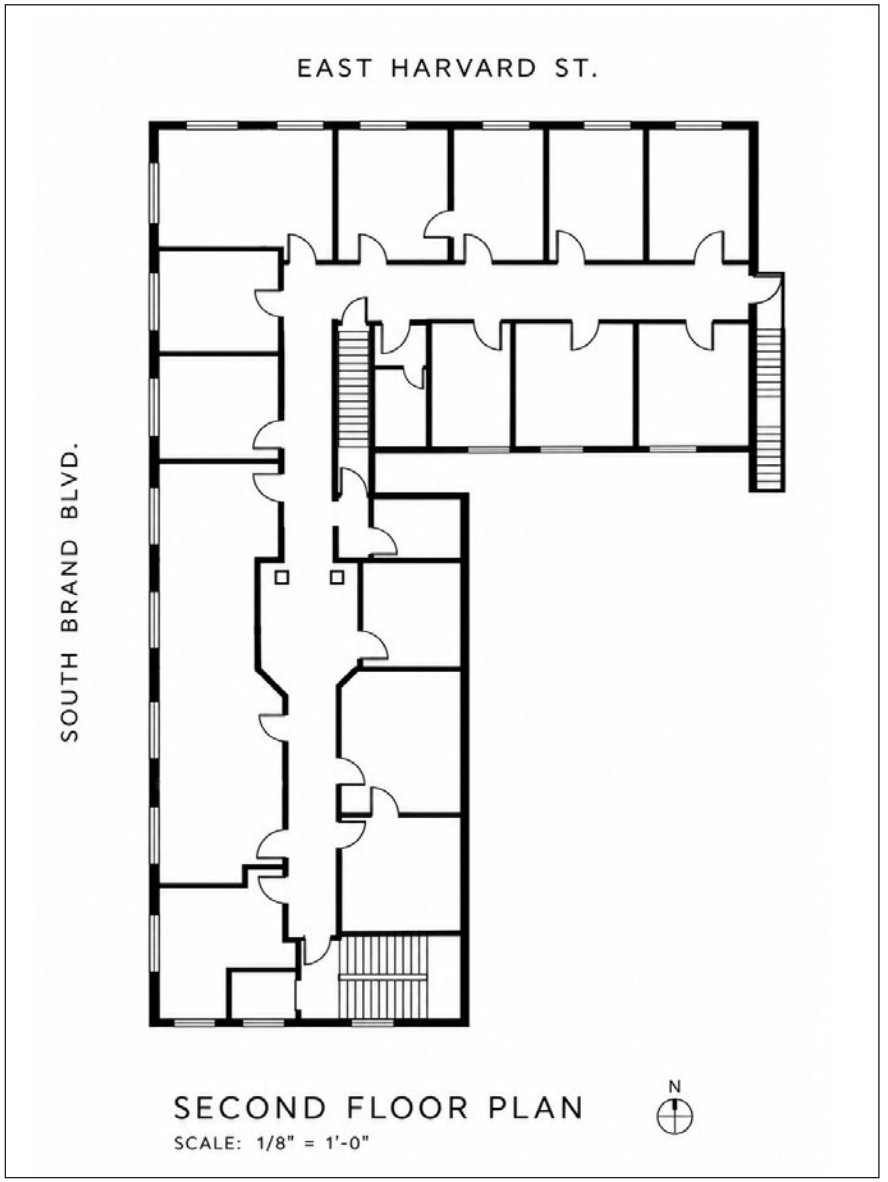




STEVENSON
REAL ESTATE SERVICES
TRUSTED SINCE 1962

Floor Plan





STEVENSON
REAL ESTATE SERVICES
TRUSTED SINCE 1962

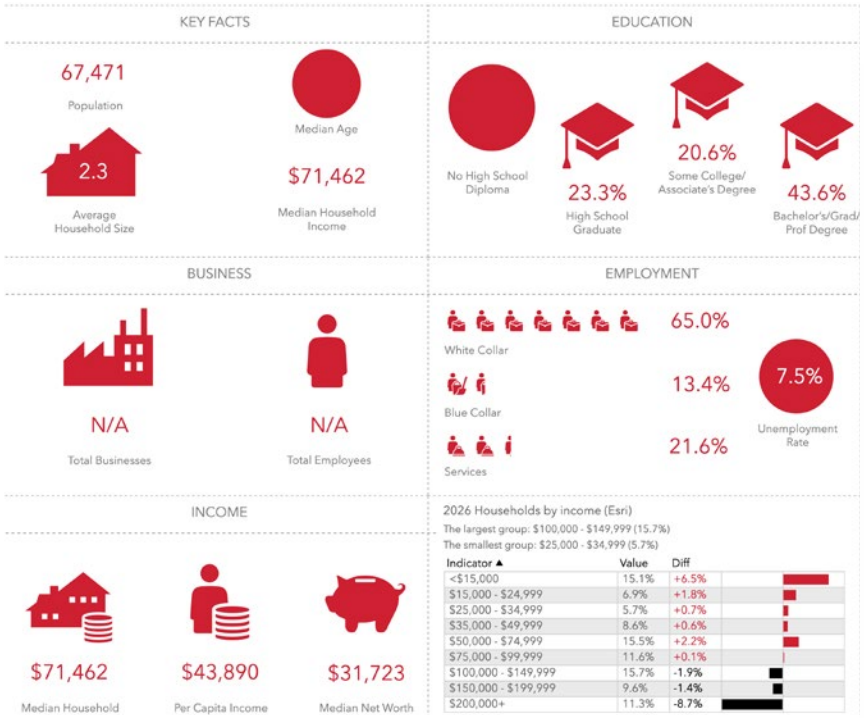
Location Map



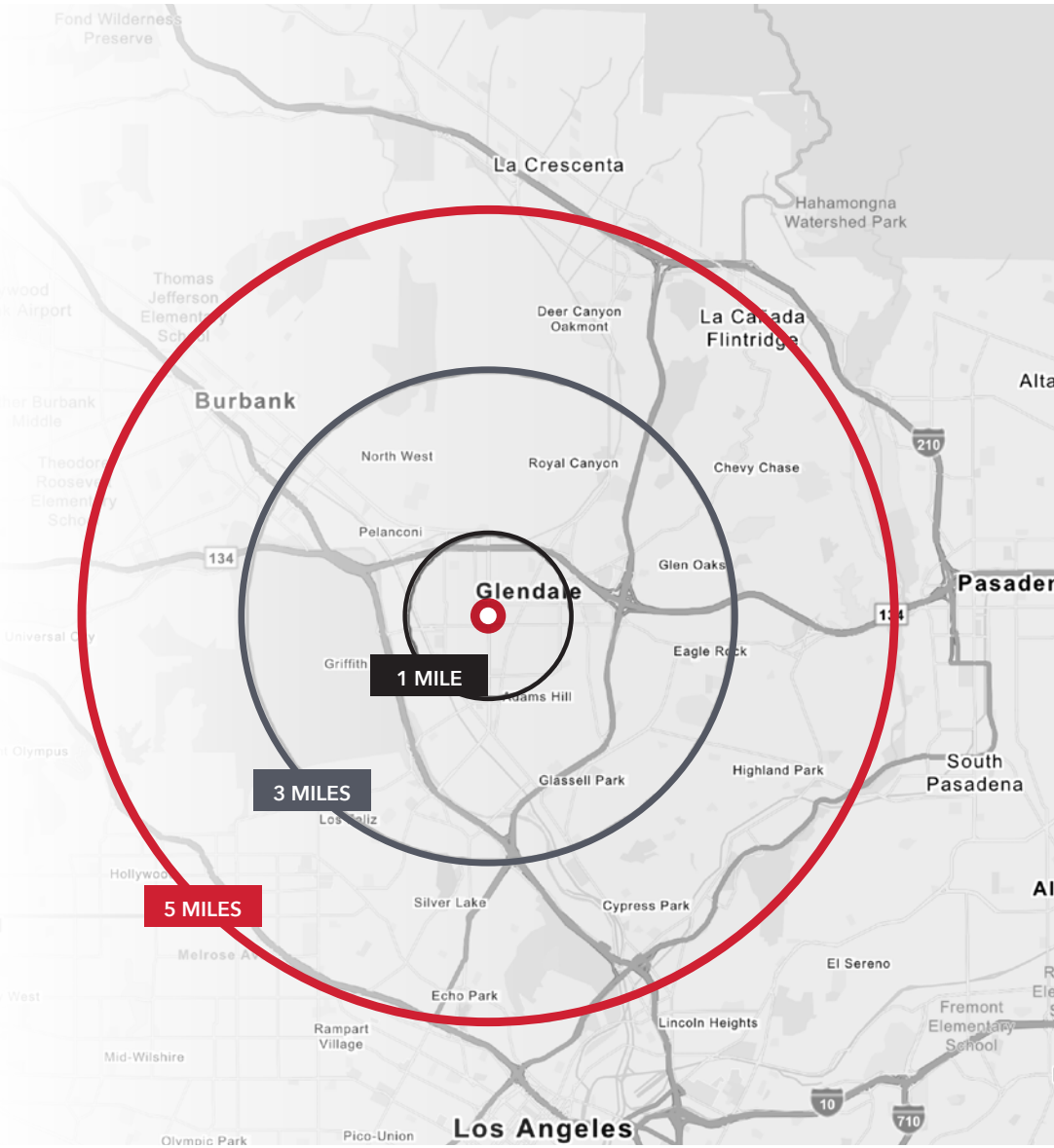
STEVENSON
REAL ESTATE SERVICES
TRUSTED SINCE 1962

Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	67,471	222,298	558,009
Households	28,902	91,602	236,760
Families	17,031	55,236	129,734
Average Household Size	2.29	2.38	2.31
Owner Occupied Housing Units	4,276	29,964	77,001
Renter Occupied Housing Units	24,626	61,638	159,759
Median Age	41.3	42.2	41.0
Median Household Income	$71,462	$97,654	$96,165
Average Household Income	$102,090	$140,092	$142,353



For more information, please contact:

DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281

RandyS@stevensonrealestate.com

CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431

KHons@stevensonrealestate.com

CALDRE #01807261

WILL THABIT

SALES ASSOCIATE

C: 650.387.5821

WThabit@stevensonrealestate.com

CALDRE #01807261



1111 NORTH BRAND BOULEVARD, SUITE 250

GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560