

# OFFICE SPACE FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 143 SOUTH GLENDALE AVENUE GLENDALE, CA 91205

### MARK MILLER

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## 143 SOUTH GLENDALE AVENUE

GLENDALE, CA 91205

**OFFERING SUMMARY**

First Floor Available SF: 1,269 RSF

Lease Rate: \$1.95/SF/MO

Lease Type: MG

Term: 24 - 60 Months

Second Floor Available SF: 1,509 - 7,513 RSF

Lease Rate: \$1.35-\$1.25/SF/MO

Lease Type: MG

Term: 24 - 60 Months

**PROPERTY OVERVIEW**

Convenient freeway access; onsite restaurant; one block from City Hall; great office space, ideal for professional or business use; central Glendale location between East Broadway and East Colorado Street.

**DISCLAIMER:** All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

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<b>LEASE RATE:</b>	-	<b>TOTAL SPACE:</b>	1,269 - 7,513 SF
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
143 South Glendale Avenue, Suites 103 & 104	Office Building	\$1.95 SF/month	Modified Gross	1,269 SF	24 to 60 months	Ground floor, private restroom, reception and private offices; three (3) reserved parking spaces at no charge
143 South Glendale Avenue, Suite 200	Office Building	\$1.35 SF/month	Modified Gross	1,734 SF	24 to 60 months	2 spaces /1,000 SF parking
143 South Glendale Avenue, Suite 205	Office Building	\$1.35 SF/month	Modified Gross	2,644 SF	24 to 60 months	2 spaces /1,000 SF parking
143 South Glendale Avenue, Suite 207	Office Building	\$1.35 SF/month	Modified Gross	1,509 SF	24 to 60 months	Four (4) private offices and open area; two (2) reserved parking spaces at no charge
143 South Glendale Avenue, Suite 208	Office Building	\$1.35 SF/month	Modified Gross	1,626 SF	24 to 60 months	2 spaces /1,000 SF parking
143 South Glendale Avenue (Entire Second Floor)	Office Building	\$1.25 SF/month	Modified Gross	7,513 SF	24 to 60 months	2 spaces /1,000 SF parking

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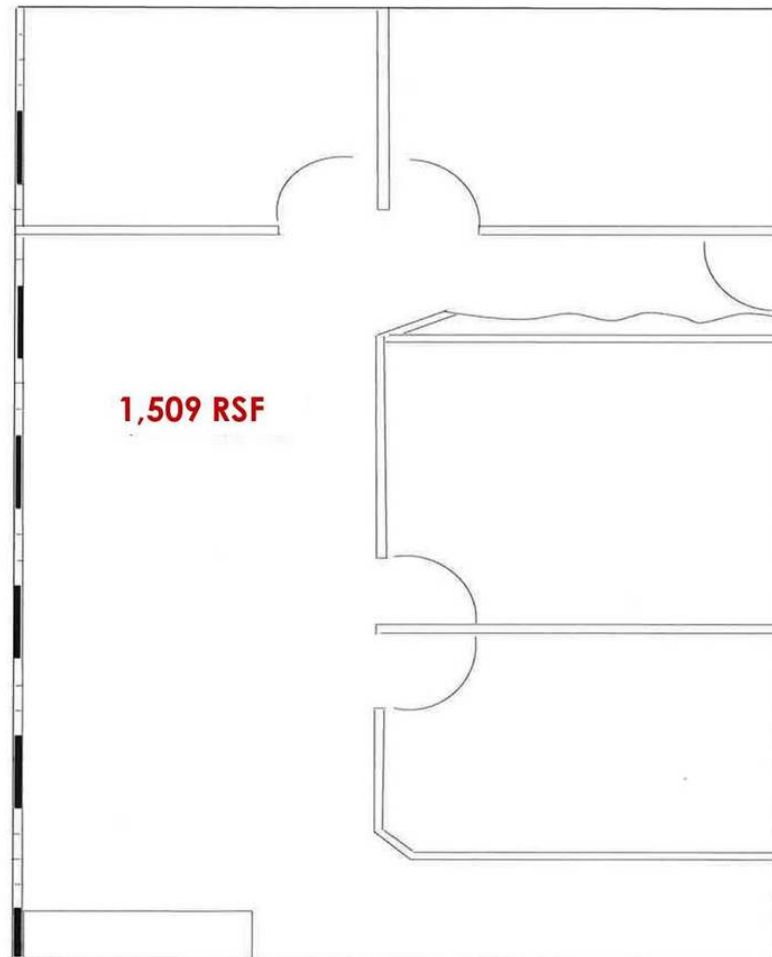
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## Floor Plan – Suite 207



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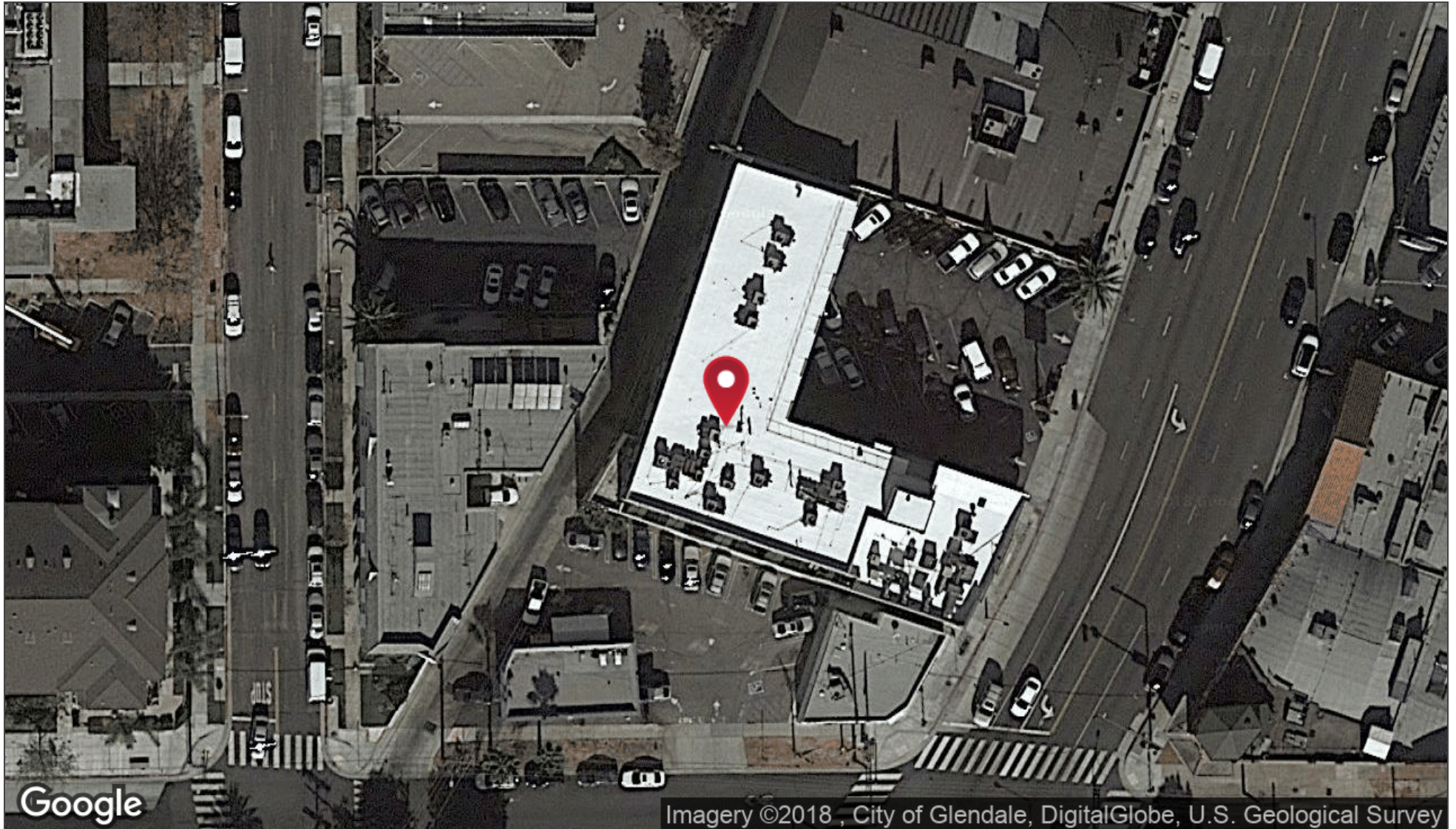
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