

FREESTANDING ±4,462 SF BOW-TRUSS INDUSTRIAL BUILDING



*Building Rendition: Good Project Co.

Property Information



Location

545 W. Garfield Avenue, Glendale, CA 91204

Parking

An abundance of non-metered street parking

Available Space

Approximately 4,462 usable sq. ft. on a ±4,657 sq. ft. parcel

Zoning

GLM2YY

Rental Rate

\$2.75/SF/Month, NNN (including architectural improvements)

Description

- Commercial/industrial building in fast growing Glendale tech/entertainment location
- Located just off San Fernando Road and Colorado Street
- Building includes significant architectural improvements
- Beautiful sandblasted exterior, interior, and bow-truss ceilings with sky-lights added, and fenced rear outside area
- Ground level roll-up loading doors at front and rear
- Heating ventilation and A/C throughout

Triple Net

Approximately \$0.60 per square foot, per month

Lease Term

Five [5] years

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Building Features



- Free-standing self-contained commercial, industrial building in growing Glendale tech/entertainment location
- Attractive exposed and sandblasted exterior and interior brick walls with bow truss ceilings (12 feet minimum) and skylights with concrete flooring
- Significant architectural improvements, added landscaping and state of art upgrades throughout including new roof with R-30 insulation
- Adjacent to Griffith Park and Wilson & Harding Golf Courses
- Easy access to Golden State (I-5), Ventura (134), and Glendale (2) Freeways
- Just a few minutes from restaurants and amenities
- Possible uses include creative studio (*photography, music, etc.*), classic car storage, filming/production
- Next to production companies, art galleries, and other commercial/industrial tenants
- Close to Glendale Galleria, The Americana at Brand, and a variety of other national retailers

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Local Amenities

Restaurants and Bars

DOWNTOWN GLENDALE

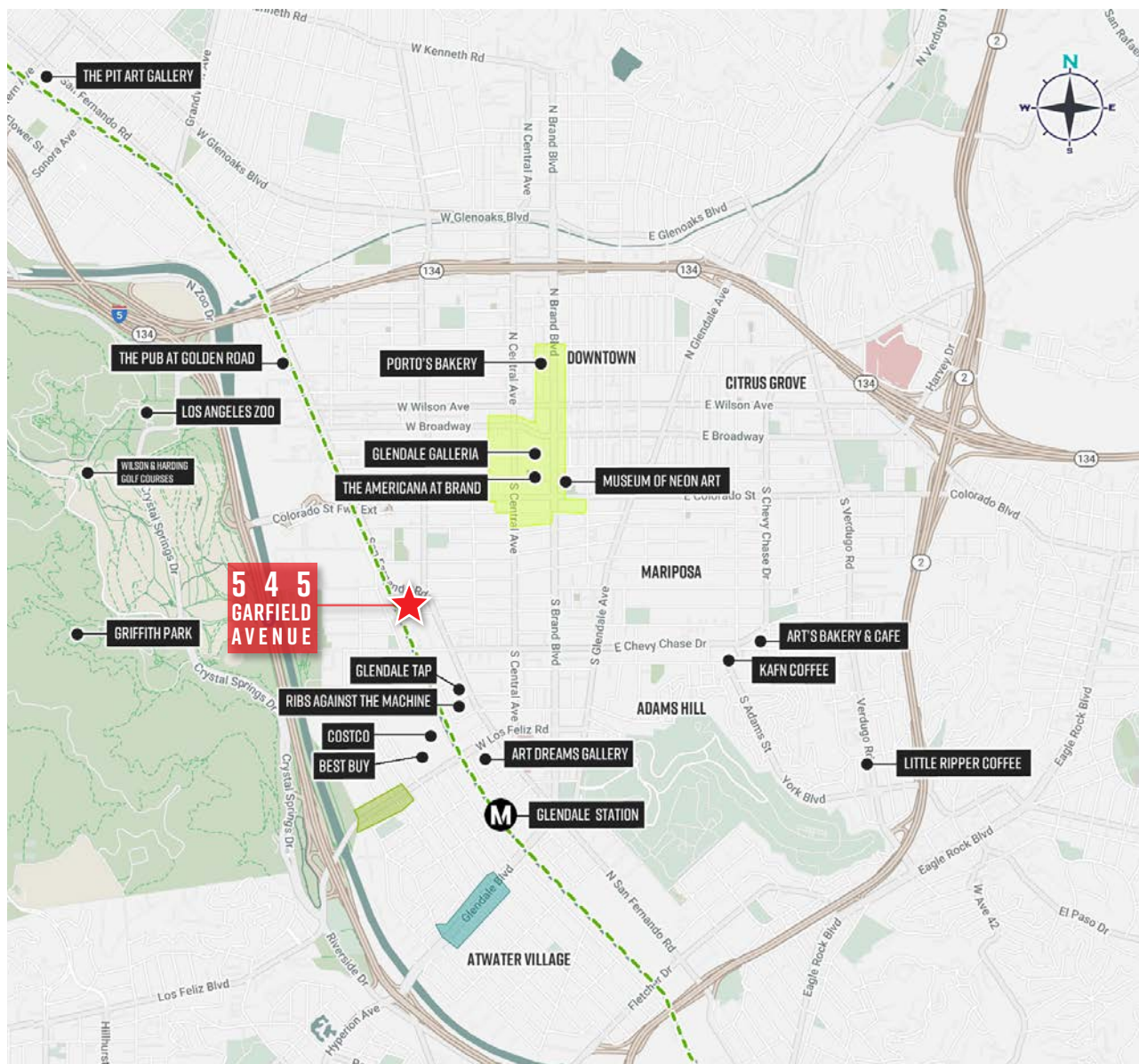
- 85 Degrees Bakery Cafe
- Bacari GDL
- Bar Verde
- Carousel Restaurant Glendale
- Cheesecake Factory
- Din Tai Fung
- Eden on Brand
- Foxy's
- GEN Korean BBQ
- In-n-Out
- Islands Restaurant
- It's Boba Time
- Khinkali House
- Raffi's Place
- Starbucks
- Tender Greens
- The Atmosphere Restaurant
- YOLO Hot Chicken
- Zono Sushi

ALONG LOS FELIZ BLVD

- Bigfoot Lodge
- India Sweets and Spices
- Los Feliz Cafe
- Mimi's Cafe
- Tam O'Shanter
- The Morrison
- The Roost
- The Village Bakery and Cafe

ATWATER VILLAGE

- Baracoa Cuban Cafe
- Black Elephant Coffee
- Bon Vivant Market & Café
- Dune
- Dunkin' Donuts
- Hail Mary Pizza
- Kaldi Coffee
- Kava Kulture LA
- Link N Hops
- Proof Bakery
- Tacos Villa Corona
- Viet Noodle Bar
- Village Tavern
- Wanderlust Creamery



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THE BURBANK STUDIOS

WALT DISNEY ANIMATION

PUBLIC STORAGE CORPORATE OFFICE

DREAMWORKS ANIMATION

WALT DISNEY IMAGINEERING

KABC-TV

BAXTER BIOSCIENCE

CINNABAR DESIGN

5 4 5
GARFIELD
AVENUE

LEXUS OF GLENDALE

ART IN DREAMS GALLERY

HARLEY DAVIDSON

GLENDALE COMMERCE CENTER

MUSEUM OF NEON ART

WHOLE FOODS PACIFIC OFFICE

IHOP HEADQUARTERS

CIGNA CORPORATE OFFICE

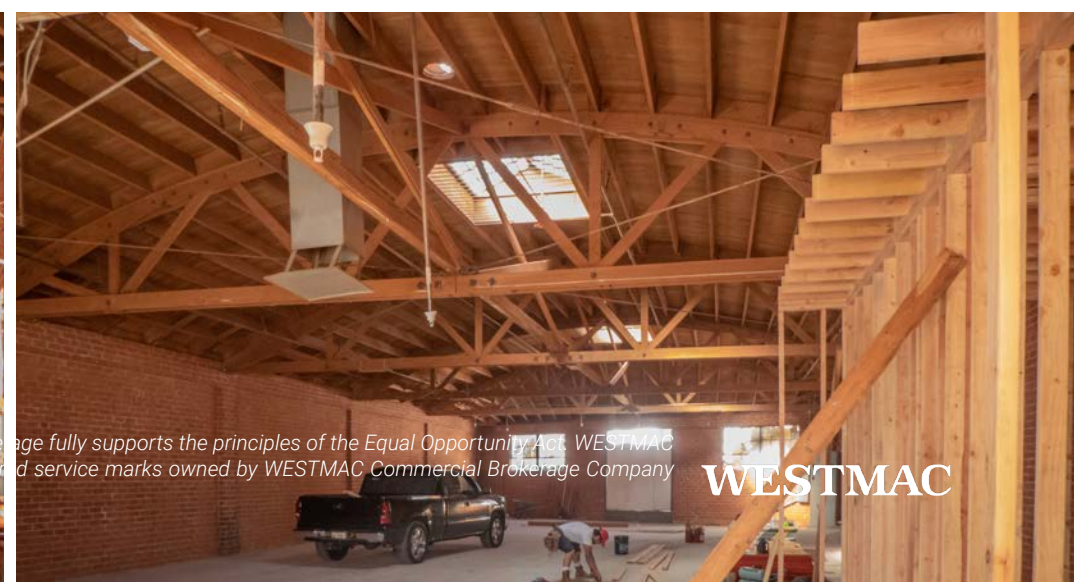
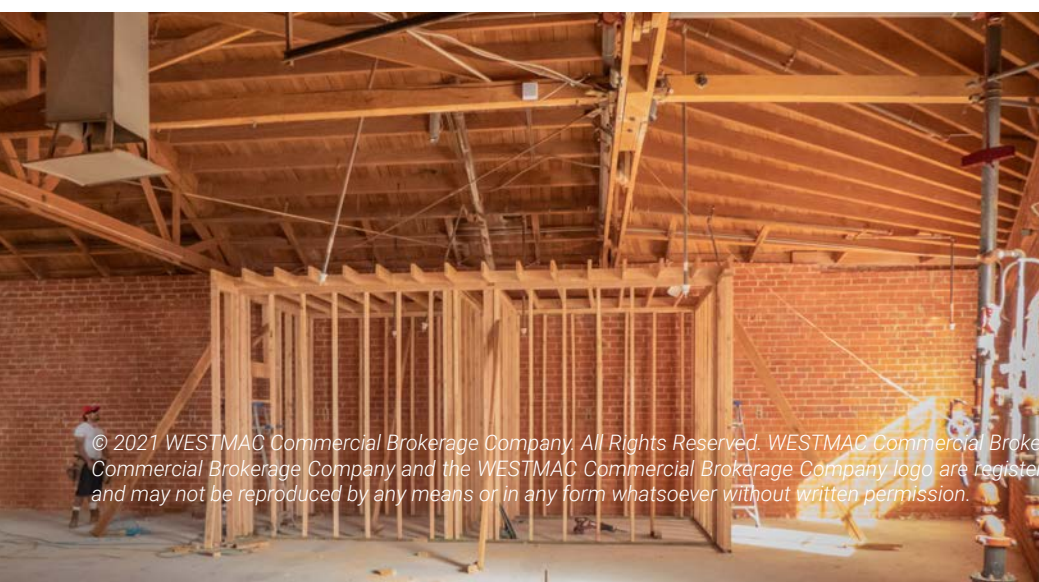
AAA SOUTHERN CALIFORNIA

TOYOTA OF GLENDALE

Area Employers

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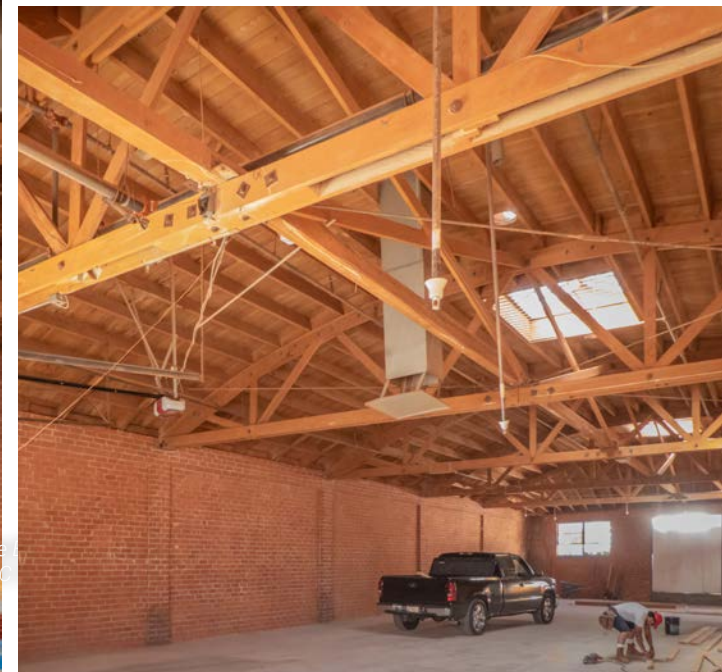
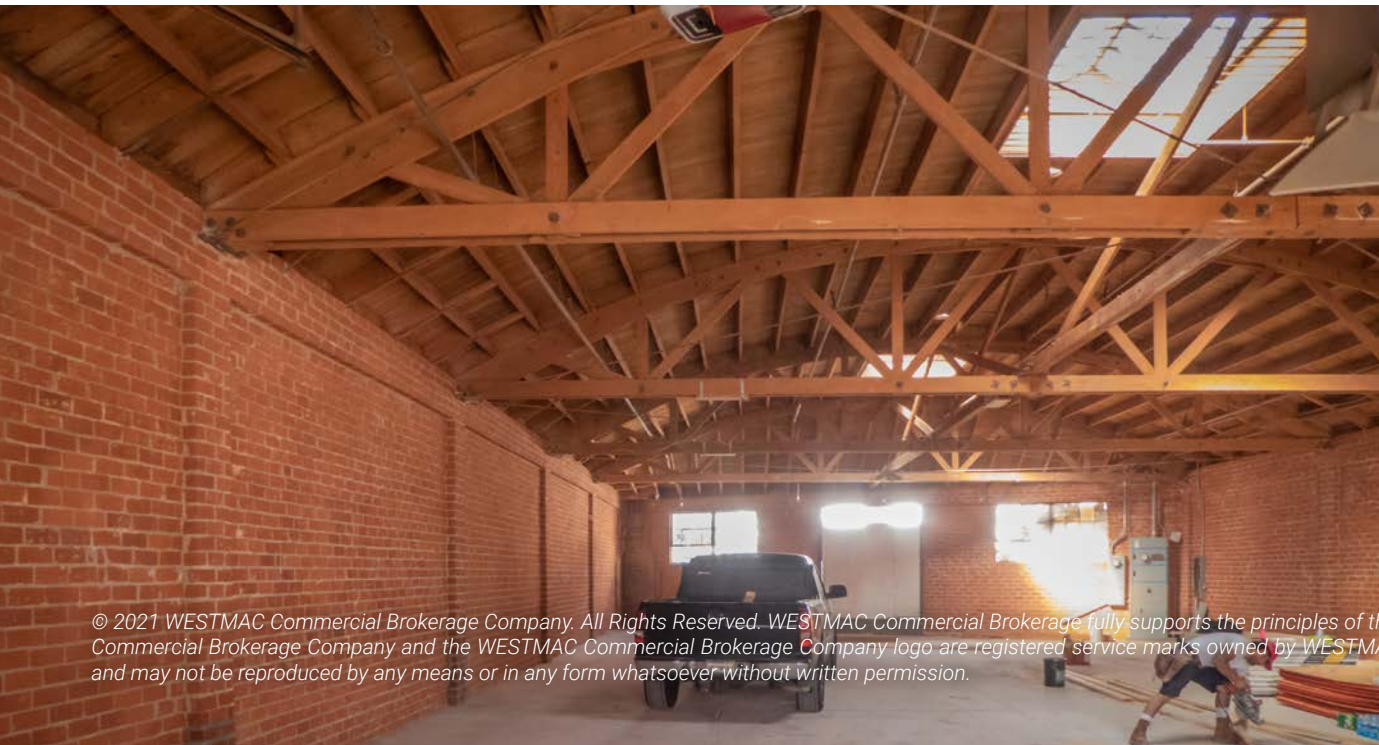
Property Photographs



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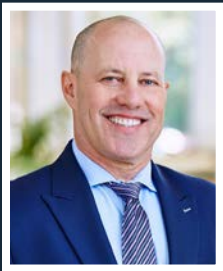
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