



THE MASONIC TEMPLE

26,081 RSF OF OFFICE SPACE FOR LEASE

234 S BRAND BOULEVARD
GLENDALE, CALIFORNIA 91204



For more information, please contact:

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LOCATION

The Masonic Temple is located across Brand Boulevard from The Americana at Brand, one of the top shopping centers in the world (based on sales per square foot) and home to some of the highest sales-producing restaurants and retail in the country, including Bourbon Steak LA, Din Tai Fung, Lululemon, Tiffany & Co., and Nordstrom.

The property is located less than a mile from two major freeways, the Santa Ana (5) Freeway at the Colorado Boulevard exit and the California State Route 134 at the Brand Boulevard exit.

NOTABLE TENANTS

- ◇ CBRE
- ◇ Shake Shack
- ◇ Eggslut
- ◇ Mainland Poke
- ◇ Greenleaf Gourmet Chopshop
- ◇ Philz Coffee

AVAILABILITIES

Asking Rate: Negotiable

Lower Level

Size:
5,500 RSF

Comments:
9' to the lowest structure

Third Floor & Mezzanine

Size:
±7,618 RSF
Mezzanine: ±4,230 RSF
Total: ±11,848 RSF

Ground Floor & Mezzanine

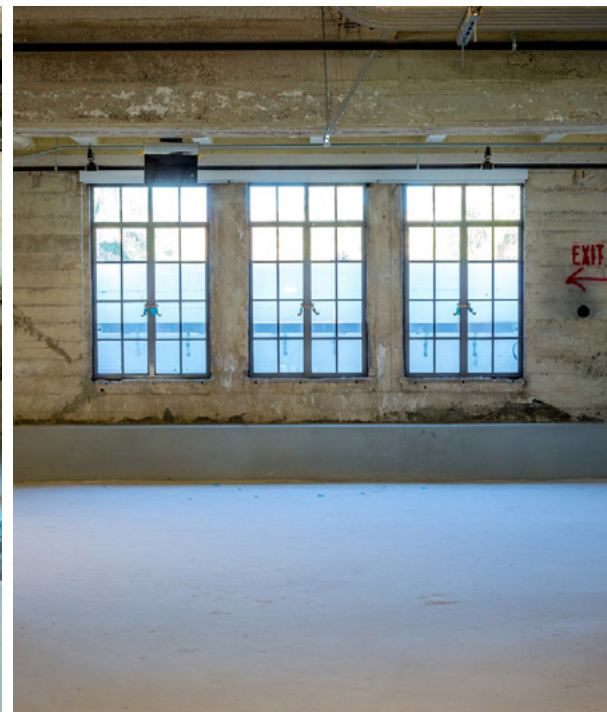
Size:
5,940 RSF
Mezzanine: 2,793 RSF
Total: ±8,733 RSF

Comments:
9' to the lowest structure
19' in the highest structure

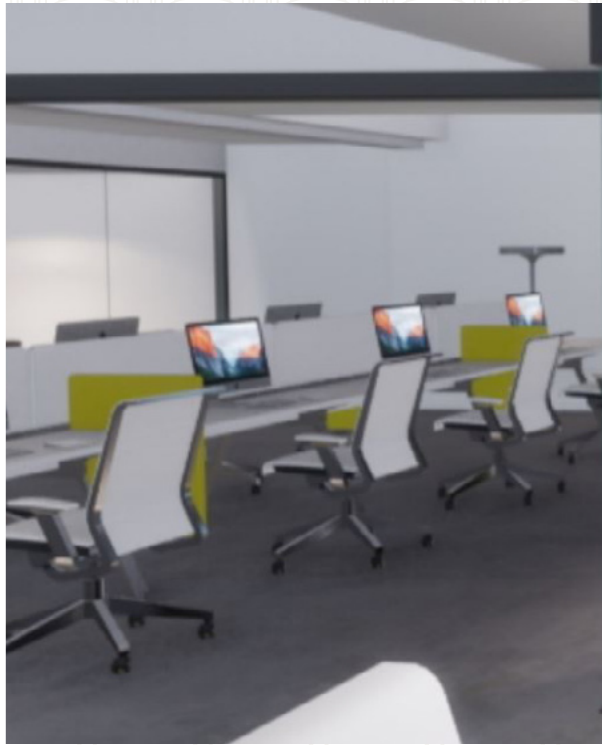


Click to view a
Fly-through of the
3-D Renderings





PROPOSED GROUND AND 2ND FLOOR MEZZANINE

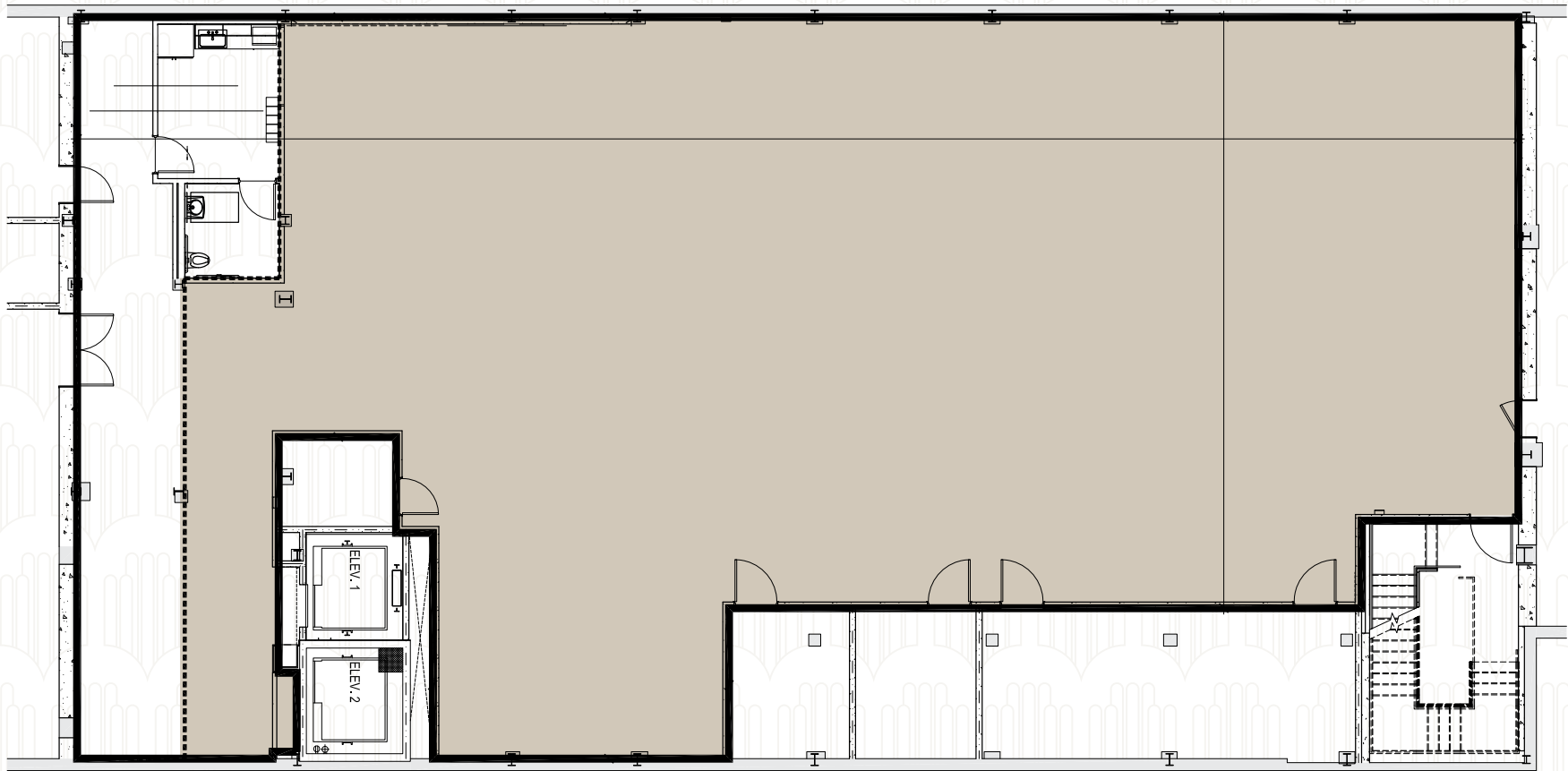


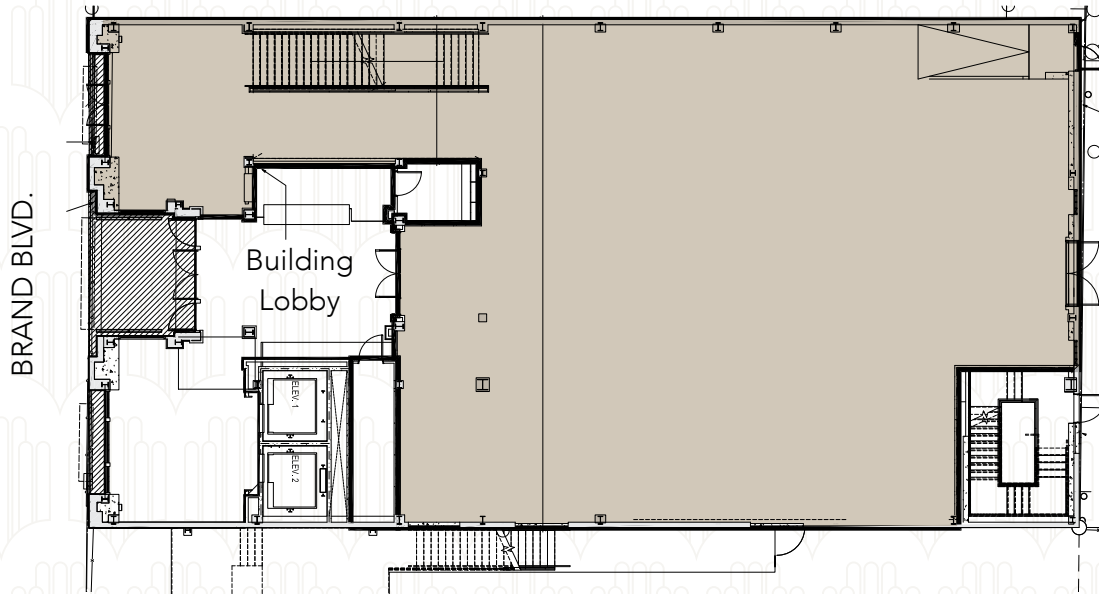
FLOOR PLANS

LOWER LEVEL

5,500 RSF

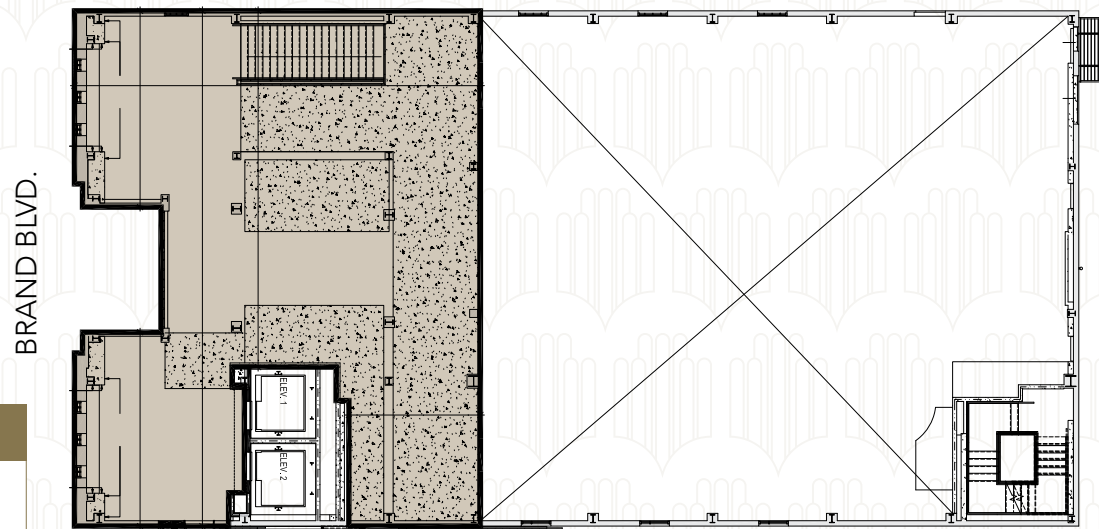
BRAND BLVD.





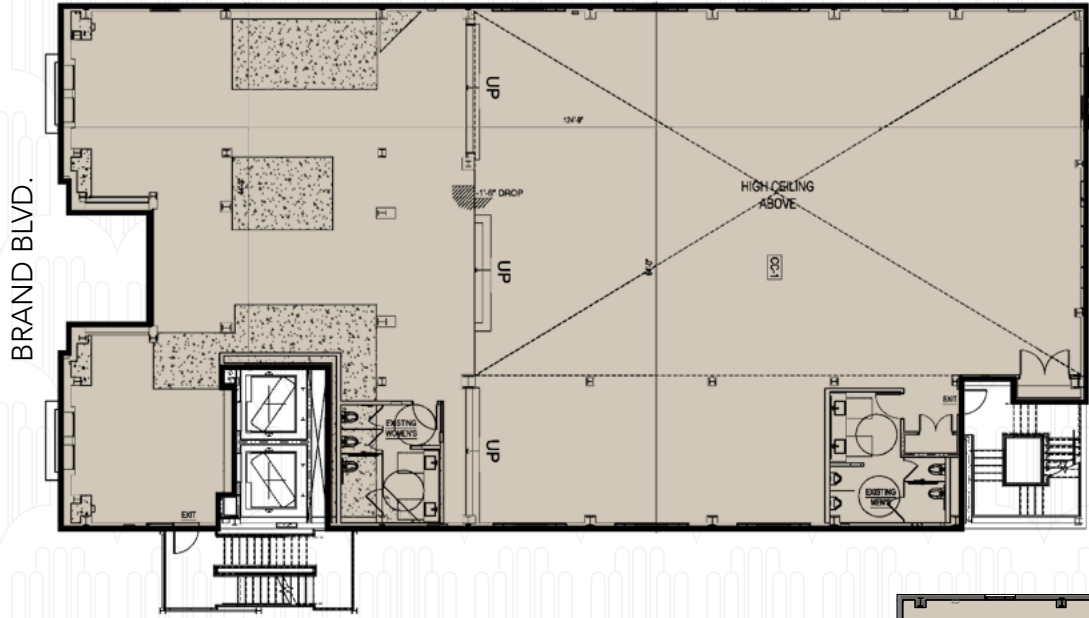
GROUND FLOOR

5,940 RSF



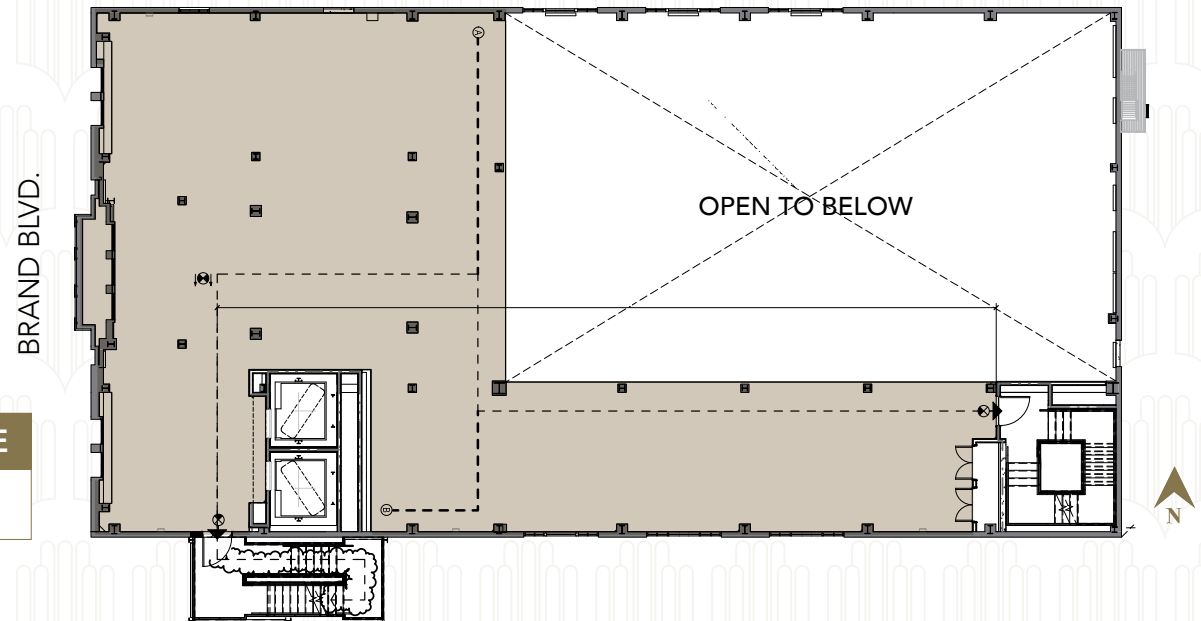
MEZZANINE

2,793 RSF



THIRD FLOOR

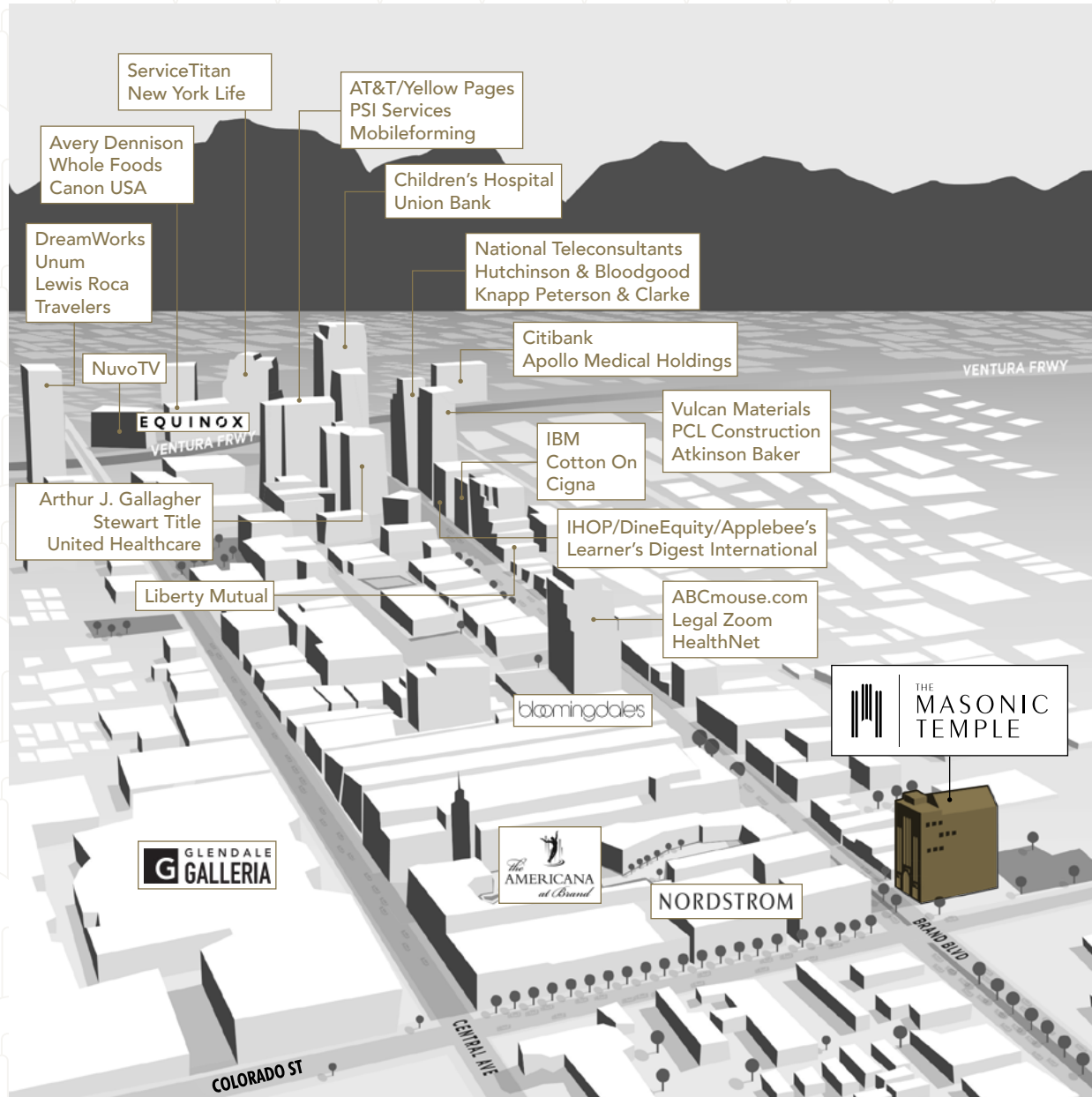
7,618 RSF



FOURTH FLOOR MEZZANINE

4,230 RSF

BUSINESSES IN GLENDALE



BUSINESSES LOCATED IN GLENDALE

- ◇ ABC News
- ◇ Avery Dennison
- ◇ Dine Equity/IHOP/Applebee's
- ◇ DreamWorks Animation
- ◇ LegalZoom
- ◇ Public Storage
- ◇ Univision Communications
- ◇ Whole Foods
- ◇ Arthur J. Gallagher
- ◇ Vulcan Materials Company
- ◇ Learner's Digest International
- ◇ Service Titan
- ◇ ABCmouse.com
- ◇ CBRE
- ◇ Regus
- ◇ Software Management Consultants
- ◇ Mobileforming
- ◇ HealthNet

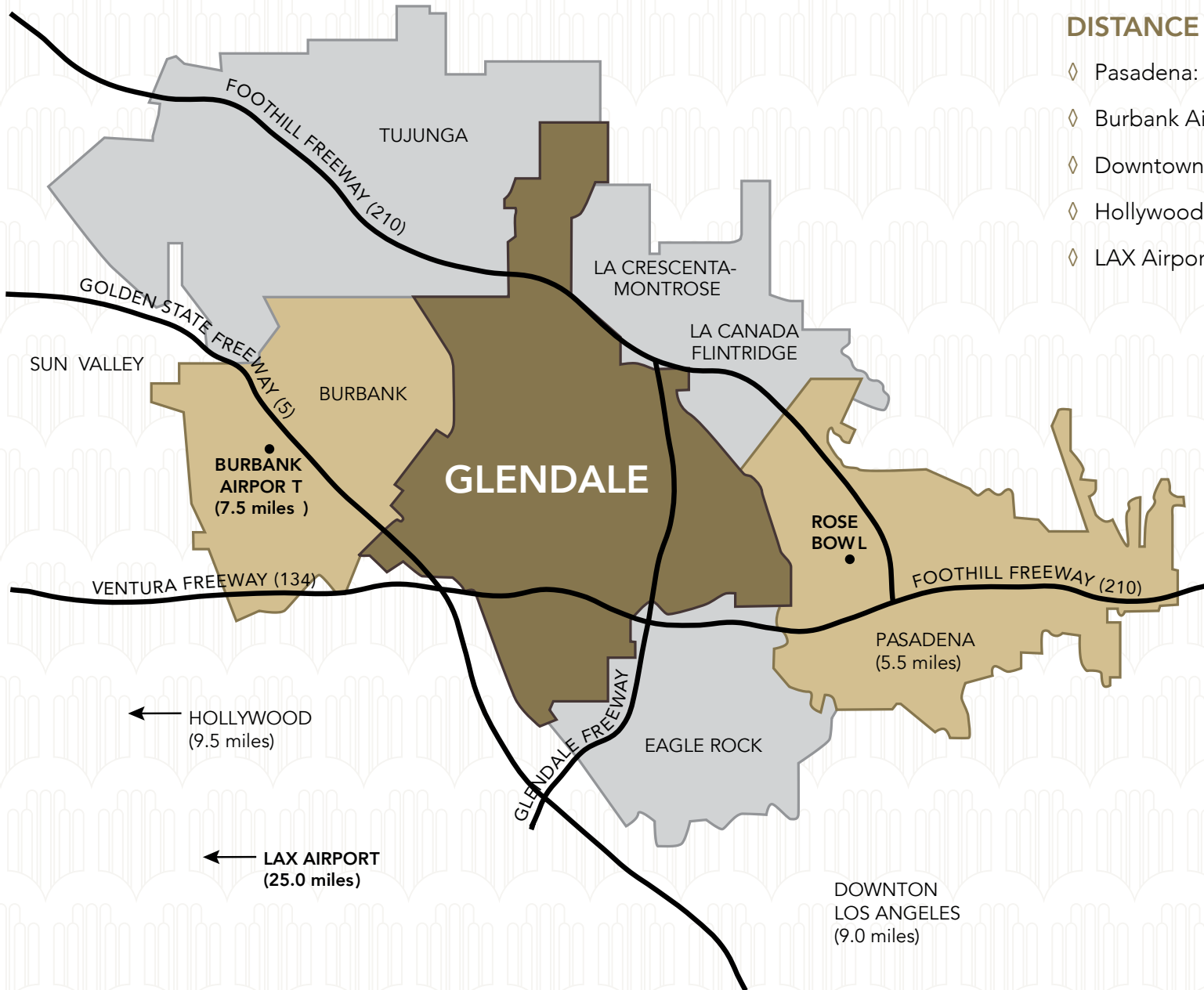
THE AMERICANA AT BRAND MAP



100+
restaurants
within
walking
distance



- -
 -
 -
 -
- 252 S. BRAND BLVD.



DISTANCE FROM GLENDALE

- ◇ Pasadena: 5.5 Miles
- ◇ Burbank Airport: 7.5 Miles
- ◇ Downtown Los Angeles: 9.0 Miles
- ◇ Hollywood: 9.5 Miles
- ◇ LAX Airport: 25.0 Miles



Caruso

Caruso is one of the largest, privately held real estate development companies in the U.S., achieving a 15% compound annual growth rate for the past 20 years. All of its properties are distinguished by a unique combination of architectural and design excellence, an unparalleled guest experience and a dedication to serving the local community – transforming them into central gathering places for residents and tourists alike. Its premier retail, residential and mixed-use properties welcome millions of people annually, and two of its marquee properties, The Grove and The Americana at Brand, rank in Shopping Center Today's list of the top 15 shopping centers around the world, based on sales per square foot, 75% above the industry norm. The Grove also ranks as #2 on Fortune's 10 highest sales-generating shopping centers in the U.S. list. In addition to The Grove and The Americana at Brand, and the luxury residential 8500 Burton Way, Caruso develops, owns and manages a growing portfolio of world-class properties and has more than one million square feet of high-quality retail, mixed-use, and hospitality assets under various stages of development, redevelopment and construction. With its eyes toward street-front positioning and design that taps into the organic way people live their lives, Caruso is currently investing more than one billion dollars in new projects, including a five-star oceanfront resort in Montecito, a mixed-use luxury residential tower in the heart of Los Angeles, reinventing an entire retail street in Los Angeles' Pacific Palisades neighborhood and to-be-announced plans for a large swath of property in Carlsbad. For more information, visit www.Caruso.com.

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