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# **COLLIERS INTERNATIONAL**

701 N. Brand Blvd., Suite #800 Glendale, CA 91203-3279







**TABLE OF CONTENTS** 

U1

PROPERTY HIGHLIGHTS

02

PHOTOS, AERIALS & MAPS

03

FLOOR & SITE PLANS

**)4** 

NEARBY AMENITIES & CORPORATE NEIGHBORS



# **BUILDING DESCRIPTION**

**Address:** 435 Arden Avenue

Glendale, CA 91203

**No. Stories:** Five (5) Floors

**Asking Rate:** \$3.20 PSF Full Service Gross

**RSF:** Suite 340 ±1,504 RSF

Suite 370 ±1,639 RSF Suite 410/420 ±4.845 RSF

Suite 520 ±3,731 RSF (Divisible)

**Building Size:** ±41,771 SF

Parking: 5/1,000 Ratio FREE

Year Built: 1986

**Available:** Immediately

# **PROPERTY HIGHLIGHTS**

- > Built out Medical office spaces.
- > Pharmacy and laboratory on-site.
- > Easy access to 134 & 5 Freeways.
- > Within walking distance to shops and restaurants.
- > Abundant parking Ratio of 5/1,000. FREE patient parking, FREE and secured physician parking.

435 ARDEN AVENUE

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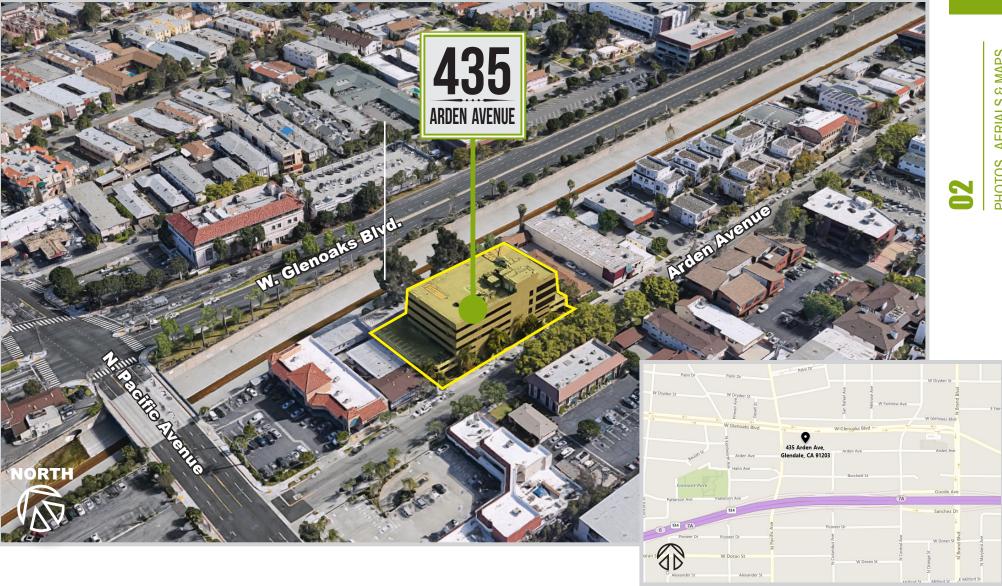
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Page 3

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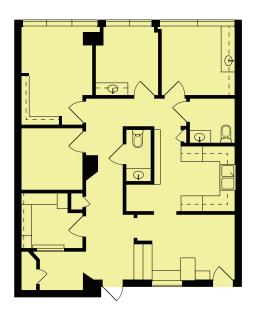


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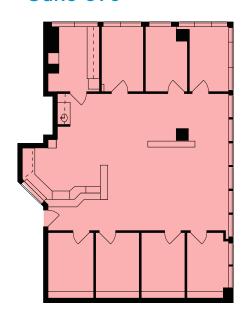
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# FLOOR & SITE PLANS

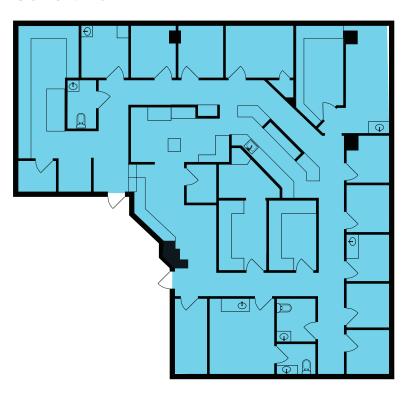
# Suite 340



# Suite 370



# Suite 520



UNIT  $340 = \pm 1,504$  RSF

UNIT 370 =  $\pm 1,639$  RSF

UNIT 520 =  $\pm 3,731$  RSF (Divisible)



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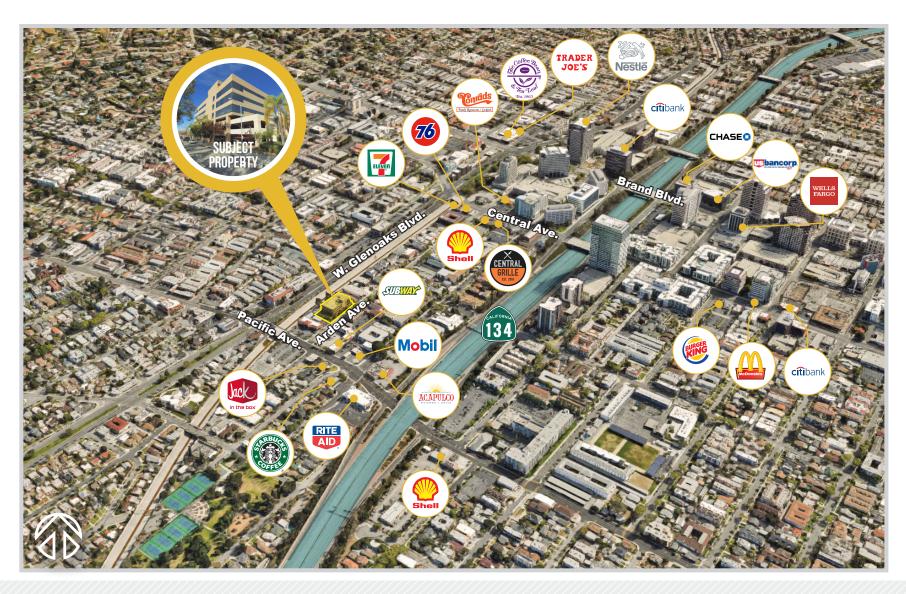
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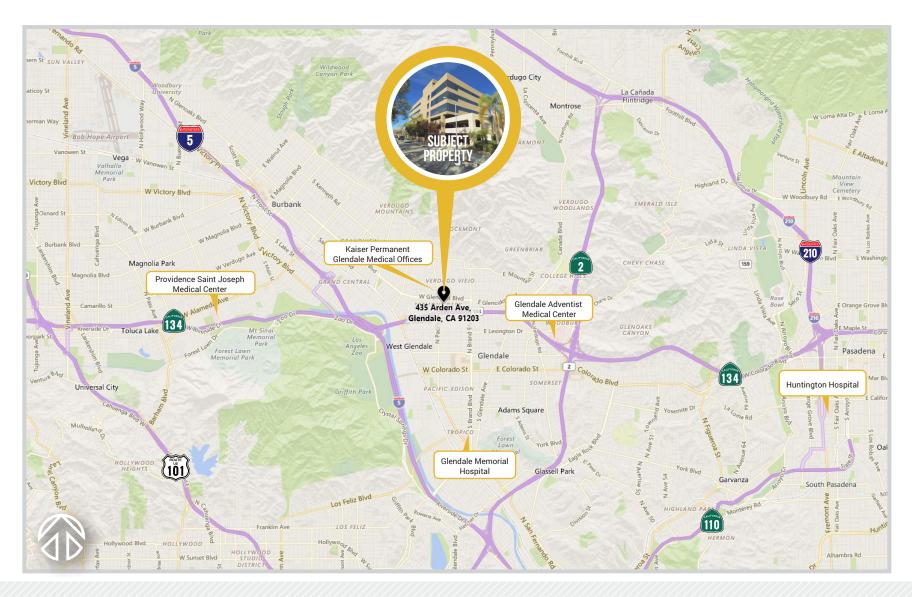
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