

— GLENDALE · CA —

800
NORTH BRAND

— SUBLEASE —

RESTORATION WORKPLACE

L.A.'S FINEST
PURPOSE-BUILT FOR THE HYBRID WORKFORCE

2 FULL FLOORS

Fully furnished, superbly appointed.

Available Now for Sublease.

Flexible Term Length.

SUZANNE LEE

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SUBLEASE

HIGHLIGHTS

14th Floor 26,874 RSF

15th Floor 26,874 RSF

TOTAL 53,748 RSF

- Available through 7/31/2030; Flexible Term Length
- \$3.10/SF/Month FSG
- Newly Built-Out
- Move-in Ready: Fully Furnished, Equipped & Wired
- Parking | 3.5/1,000 SF
- Electric Chargers Available with 2 Free Hours of Charge



NEXT LEVEL DESIGN

- Hospitality inspired finishes
- No detail overlooked

AGILE WORKSPACES

- Focus Zones: Ergonomic bench seats, library, Framery O phone booths
- Collaboration Areas: Meeting rooms of all sizes, scrum rooms, informal lounge areas
- Assigned seats and hot desks; office lockers

HEALTH & WELLNESS

- Inspiring views, abundant natural light
- Spa-like wellness rooms
- Thoughtfully outfitted café/pantries
- Newly constructed high-end onsite amenities (see next page)

TECH ENABLED

- Full wired and wireless connectivity:
Meraki MR56 Wi-Fi 6 Multigigabit Ethernet
(Meraki license required)
- Conferencing:
 - 49" LG 49UH5F-H or 75" LG 75UH5F-H displays with chief display mount/backbox
 - Crestron UC-MMX30-Z Zoom conference room solution with audio/speakers/mics (Zoom Room license required for Zoom Room Feature), wireless or hardwire presentation
 - Huddly IQ Collaboration Camera
 - Crestron 10" Room Scheduling Touch Panels
- Access Security: Avigilon (OpenPath) smart reader
- Clarus glass boards in all meeting rooms





FOOD HALL



TENANT LOUNGE

BUILDING INFO & AMENITIES

- Tri-Cities Trophy Office Tower: Newly renovated, 530,000 SF, 21-stories
- Institutionally owned and professionally managed
- High end onsite amenities:
 - 12,000 SF resort quality Fitness Center with full locker rooms
 - Food Hall with patio seating
 - Tenant Conference Center/Lounge
 - Wifi enabled outdoor area
 - Basketball court
 - Ping pong tables
 - EV chargers
 - Bike storage
- Plentiful off-site retail and dining amenities, including the nearby Americana at Brand and Glendale Galleria



14th FLOOR

7

Private Offices/
Small Meeting
Rooms

11

Conference
Rooms/
Meeting Rooms

162

Workstations

72

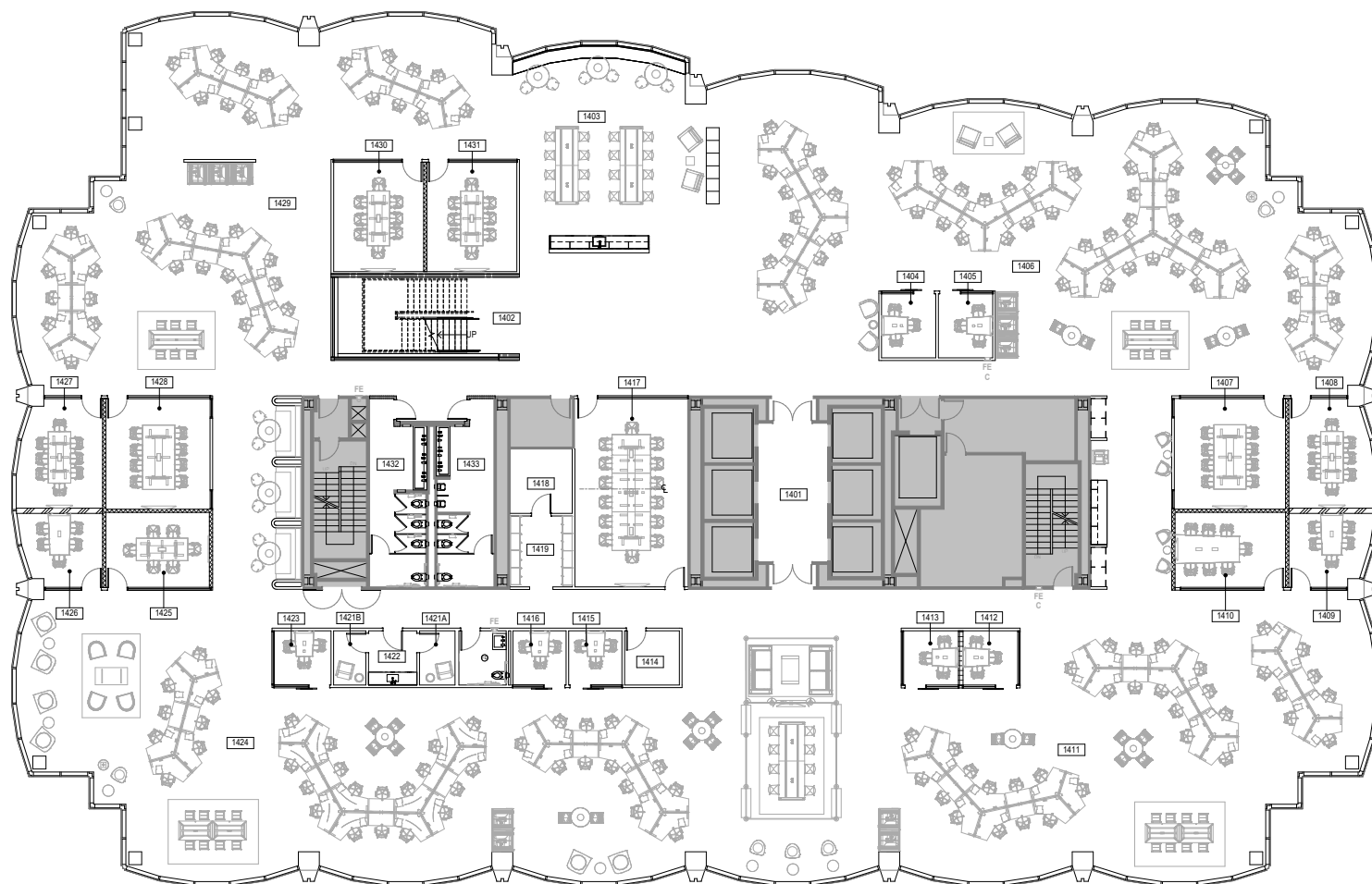
Touchdown Seats

10

Phone Booths

2

Mother's/Wellness
Rooms



*14th Floor | 26,874 RSF | Available Now | Expires 7/31/2030; Flexible Term Length | \$3.10/SF/Month FSG

15th FLOOR

13

Private Offices/
Small Meeting
Rooms

10

Conference
Rooms/
Meeting Rooms

134

Workstations

53

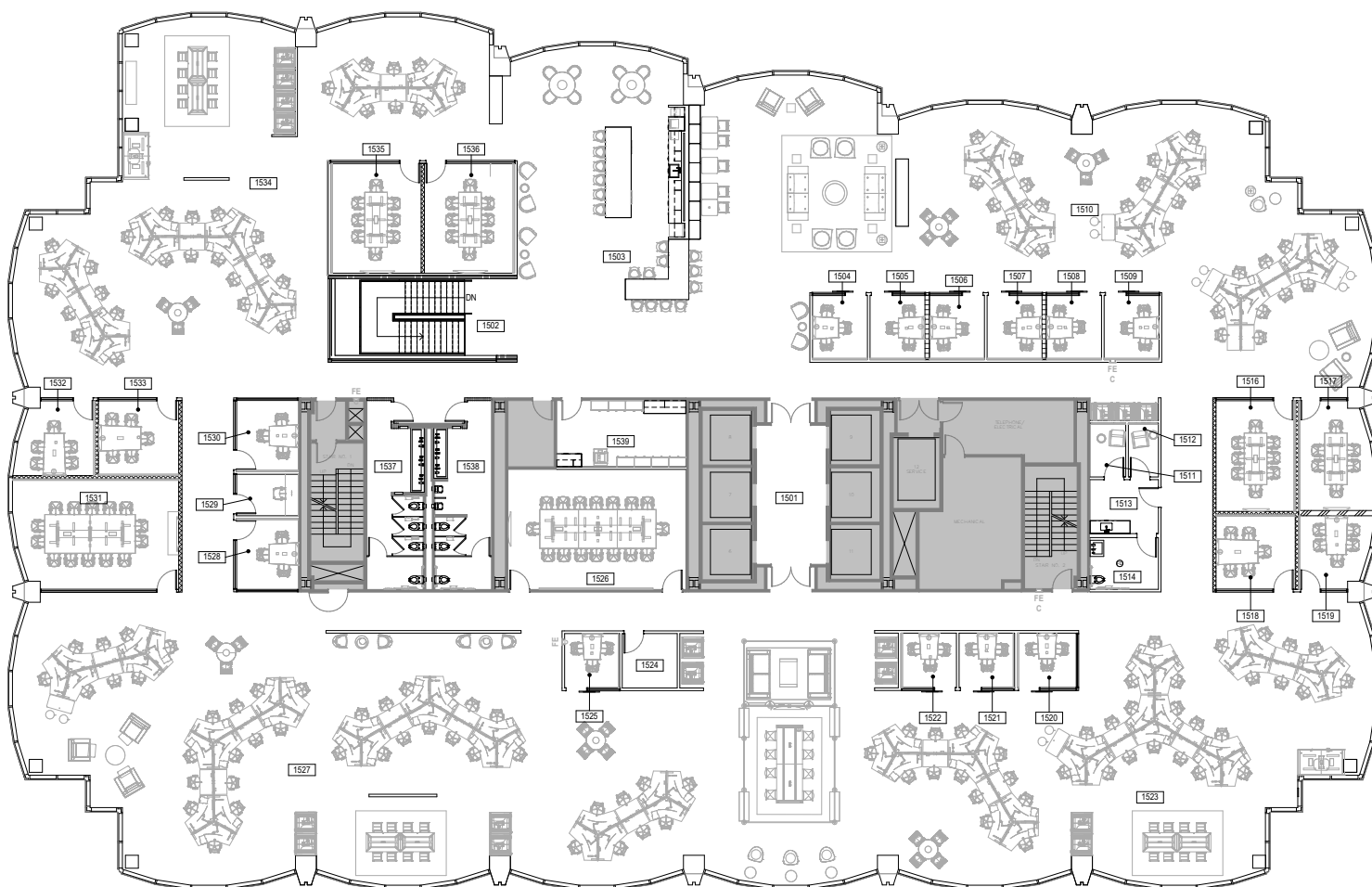
Touchdown Seats

17

Phone Booths

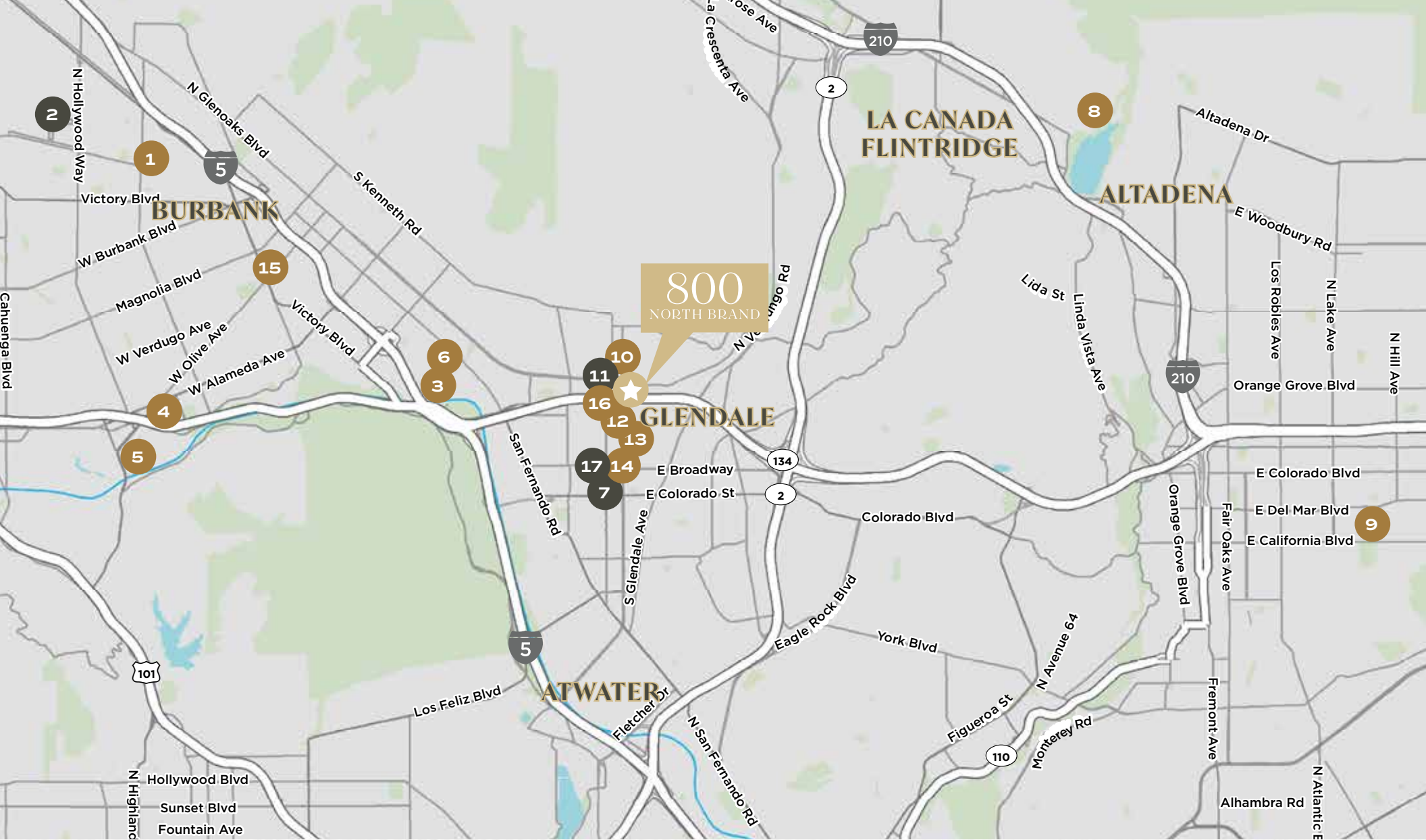
2

Mother's/Wellness
Rooms



*15th Floor | 26,874 RSF | Available Now | Expires 7/31/2030; Flexible Term Length | \$3.10/SF/Month FSG





- | | | | |
|-------------------------------------|--|---|------------------------------|
| 1. Netflix | 6. Dreamworks | 11. Equinox | 16. Hearst |
| 2. Hollywood Burbank Airport | 7. The Americana | 12. Phonexa | 17. Glendale Galleria |
| 3. Disney | 8. Jet Propulsion Laboratory | 13. Beyond Limits & DISQO | MAJORTENANTS |
| 4. The Burbank Studios | 9. California Institute of Technology | 14. Age of Learning & Legal Zoom, Inc. | AMENITIES |
| 5. Warner Brothers | 10. New York Life Insurance | 15. Nickelodeon | |

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READY
TO
LEVEL UP?

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