

320 HARVARD STREET, GLENDALE



A Landmark Creative Office Destination in the Heart of *Downtown Glendale*

Positioned in the heart of Downtown Glendale, **The Osborn Building at 320 E. Harvard Street** presents a rare opportunity to acquire one of the city's most iconic stand-alone bow-truss creative office buildings. Rich in architectural character and historic charm, this distinctive property seamlessly blends timeless design with modern functionality, offering an inspiring environment for creative office, studio, showroom, and collaborative workplace users. The thoughtfully designed layout features expansive open workspace areas complemented by private offices, conference rooms, multiple bathrooms, a large kitchen, server room, and an expansive outdoor patio/deck, creating an ideal setting for innovation and productivity. Surrounded by lush greenery and abundant natural light, the property delivers a unique workplace experience while benefiting from immediate access to Downtown Glendale's vibrant restaurants, retail, hotels, and entertainment. Conveniently located near the Americana, Glendale Galleria, and the 134, 2, and 5 freeways, The Osborn Building offers exceptional connectivity to Pasadena, Burbank, Hollywood, and Downtown Los Angeles, making it a premier owner-user or investment opportunity within one of Southern California's most established urban business districts.



PROPERTY OVERVIEW

Premises:	320 E Harvard St, Glendale, CA 91205
Property Type:	Creative Office
Building Size:	±9,530 SF 3 Stories
Land Size:	±10,454 SF
Price:	Contact Broker for Details
Year Built:	1997
Zoning:	GLC3
Parking:	25 Covered Spaces

FEATURES

1.

Standalone Creative Building

Rare opportunity to occupy a dedicated creative building, providing tenants with enhanced identity, branding opportunities, operational control, and an independent workplace environment.

2.

Open-Space Creative Environment

Expansive open interiors support highly collaborative work styles, accommodating creative office layouts, team-based workspaces, studio uses, and flexible programming.

3.

Large Outdoor Deck & Patio Area

Generous outdoor space creates opportunities for employee gatherings, meetings, events, wellness initiatives, and seamless indoor-outdoor workplace experiences.

4.

Flexible Floor Plan

Adaptable layout accommodates a variety of occupancy needs, including private offices, collaborative work areas, creative studios, showrooms, and hybrid workplace configurations.

5.

Walkable Amenity Base

Surrounded by restaurants, cafés, retail destinations, and daily conveniences, offering employees and visitors immediate access to a vibrant amenity-rich environment.



INTERIOR PHOTOS



INTERIOR PHOTOS



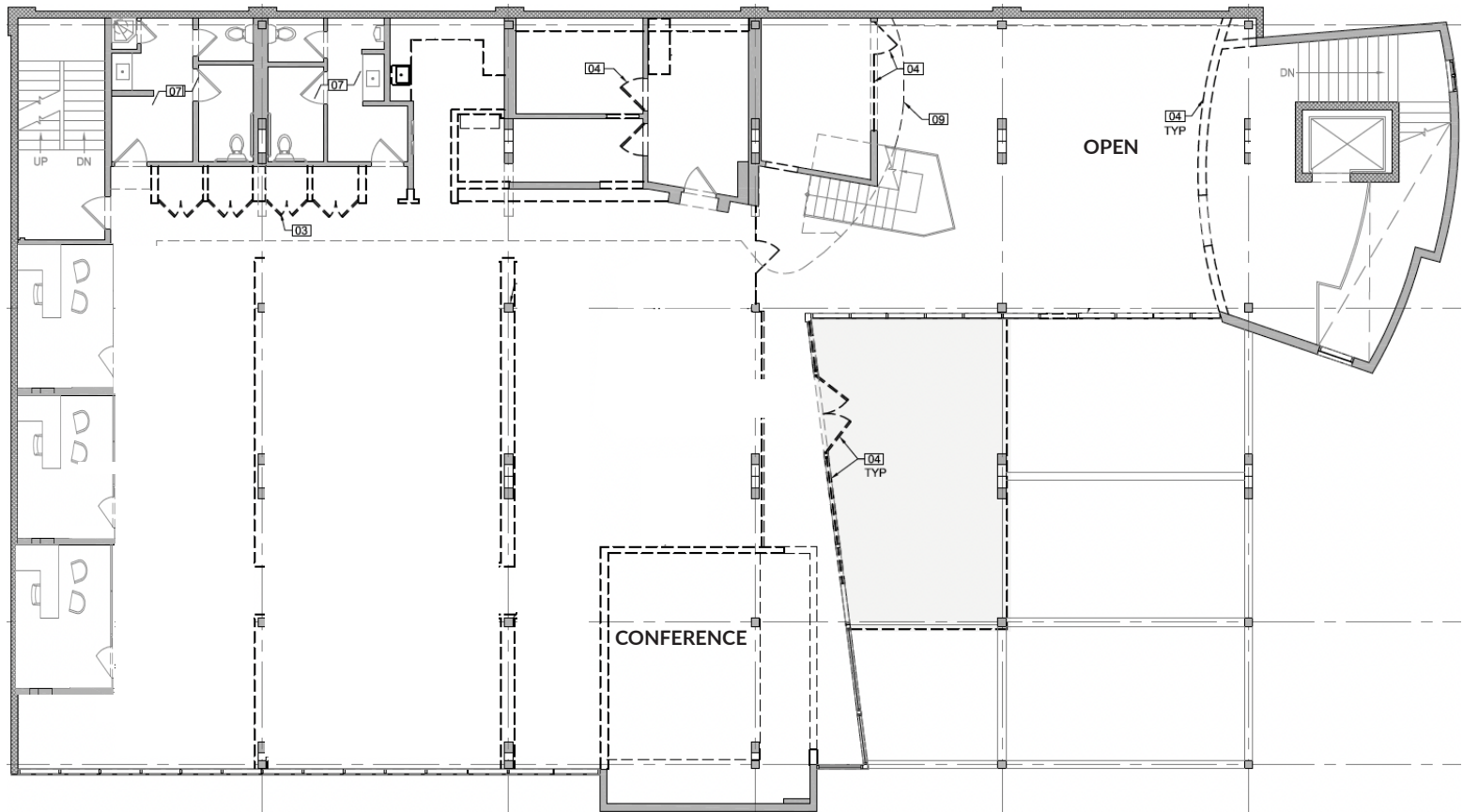
EXTERIOR PHOTOS



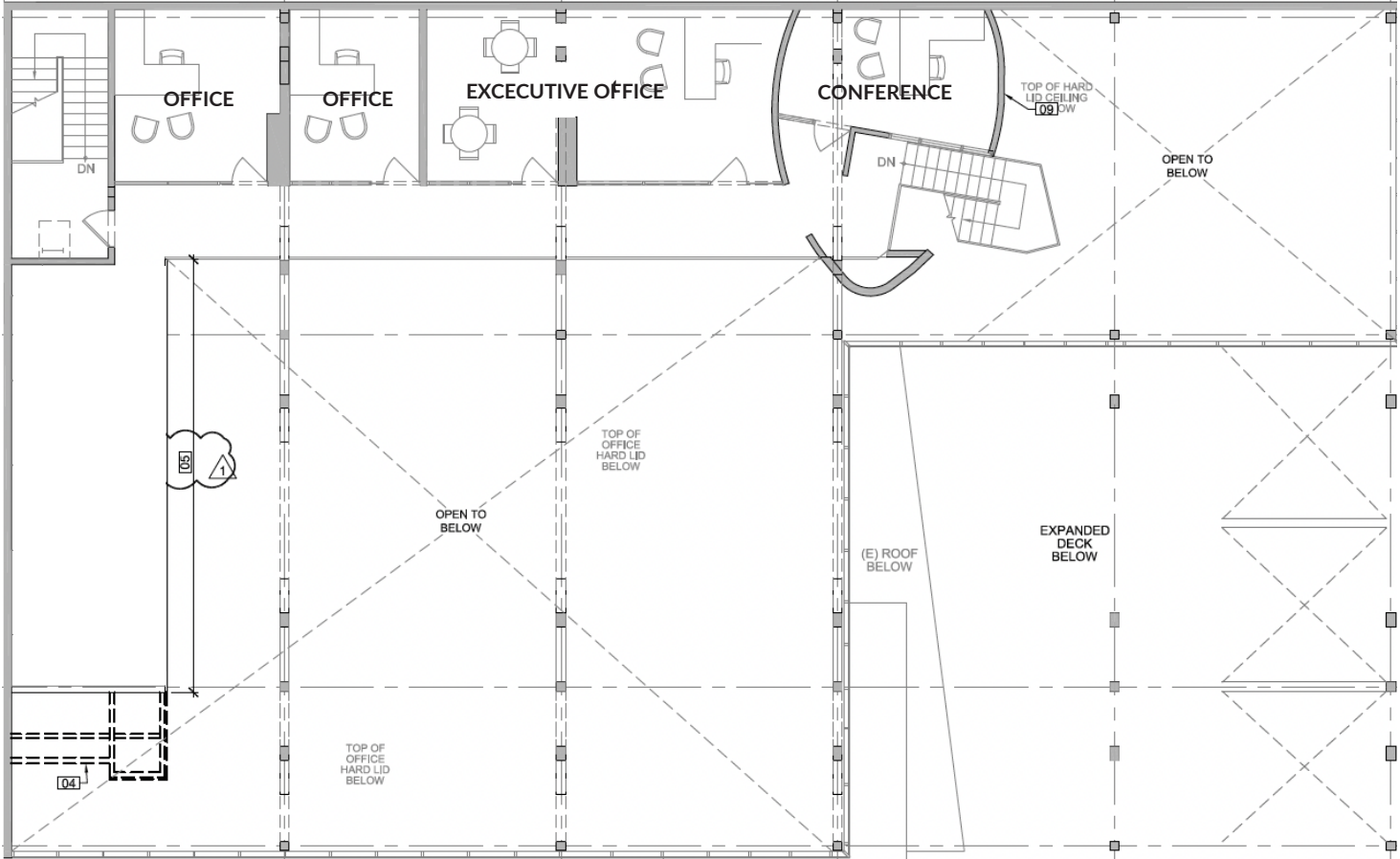
The site plan shows a large rectangular building footprint with various rooms and parking areas. The building is oriented with its long side running horizontally. The plan includes the following features:

- Rooms and Areas:**
 - STAIR ST02 (UP) and TRASH 104 on the left side.
 - PARKING GARAGE 102 in the center.
 - (E) ELEV. MACH RM 101 and (E) ELEV. E01 on the right side.
 - (E) LOBBY 100 and (E) STAIR ST01 (UP) on the right side.
 - (E) STORAGE 103 and various other rooms (01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25) throughout the building.
- Parking and Access:**
 - Parking spaces 1 through 25 are shown, with a "VAN ACCESSIBLE" space near room 06.
 - Access points are marked with arrows and labels like "TO EXIST. & NEW BUILDING GLASS ENCL." and "TO EXIST. & NEW BUILDING GLASS ENCL.".
- Dimensions and Notes:**
 - Overall dimensions: 113'-8" (E) and 68'-8" (E).
 - Room dimensions: 18'-0", 18'-9", 18'-1" (E), 12'-1" (E), 17'-4", 9'-0", 8'-0", 18'-0", 12'-1" (E).
 - Notes: "SLOPE" and "VAN ACCESSIBLE" are indicated.

2ND FLOOR - FLOOR PLAN



MEZZANINE - FLOOR PLAN





A Walkable Location at the Center of Downtown Glendale

Positioned in the heart of Downtown Glendale, The Osborn Building is surrounded by cafés, restaurants, retail destinations, and lifestyle amenities, creating one of the most walkable business environments in the San Fernando Valley. Just moments from The Americana at Brand and Glendale Galleria, the property offers immediate access to premier shopping, dining, and entertainment options. The location also provides excellent connectivity via the 134, 2, and 5 Freeways, allowing convenient access to Pasadena, Burbank, Hollywood, and Downtown Los Angeles.



NEARBY AMENITIES

THE AMERICANA AT BRAND



BRAND BLVD



GLENDALE GALLERIA



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