



THE
MASONIC
TEMPLE



Caruso



CUSHMAN &
WAKEFIELD

234 S Brand Boulevard
Glendale, California 91204



PROPERTY OVERVIEW

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.



FEATURES & AMENITIES



Unbeatable Walkable Amenities



25,666 RSF



Up to 8,733 SF of Ground & 2nd Floor Mezzanine Space



Unique and Creative Floorplates



9' to 19' Ceilings



Dramatic Windows



Prominent Signage Opportunities



Immediate Access to all Transportation Options



Easy Access to 134, 5, and 2 Freeways

AVAILABILITIES

Asking Rate: Negotiable

LOWER LEVEL

5,500 RSF

GROUND FLOOR & SECOND FLOOR MEZZANINE

Ground Floor: 5,940 RSF
Mezzanine: 2,793 RSF
Total: 8,733 RSF

THIRD FLOOR & FOURTH FLOOR MEZZANINE

Third Floor: 7,340 RSF
Mezzanine: 4,093 RSF
Total: 11,433 RSF

NOTABLE RETAIL TENANTS ON-SITE

SHAKE
SHACK 

Philly Coffee 

eggslut



WARBY PARKER







CONCIERGE SERVICE

GAME-CHANGING AMENITIES



In-office dining from
any restaurant at
The Americana at Brand



Dry cleaning pickup
and delivery in lobby or
delivery to car



Same day shoe shine /
shoe repair



Car wash while you work



Grocery shopping and
delivery to your car



Hotel reservation assistance
and discounted rates



Tailoring services, including
pickup and delivery



On-site notary service



Coordination of client
services such as gifts and
closing dinners



Preferred catering packages
from restaurants at
The Americana at Brand



Access to a fully furnished
executive suite for visiting
VIPs & special events



VIP dining cards for all
employees offering 15% off
at participating restaurants



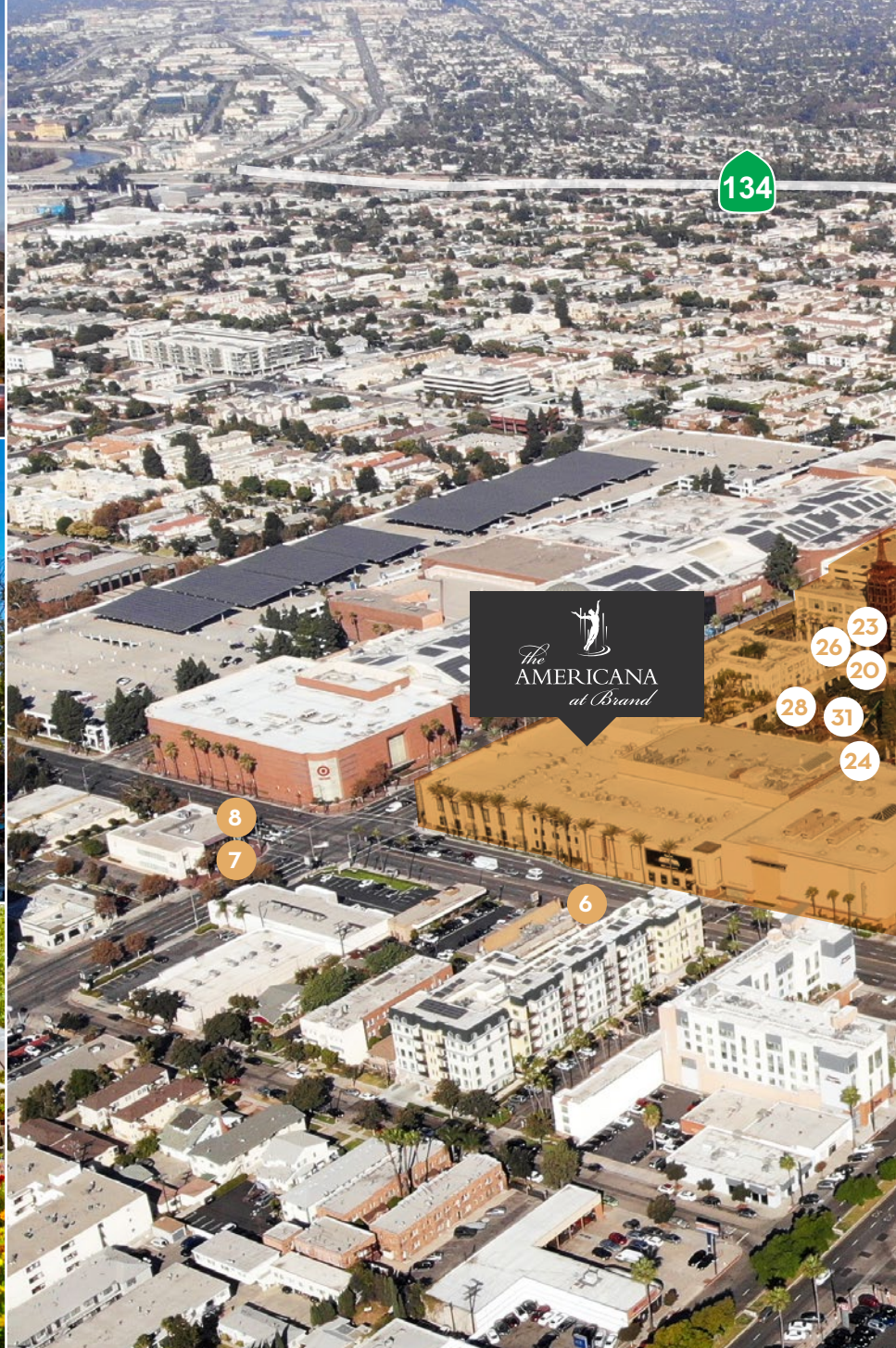
The Americana at Brand



Plaza Fountain at The Americana



Ombra



CREATIVE OFFICE IN THE HEART OF AMENITIES

CARUSO AMENITIES

1. EggsIut
2. Joe & The Juice
3. Philz Coffee
4. Shake Shack
5. Bacari G.D.L.
6. Bar Verde at Nordstrom
7. Bourbon Steak Los Angeles
8. Deluca's Italian Deli
9. Din Tai Fung
10. Frida Mexican Cuisine
11. Granville Café
12. Häagen Dazs
13. Honeyboba
14. Jersey Mike's
15. Katsuya
16. Ladurée
17. Le Pain Quotidien
18. Lemonade
19. Ombra Wine Bar by Amici
20. Potato Corner
21. Pressed Juicery
22. See's Candies
23. Sprinkles Cupcakes
24. Starbucks
25. Sugarfina
26. The Cheesecake Factory
27. The Coffee Bean & Tea Leaf
28. The Pie Hole
29. The Tsujita
30. Trattoria Amici
31. Wetzel's Pretzels
32. Yum Creamery



LOCAL AMENITIES

- | | | | |
|---------------------------|-----------------------------------|----------------------------|---------------------------------|
| 1. Karas | 17. King Taco | 33. Max's Restaurant | 49. Sapporo Ramen & Shabu Shabu |
| 2. Sushi Story | 18. Raffi's Place | 34. Blaze Pizza | 50. Porto's Bakery |
| 3. Kumadori Sushi | 19. Khinkali Place | 35. 85°C Bakery Cafe | 51. Panini Kabob Grill |
| 4. The Oak & Vine | 20. Royal Vanak | 36. Heritage Eatery | 52. Pink Orchid Bakery |
| 5. R101 Ramen | 21. Poke Café | 37. Plate & Petal | 53. Hot Spot Café & Pizzeria |
| 6. Foxy's Restaurant | 22. Kopan Ramen | 38. El Morfi Grill | 54. Octopus Japanese Restaurant |
| 7. Mini Kabob | 23. Gauchos Village | 39. Menchies Frozen Yogurt | 55. California Pizza Kitchen |
| 8. Poke N Roll | 24. Gen Korean BBQ | 40. California Poke House | |
| 9. Moon Mart Kabab | 25. BJ's Restaurant | 41. Lol's Peruvian | |
| 10. Underdogs | 26. Sushi Sasabune | 42. Eden on Brand | |
| 11. Buffalo Wild Wings | 27. La Goccia Espresso Bar | 43. Tavern on Brand | |
| 12. Mediterranean Delight | 28. Islands Fine Burgers & Drinks | 44. Panera | |
| 13. In-N-Out Burger | 29. Olive Garden | 45. Carousel | |
| 14. Vegas Seafood Buffet | 30. Tender Greens | 46. Sushi on Brand | |
| 15. Joon Shabu Shabu | 31. Chipotle | 47. Hot Wings Café | |
| 16. Shiraz Restaurant | 32. PizzaRev | 48. All Indian Café | |



3rd Floor Lounge, Focus Rooms, and Perch



3rd Floor Workstations, Lounge, and Café/Pantry



4th Floor Mezzanine Workstations and Focus Rooms



3rd Floor Workstations and Mezzanine



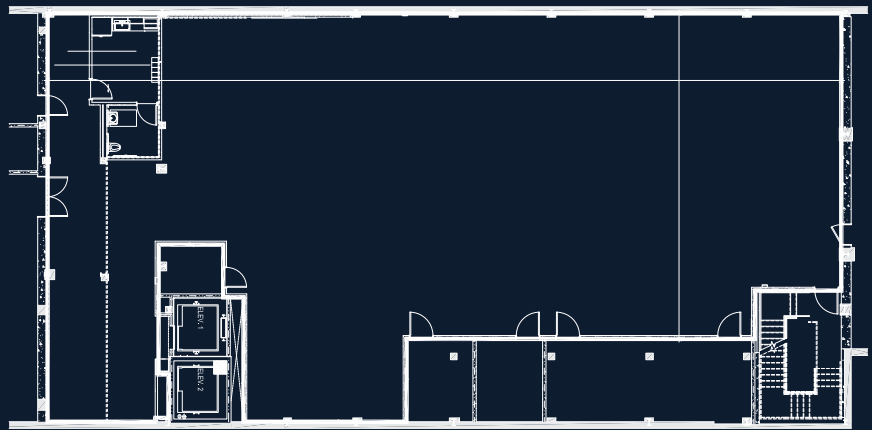
4th Floor Mezzanine Reception/Waiting Area and Kitchenette



4th Floor Mezzanine Perches and 3rd Floor

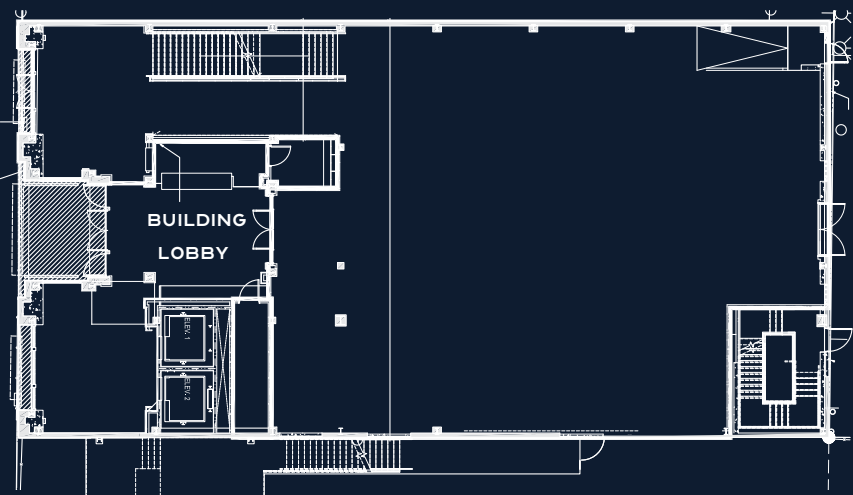
LOWER LEVEL
5,500 RSF

BRAND BLVD



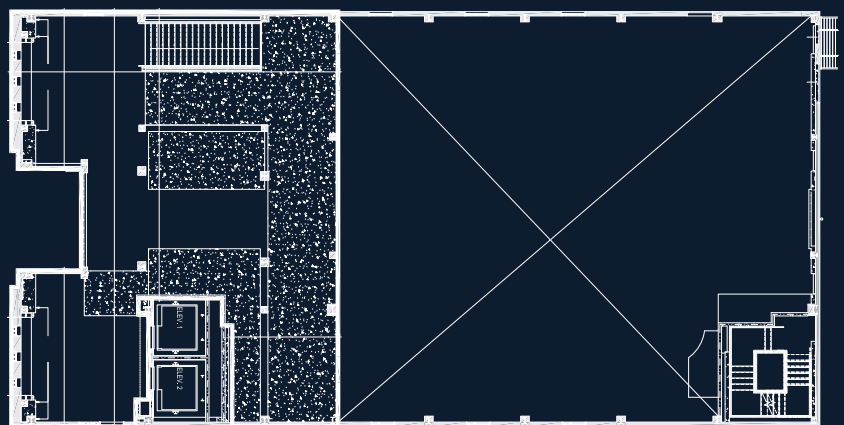
GROUND FLOOR
5,940 RSF

BRAND BLVD



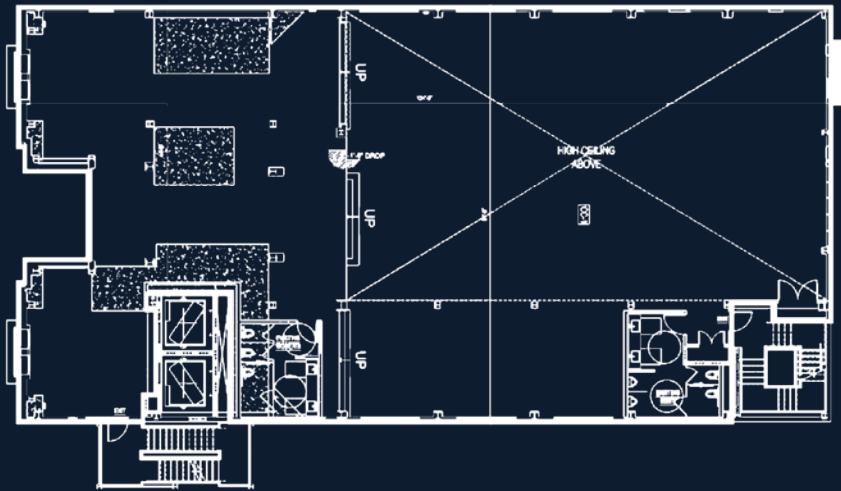
**SECOND FLOOR
MEZZANINE**
2,793 RSF

BRAND BLVD



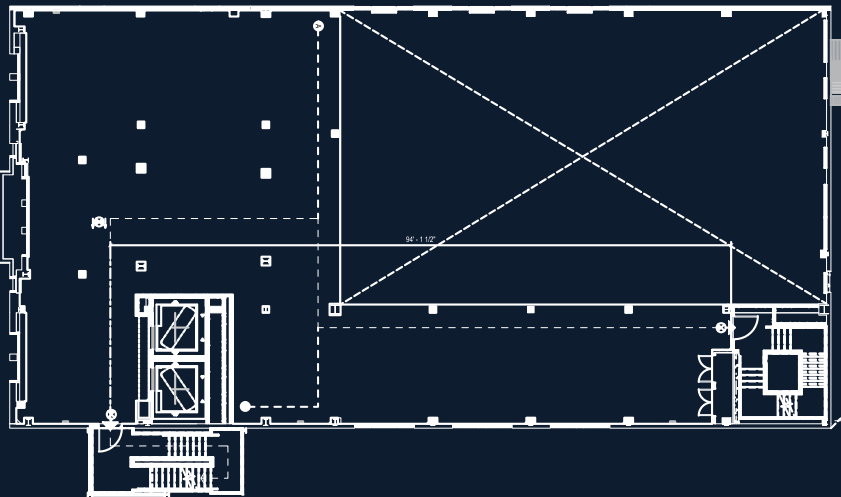
FLOOR PLANS

BRAND BLVD



THIRD FLOOR
7,340 RSF

BRAND BLVD



**FOURTH FLOOR
MEZZANINE**
4,093 RSF

BRAND BLVD



**HYPOTHETICAL
PLAN**



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, hospitality 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 list of the 10 highest sales-generating shopping centers in the U.S.

In addition to The Grove, The Americana at Brand and the luxury residences at 8500 Burton Way, Caruso develops, owns and manages a growing portfolio of world-class properties with more than 1M 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 has currently invested more than \$1B in new projects, including the first-of-its-kind retail, dining and entertainment destination Palisades Village and the ultra-luxury five-star beachfront resort Rosewood Miramar Beach in Montecito, California, by way of Caruso Hotels and Resorts.

NOTABLE CARUSO TENANTS



NORDSTROM

J.CREW



drybar

MAC

Sur La Table

H&M

TESLA

The Cheesecake Factory

SAMSUNG

TIFFANY & CO.

SEPHORA

amazon 4-star

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**CUSHMAN &
WAKEFIELD**

