

FOUR-STORY ±132,024 RSF CLASS A OFFICE BUILDING AVAILABLE FOR LEASE

CURRENT AVAILABILITIES

Suite 175 – ±2,942 RSF

BUILDING INFORMATION

Lease Rate: Starting rate of \$27.50 PSF, Full Service

Expense Stop: Base Year

Parking: 5.4/1,000
Covered, reserved: \$40/mo/stall

Tenant Improvements: Turnkey, per a mutually acceptable plan

Comments:

- » Onsite grab and go deli and market
- » Two-story atrium lobby
- » Large, efficient floor plates
- » Building and monument signage available for large users
- » Fiber optics by Century Link Communications
- » Corporate neighbors include Avnet, University of Phoenix campus, CBS Outdoor, Arizona State Lottery, US Airways and Preferred Homecare
- » Excellent access to Sky Harbor International Airport, Arizona State University, Downtown Phoenix, and Downtown Tempe
- » Direct access to I-10 and SR-143 freeways, offering access to entire Metropolitan Phoenix area
- » Close proximity to a number of hotels providing lodging and conference accommodations

FOR LEASING INFORMATION:

JERRY ROBERTS

602.735.5528

jerry.roberts@cbre.com

PAT BOYLE

602.735.5275

patrick.boyle@cbre.com

