

UNION HILLS OFFICE PLAZA

FACT SHEET

BUILDING FEATURES

Square Footage: ±143,000 SF

Floors: 3

Year Built: 2007

Lease Rate: \$28.50/SF FSG

Parking Ratio: 5.0/1,000 SF

Covered Stalls at \$45.00/month

Tenant Improvements: Negotiable

Operating Expenses: Base Year Stop

AVAILABLE SPACE

SUITE 301 ±21,647 SF - Available August 1, 2026

PROPERTY HIGHLIGHTS



Professional management plus daily engineering services



Several retail amenities, hotels, and restaurants within 2 miles



Building signage opportunity



Located on I-17, 1 mile south of Loop 101 Freeway



Exceptional freeway visibility



16-minute drive to TSMC



½ mile from the HonorHealth Deer Valley Medical Center



NEWMARK

RFA
ASSET MANAGEMENT

EXCLUSIVE ADVISORS

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