

5651 WEST TALAVI BOULEVARD | GLENDALE, ARIZONA 85306

TALAVI

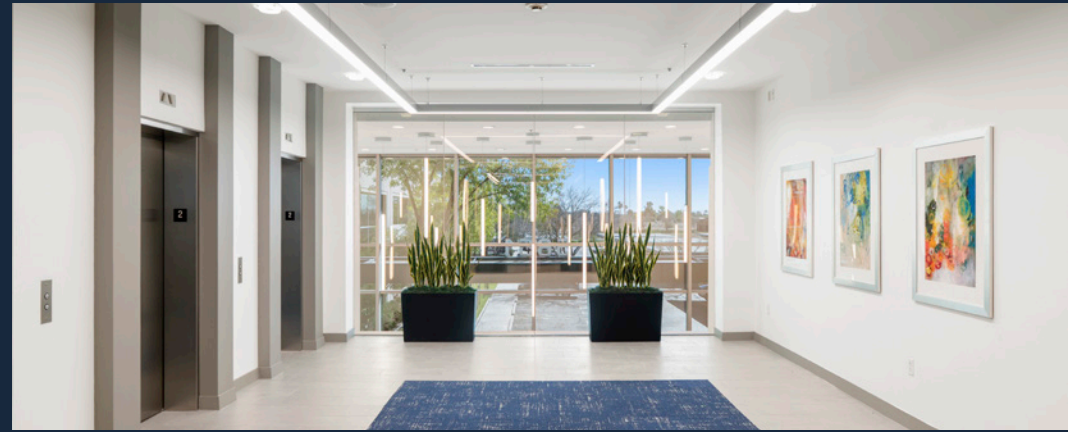
CORPORATE CENTER



CBRE

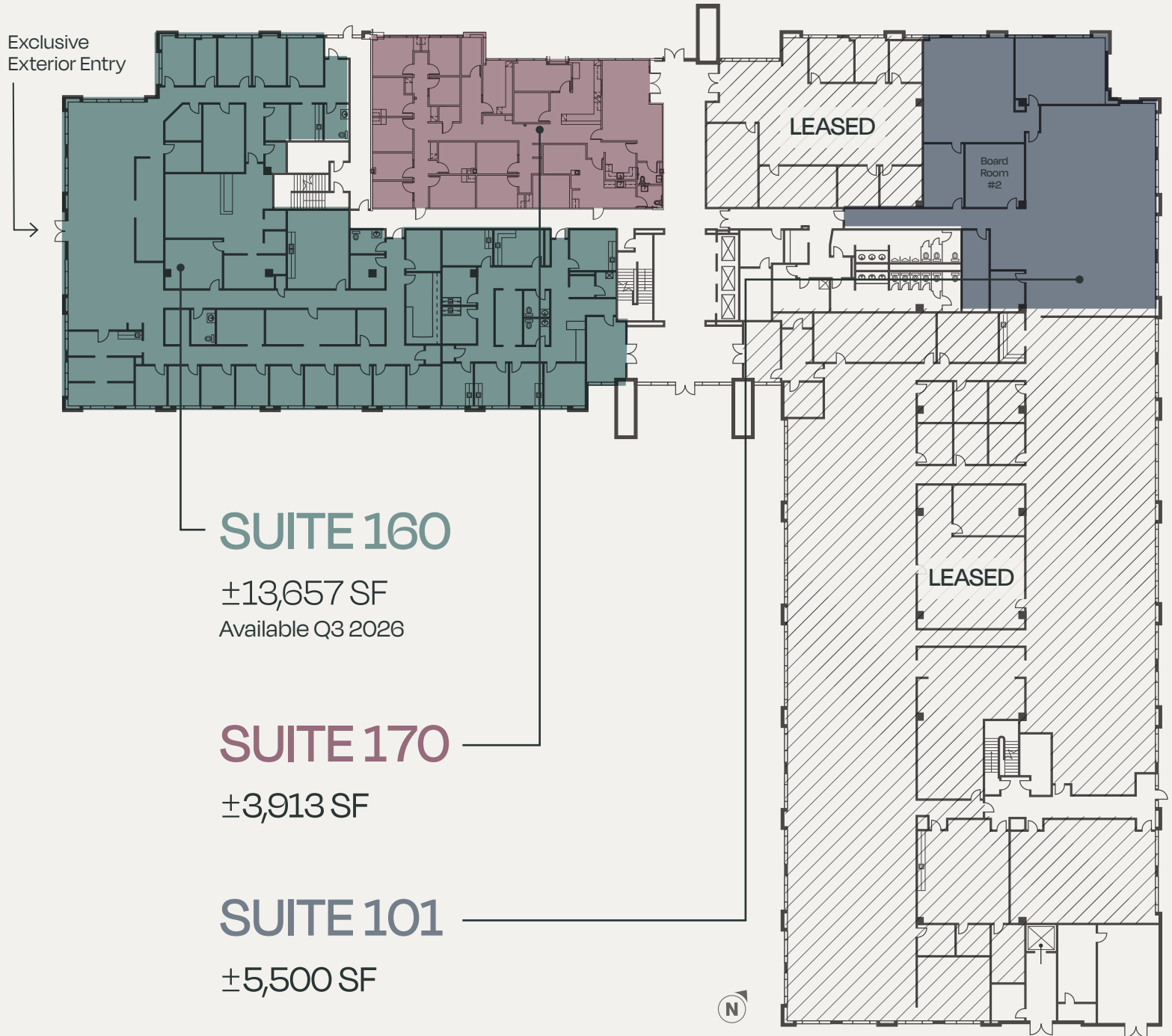
PROPERTY HIGHLIGHTS

- BUILDING SIZE:** ±152,936 SF, Three Floors
- FIBER/TELCO PROVIDERS:** Cox Communications & Lumen Technologies
- PARKING RATIO:** 5:1,000 SF, 784 total spaces, 399 covered, 385 open
- FINISHED CEILING HEIGHT:** ±10 Feet
- RENOVATIONS:** Common area recently renovated totaling over \$700,000
One 2nd floor spec suite available & three more under construction
- ZONING:** PAD
- CORPORATE NEIGHBORS:** Global Credit Union, Phoenix Heart & Cardiology, John C. Lincoln Medical Services, Credit Union West
- WORKFORCE POPULATION:** 1.3 million and close proximity to 5 colleges (Thunderbird School of Global Management, Midwestern University, Arizona State University West, Grand Canyon University, Glendale Community College)



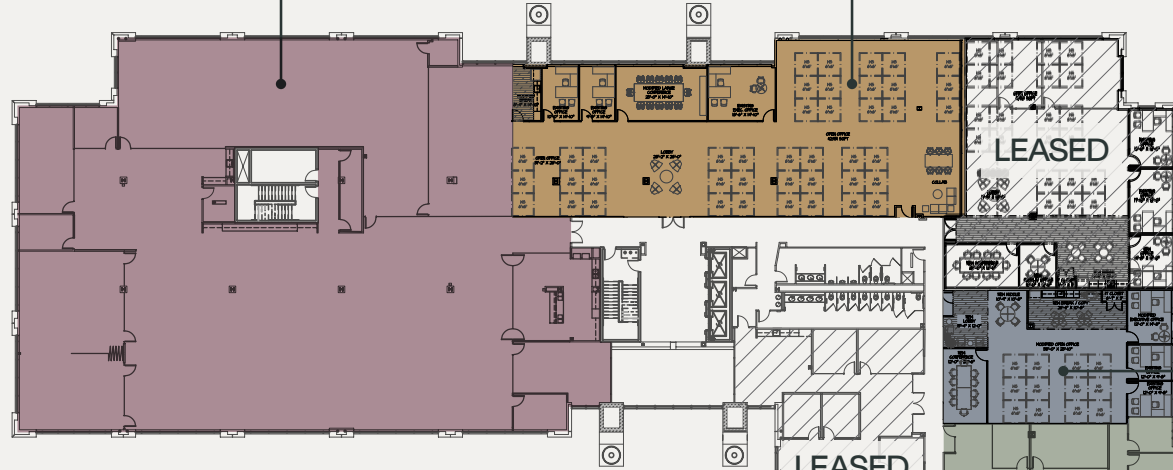
AVAILABILITIES

FIRST FLOOR



SUITE 207

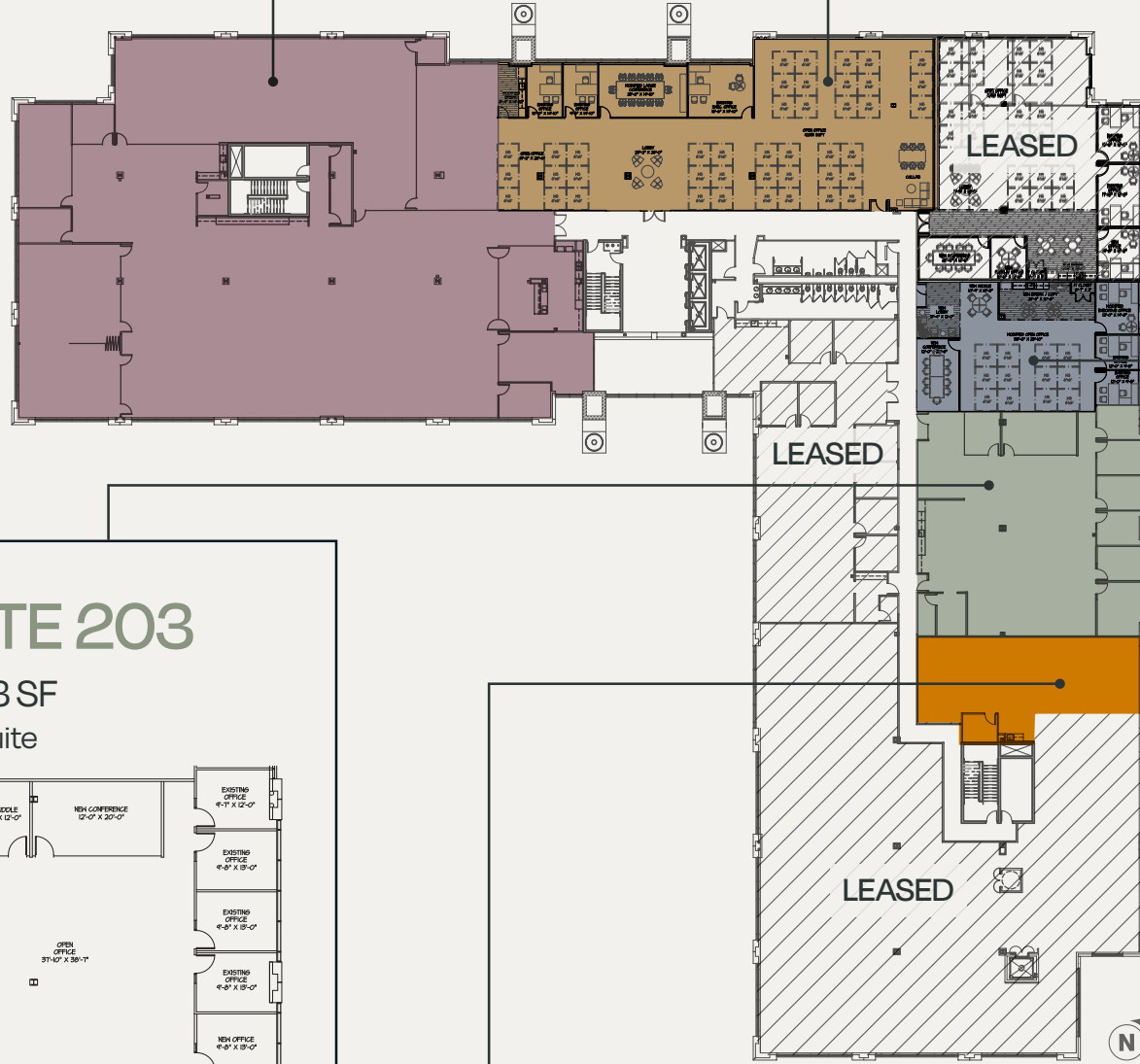
±16,699 SF



SUITE 200

±6,466 SF

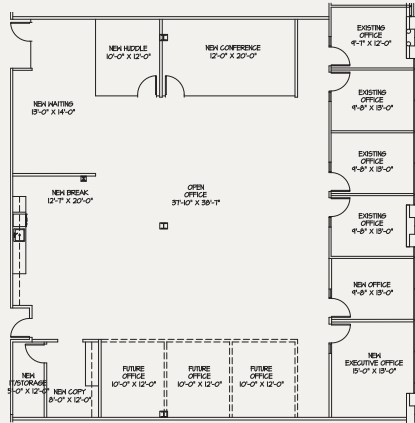
Spec Suite | August 1, 2026 Delivery



SUITE 203

±4,763 SF

Spec Suite



SUITE 204

±1,743 SF

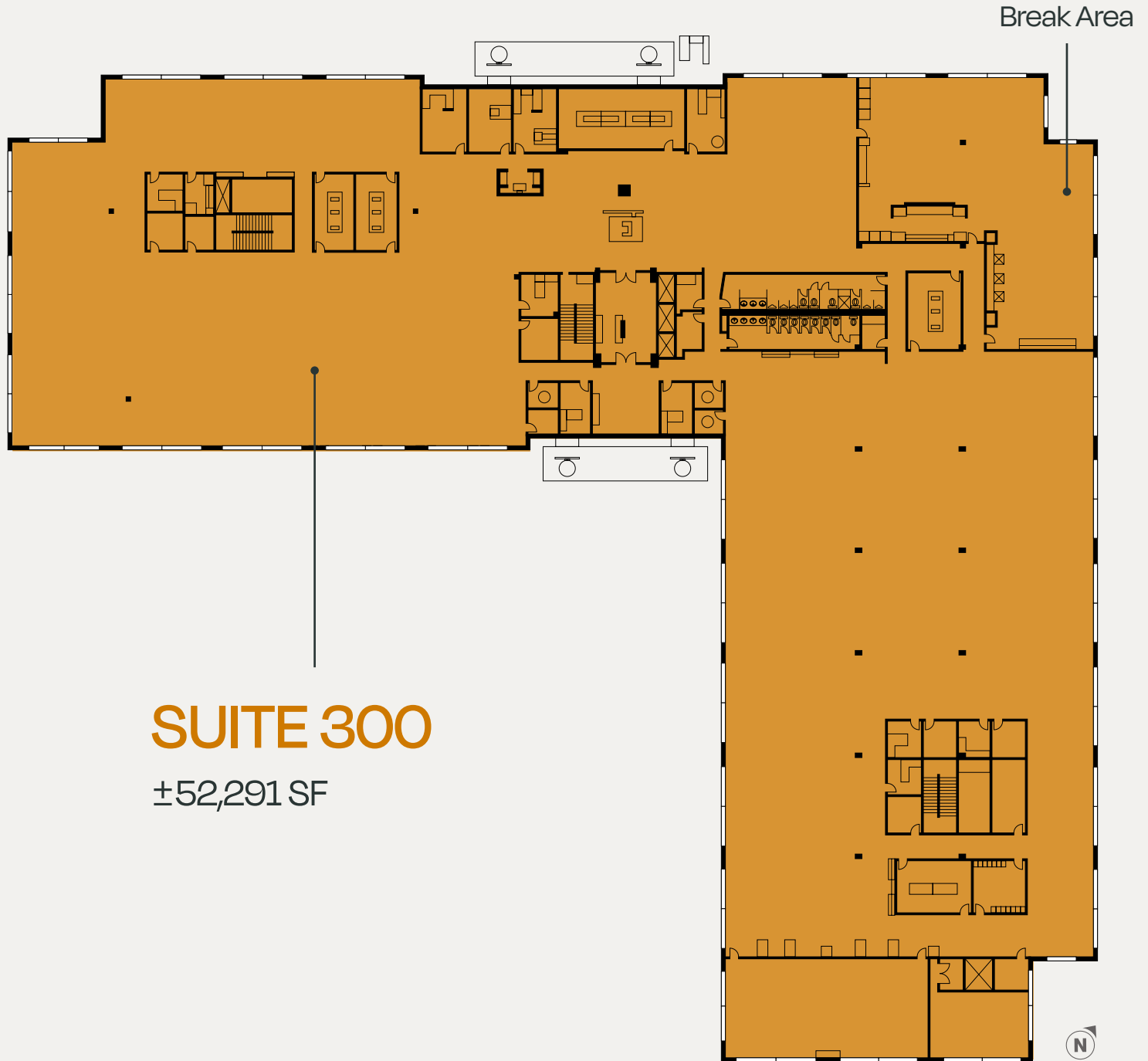
SUITE 202

±2,685 SF

Spec Suite | August 1, 2026 Delivery

AVAILABILITIES

THIRD
FLOOR





ASHLEY BROOKS

+1 602 735 1758

ashley.brooks@cbre.com

JASMINA BAYS

+1 602 735 5262

jasmina.bays@cbre.com

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