

LAKE BILTMORE

CORPORATE CENTER

11022-11024 N 28TH DR | PHOENIX, AZ 85029



BUILT OUT OFFICE SUITES

MOVE-IN READY

BUILDING 11022-24	SIZE	LEASE RATE	SUITE NOTES
11022 - Suite 100	±2,501 RSF	\$20.50 SF/YR	2nd Generation
11022 - Suite 105	±1,569 RSF	\$20.50 SF/YR	2nd Generation
11022- Suite 185	±916 RSF	\$20.50 SF/YR	2nd Generation
11024 - Suite 145	±1,410 RSF	\$23.50 SF/YR	Spec Suite
11024 - Suite 160	±1,800 RSF	\$20.50 SF/YR	2nd Generation
11024 - Suite 205	±3,119 RSF	\$23.50 SF/YR	Spec Suite Tour
11024 - Suite 280	±2,698 RSF	\$23.50 SF/YR	Spec Suite

PLEASE CONTACT:

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Parking:
4.17/1,000
(135 covered reserved)



Common area breakroom



Full-sized elevators with air-conditioned cabs



On-site property management



High speed internet & fiber



Common area conferencing facilities



24-hr access, 7 days a week



Easy access to I-17

BUILDING SIZE	Two, 2-story ±51,000 SF buildings comprising a total of ±102,000 SF
PARCEL SIZE	1.53 Acres
ZONING	C-0, Phoenix
YEAR BUILT	1984 (refurbished 2022)
SIGNAGE	Highly visible Property Identifier fronting 28th Drive Lobby Directory & Entrance
SECURITY	Regular security patrols, key card system to all exterior doors, security lighting in the parking areas

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