

FOR LEASE

# 2401 W. GLENDALE AVENUE

## PROMO PROFESSIONAL CENTER

Phoenix, AZ 85021

### PRESENTED BY:

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19.00 SF/yr (NNN)
<b>NNN'S:</b>	\$7.00 PSF Annually
<b>BUILDING SIZE:</b>	16,397 SF
<b>AVAILABLE SF:</b>	1,944 SF
<b>YEAR BUILT:</b>	2005
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Phoenix
<b>APN:</b>	156-08-099

## PROPERTY OVERVIEW

The subject property consists of a freestanding multitenant office building located in north-central Phoenix. This two-story office property is one of the premier buildings within this area of Phoenix. The property was constructed in 2005 and has undergone some recent improvements to both the interior and exterior. The interior features an atrium with common area restrooms. The building does have elevator access. There is monument signage along Glendale Ave offering premium exposure for tenants. In addition, there are 100 surface parking spaces, 40 of which are covered. This particular location is served by the City of Phoenix bus line.

## LOCATION OVERVIEW

The subject property is located on the east side of the I-17 Freeway along Glendale Avenue in Phoenix. The property has good ingress-egress along Glendale Avenue. There are nearly 220,000 people living within a 3-mile radius. Nearly 40,000 VPD travel along this stretch of Glendale Avenue off the I-17 freeway. The subject property is located within minutes of the new Metrocenter redevelopment, and Grand Canyon University is located three miles to the south.

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## PROPERTY HIGHLIGHTS

- Pride of Ownership Landlord
- Close Proximity to I-17 Freeway
- ±40,000 VPD Along Glendale Avenue
- Strong Historical Occupancy w/ Solid Tenant Mix
- 4.5:1,000 SF Parking Ratio
- Built Out Office Space Available w/ Modern Finishes
- Elevator Access
- Monument Panel Signage Available

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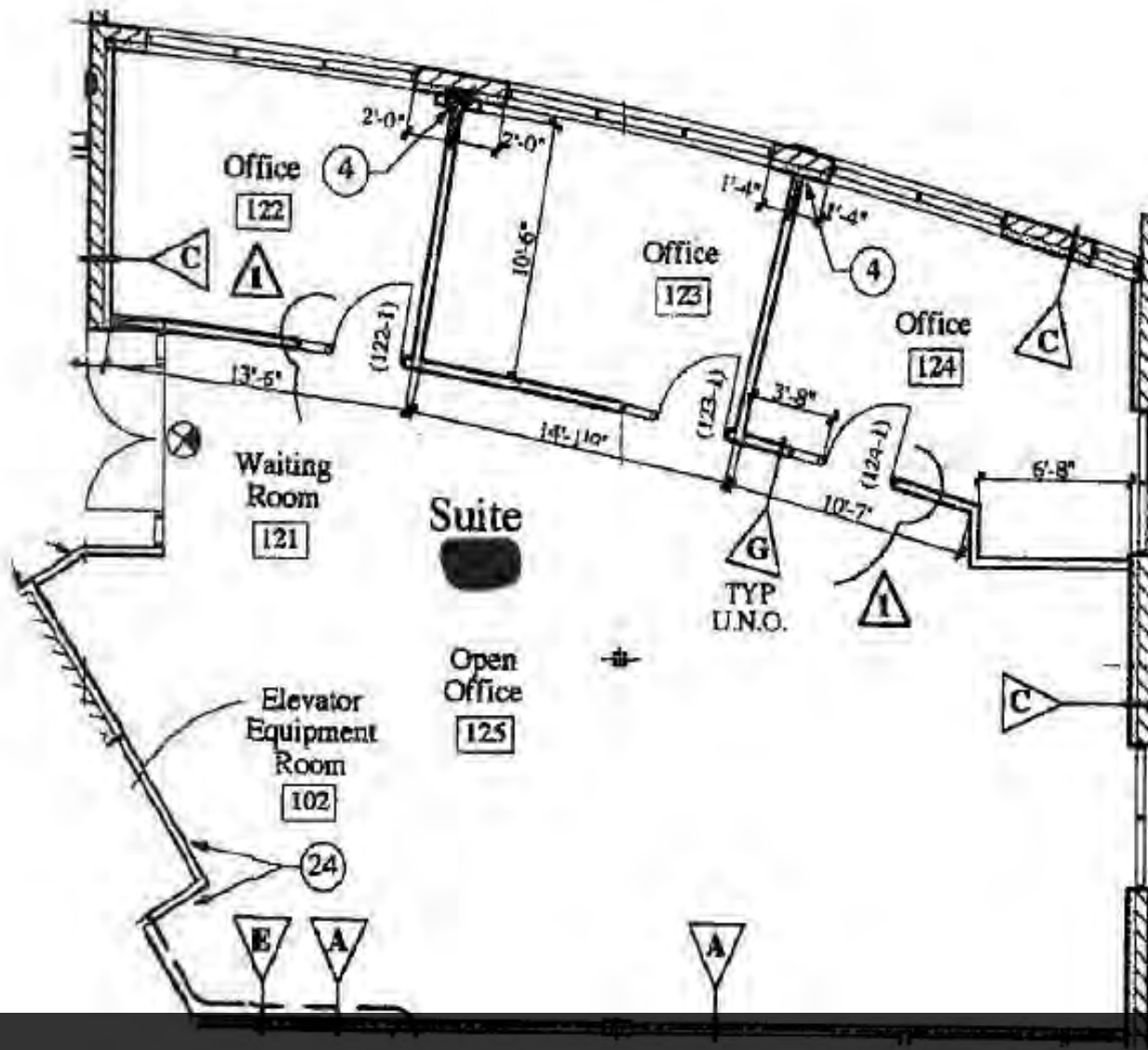
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Suite 104 ±1,944 RSF

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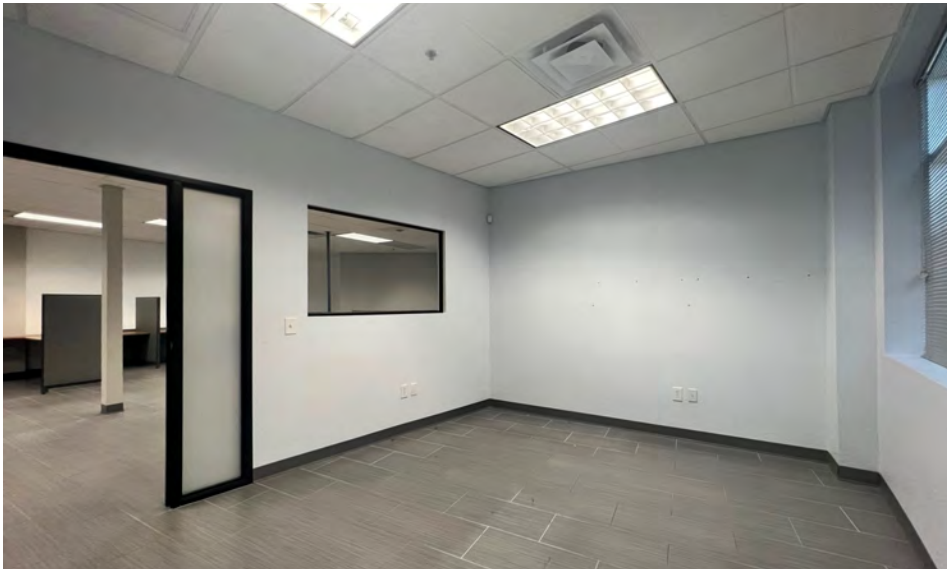
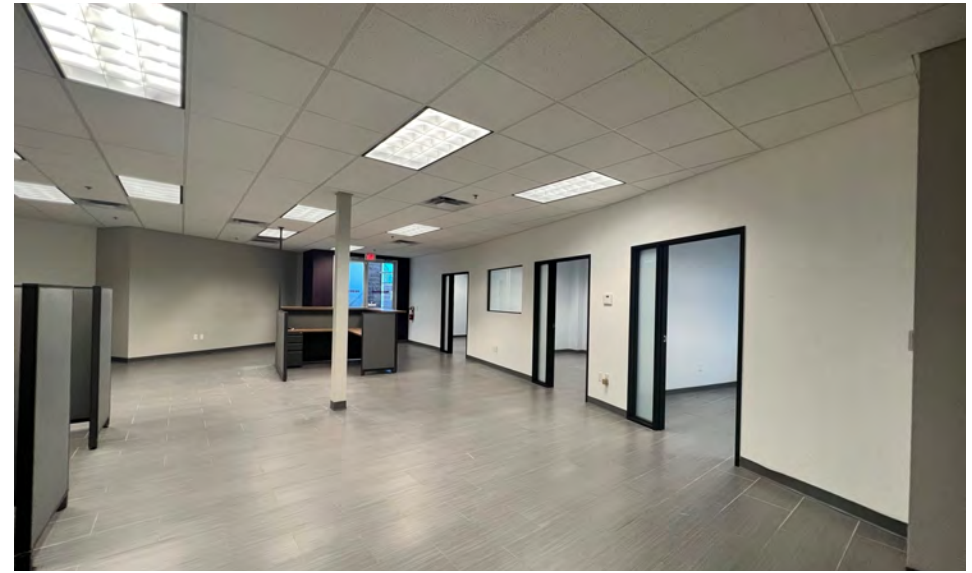
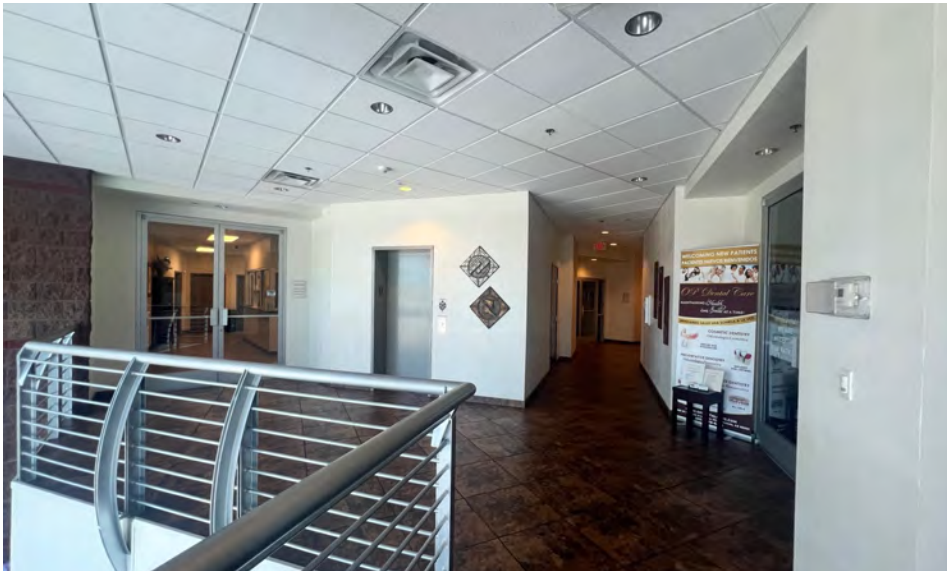
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