

# 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 160	±2,989 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 205	±3,119 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 280	±2,698 RSF	\$23.50 SF/YR	Spec Suite
11024 - Suite 285	±1,920 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>

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**

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

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