

ROSE GARDEN BUSINESS PARK



Rose Garden
BUSINESS PARK



OFFICE & INDUSTRIAL FOR LEASE

1801 – 1831 W. ROSE GARDEN LANE | 20801 – 20823 N 19TH AVENUE | PHOENIX, AZ 85027

FOR MORE INFO, PLEASE CONTACT:



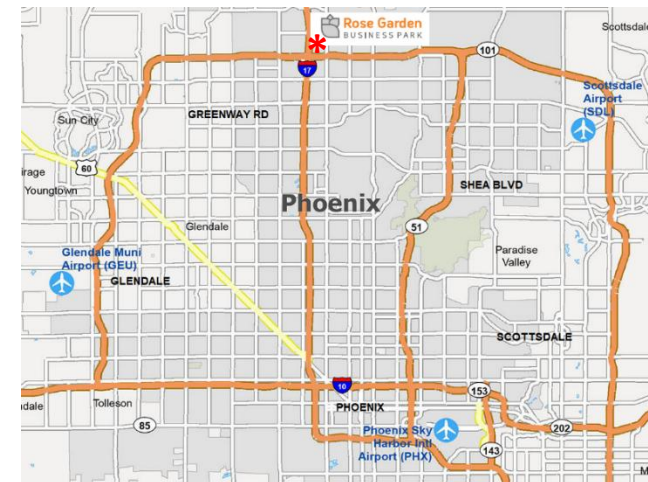
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Cutler Commercial
2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016
www.cutlercommercial.com

PROPERTY FEATURES

- Nine Buildings Totaling ±157,101 SF(Office/Industrial)
- ±18' Clear Height and ±10' x 10' Grade Level Loading
- 2.6:1,000 Parking Ratio
- Excellent Visibility along 19th Ave. & Rose Garden Lane
- Close to Loop 101 and I-17 Freeways
- Recent Improvements: Roof, Landscaping, Paint, Parking Lot Paint & Signage
- Responsive & Tenant Friendly Ownership



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SITE PLAN & AVAILABILITY



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INDUSTRIAL – DOCK HIGH LOADING | \$1.47 SF/MO (± \$0.34 SF NNN's)

BUILDING	STE	±SF	NOTES
20805 N. 19 TH AVE	4*	3,827	2 OFFICES, BREAK AREA, STORAGE, 2 RESTROOMS, EVAP WAREHOUSE
20805 N 19 TH AVE	1*	5,673	RECEPTION, 4 OFFICES, BREAK AREA, STORAGE, RESTROOM, EVAP WAREHOUSE

INDUSTRIAL – GRADE LEVEL LOADING | \$1.50 SF/MO (± \$0.34 SF NNN's)

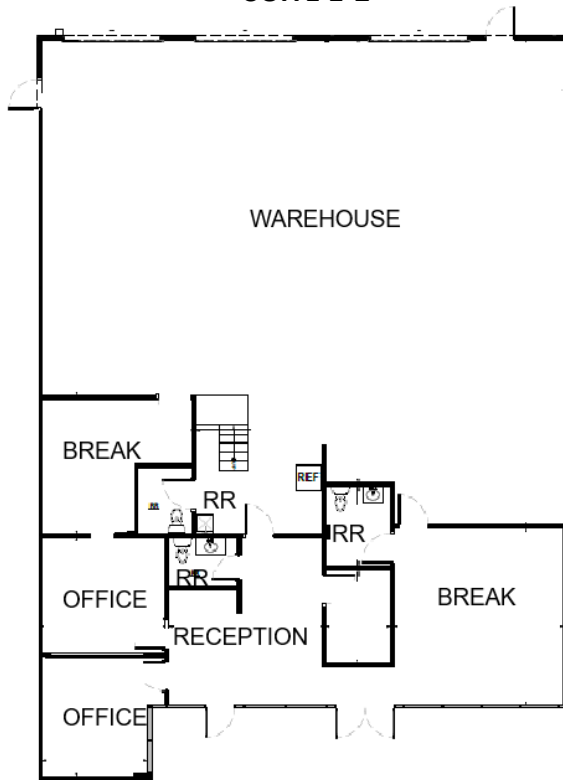
BUILDING	STE	±SF	NOTES
1801 W. ROSE GARDEN LANE	1-2	4,245	RECEPTION, 2 OFFICES, BREAK AREA, EVAP WAREHOUSE
1801 W. ROSE GARDEN LANE	5-8	7,800	RECEPTION, CONFERENCE RM, 4 OFFICES, 2 OPEN WORK CUBE AREAS, BREAK ROOM, STORAGE, 3 RESTROOMS, A/C WAREHOUSE (AVAILABLE 10/26)

* Suites 4 & 1 Contiguous to ±9,500 SF

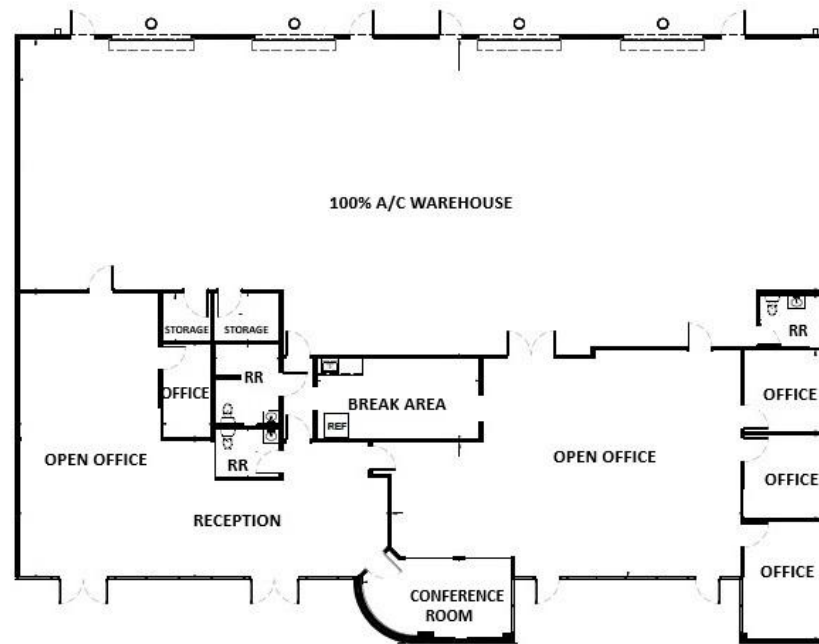
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SUITE 1-2



SUITE 5-8



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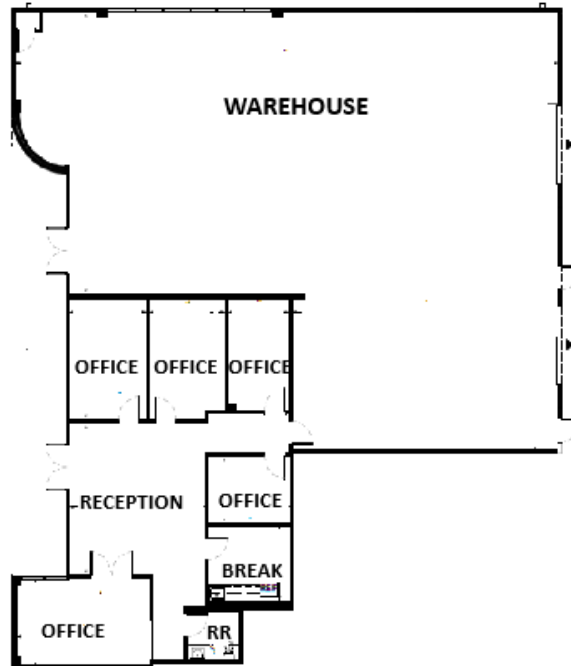
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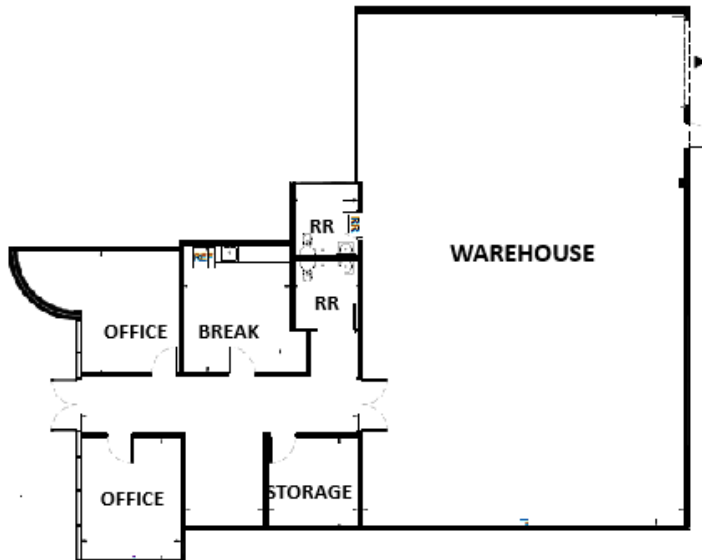
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20805 N. 19TH AVE | BUILDING 9 | SUITE 1 (±5,673 SF) | SUITE 4 (±3,827 SF) | CONTIGUOUS TO ±9,500 SF

SUITE 1



SUITE 4



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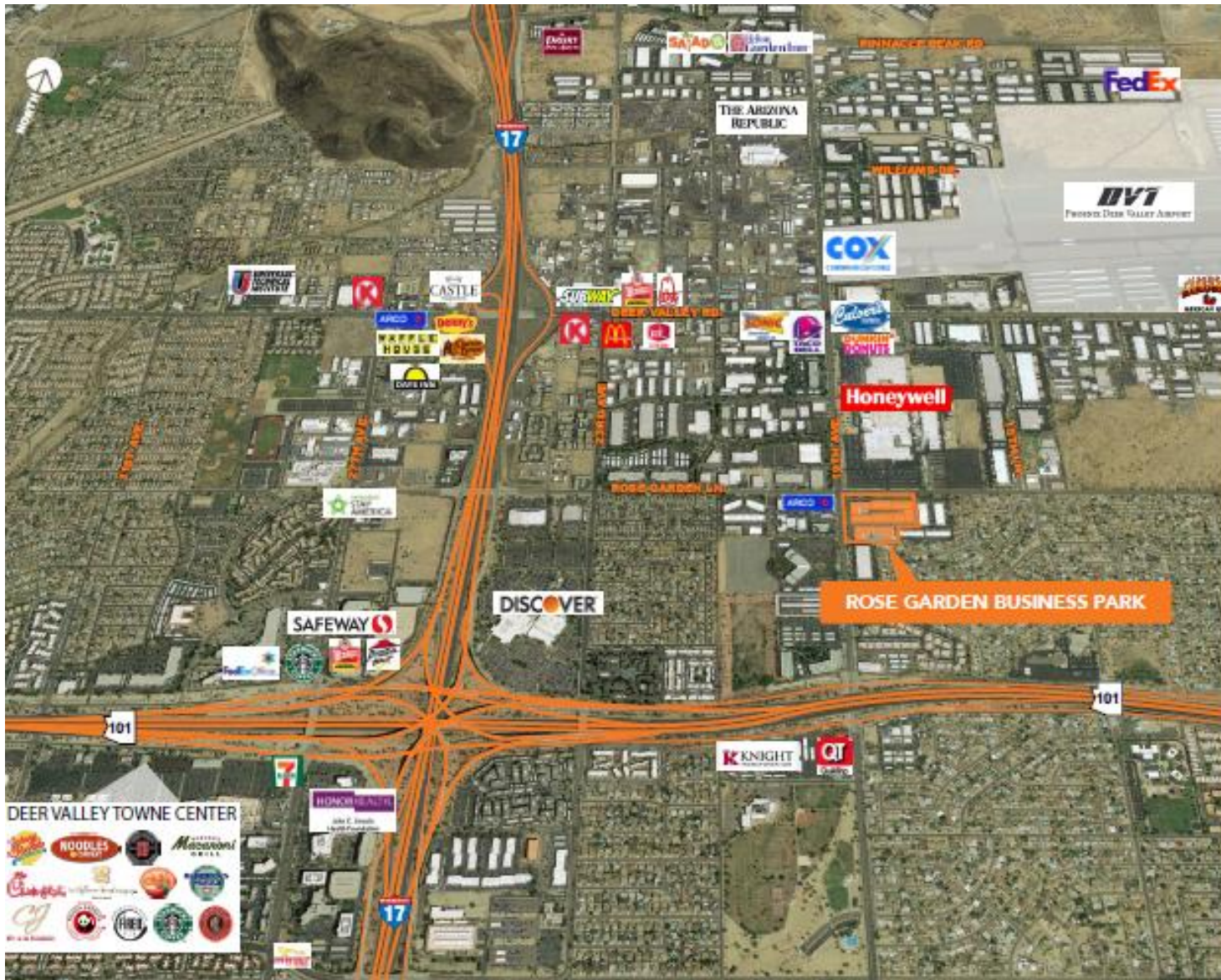
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AMENITIES | RETAILER MAP



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