

CLASS A
OFFICE



TALAVI
SPECTRUM

5701 WEST TALAVI BOULEVARD
GLENDALE, ARIZONA 85306



TALAVI SPECTRUM

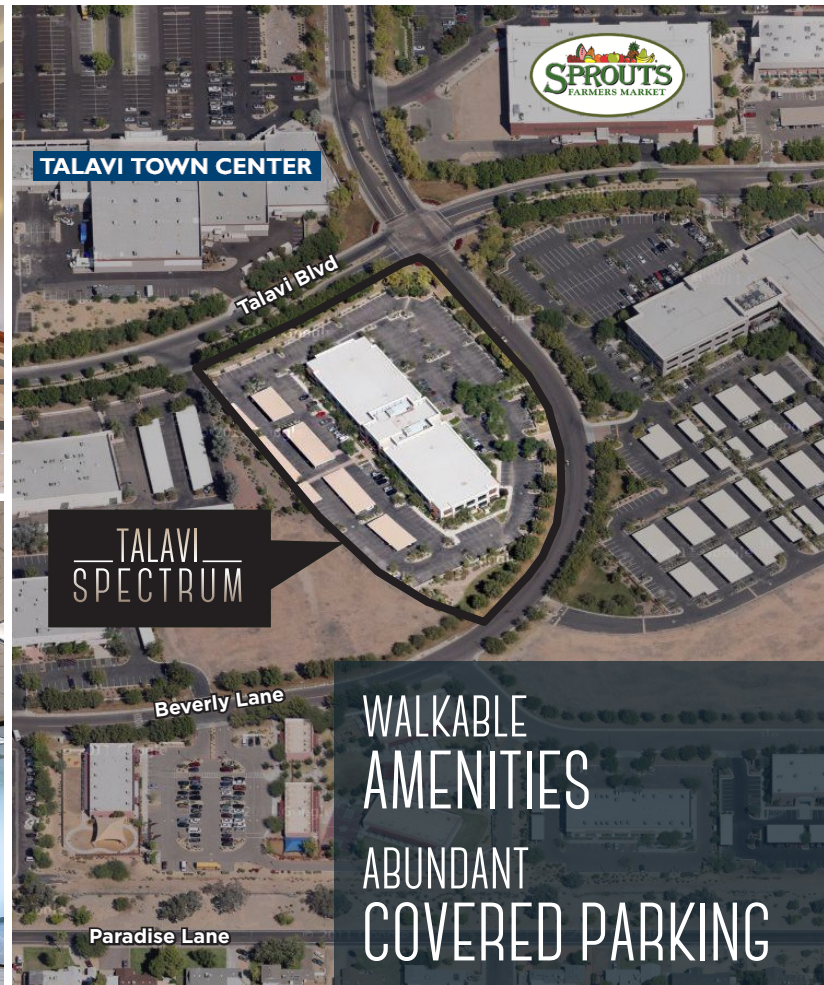
BUILDING FEATURES:

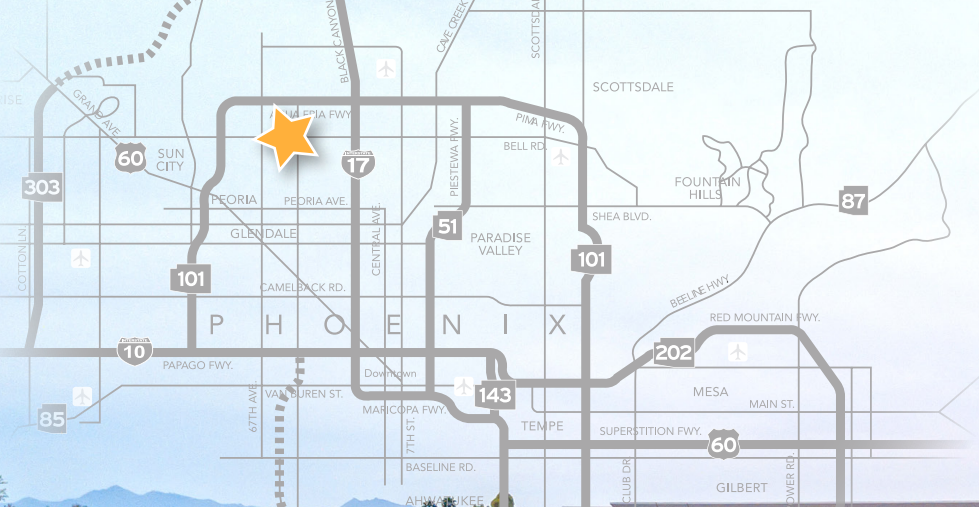
- Class A Office Building
- Two stories, ±75,000 SF
- Parking 4.9/1:000, Abundant Covered, Reserved
- Built in 2002, Renovated 2018
- Signage: Building and Monument Available
- Exterior Suite Entrances Available
- Fiber/TELCO: Cox and Century Link, Redundancy Available

LOCATION AMENITIES:

- Located at 59th Avenue and Bell Road
- Part of 67-acre Talavi Business Park
- 2 Miles to Loop 101 via 59th Avenue or 3 miles via Bell Road
- Walkable Amenities: Sprouts, Old Chicago, LA Fitness and More
- 2 Million SF of retail amenities within a 1-mile radius
- Neighboring Employers: AAA, Delta Dental, Alaska USA Federal Credit Union, Federated Insurance, California Casualty and Red Flex







2017 DEMOGRAPHICS:

	1-Mile	3-Mile	5- Mile
Estimated Population	12,593	121,574	352,002
Area Employers	853	7,113	14,308
Median Age	39.6	38.8	38.7
Median Household Income	\$55,899	\$62,659	\$57,619
Median Home Values	\$197,070	\$220,628	\$196,034

PLEASE CONTACT US:

GREG MCMILLAN

greg.mcmillan@cushwake.com

+1 602 229 5922

MICHAEL KITLICA

michael.kitlica@cushwake.com

+1 602 468 8559

