



Talavi Spectrum

5701 W Talavi Blvd, Glendale, AZ 85306



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Talavi Spectrum

\$24.00 /SF/YR

Fantastic corner lot office complex offering a versatile layout ideal for a variety of professional uses. This well-maintained property features 26 private offices, a spacious conference room, and a welcoming reception area with ample seating. Two breakrooms, each equipped with kitchenettes, provide comfort and convenience for staff. Additional features include two dedicated file rooms, a designated IT/server area, and public restrooms with elevator access located just outside the main entry. Ample on-site parking ensures easy access for both employees and visitors. Situated on a prominent corner lot with excellent visibility, this office complex is a prime opportunity for businesses seeking a move-in-ready space in a professional setting....

- Rare A Space with great access to freeway



Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	75,636 SF
Year Built:	2002
Walk Score ®:	63 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)

Rental Rate Mo:	\$2.00 /SF/MO
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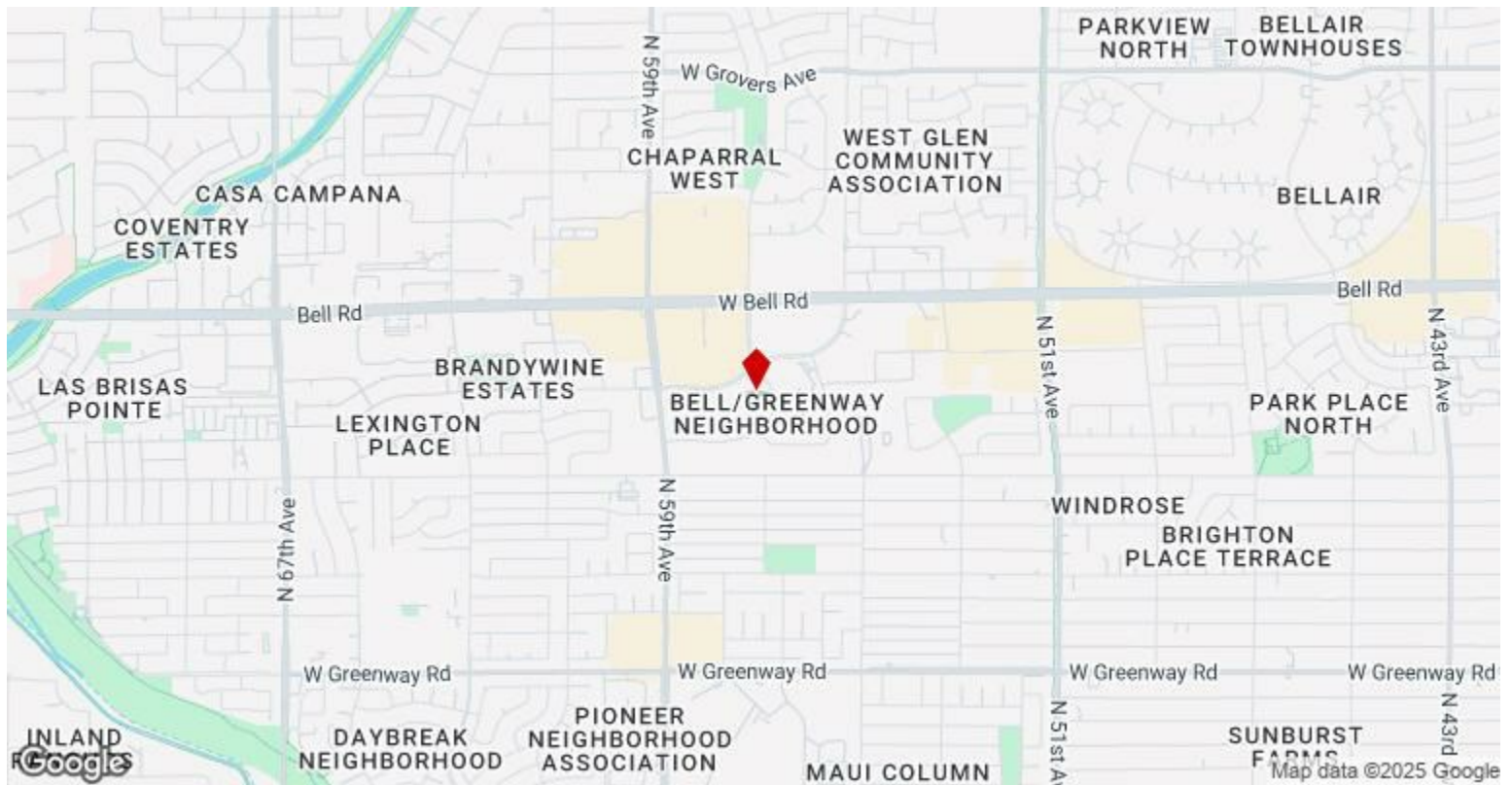
1st Floor

Space Available	6,978 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Enhabit Home Health and Hospice	-	
Federated Insurance	-	
HOPE Community Services	-	
Jewish Family & Children's Service	-	
Primerica	-	



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Property Photos



Property Photos



Interior Photo



Interior Photo

Hope Community Services
Fire Escape Routes
5701 W Talavi Suite #201
Glendale, AZ 85306

The floor plan illustrates the following areas and escape routes:

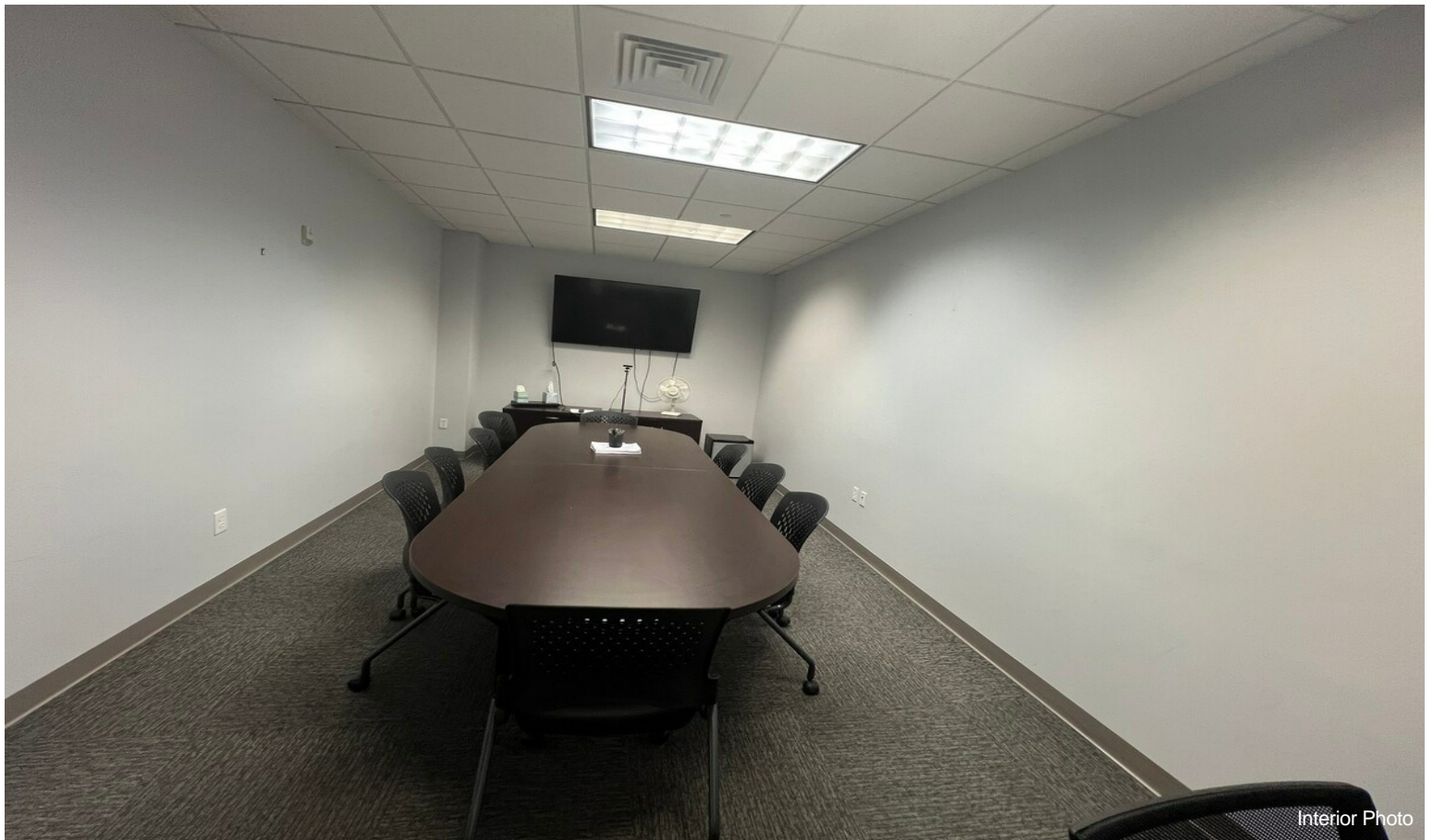
- Back Stairs:** Located at the top left, with red arrows pointing towards it from the upper-left offices.
- Main Stairs:** Located in the upper center, with red arrows pointing towards it from the central corridor and restrooms area.
- Exits:** Three main exit points are marked with red arrows pointing outwards from the building: one near the back stairs, one near the main stairs, and one near the reception area.
- Rooms:** Labeled rooms include multiple Offices, a Conference Room, Files, Building Restrooms, Break room, IT, Storage/Files, and Reception.
- Legend:**
 - X: Fire Extinguisher
 - (Red Circle with X): Parking lot North Meeting Spot



Property Photos



Property Photos



Property Photos



Property Photos



Interior Photo