

SKY HARBOR LANDING



2405 W UNIVERSITY DR | 912 S PARK LN | 918 S PARK LN | TEMPE | ARIZONA | 85281

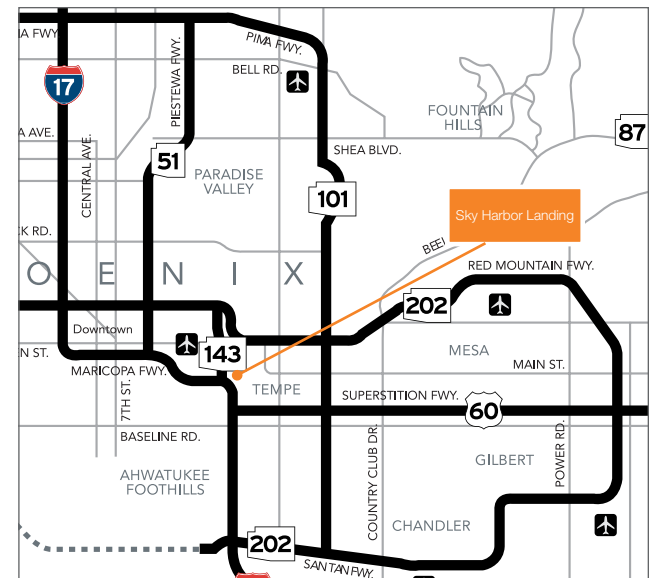
FOR MORE INFORMATION:

GOLDEN ST. JOHN
602.692.7615
golden@vantage-commercial.com

VANTAGE COMMERCIAL
Scottsdale, AZ 85258
www.vantage-commercial.com

PROPERTY FEATURES

- Spec Suites Available for immediate occupancy
- Each Suite contains Grade Level (12'x14' or 10'x12') and Truckwell / Dock High (8'x10') Doors
- Large Truck Court with excellent maneuverability
- 14' - 20' Warehouse Clear Heights
- GID Zoning, City of Tempe - Fully Sprinklered
- 120/208v, 3 phase - SRP
- 1.10/1,000 parking ratio
- 3 Minutes from Phx Sky Harbor Airport
- NNN Lease (Current Estimate: \$0.30/SF)



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. Broker or landlord makes no representation as to the environmental condition of the property and recommends tenant's independent investigation.



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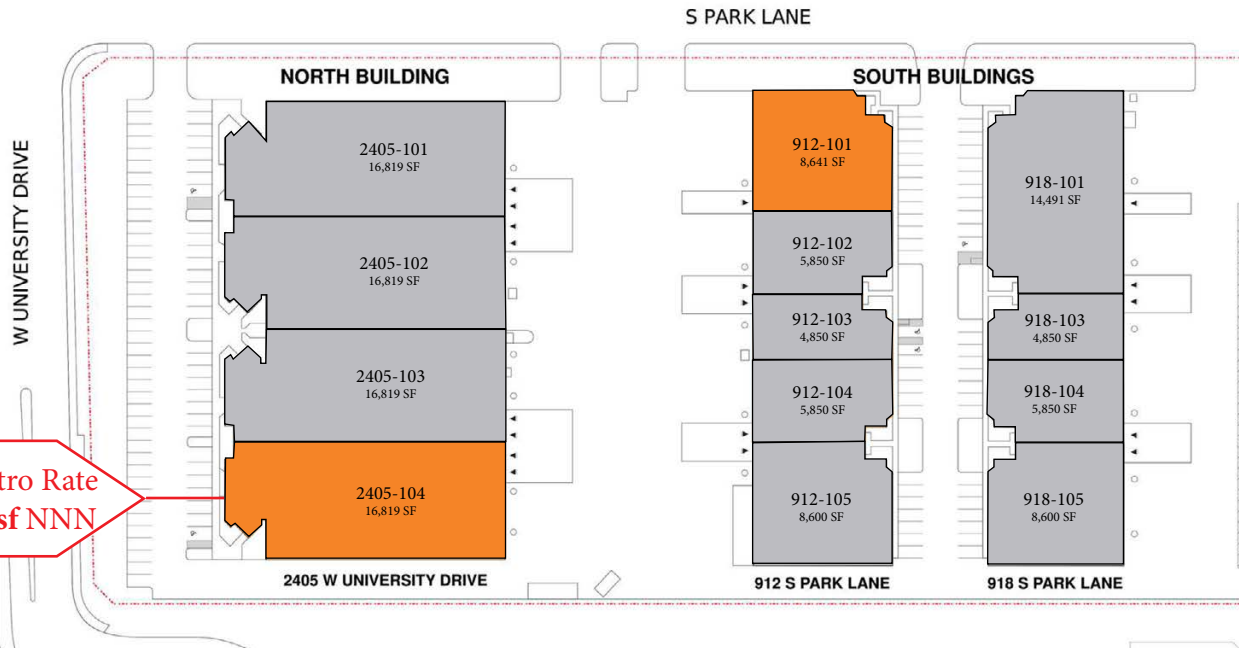
SITE PLAN



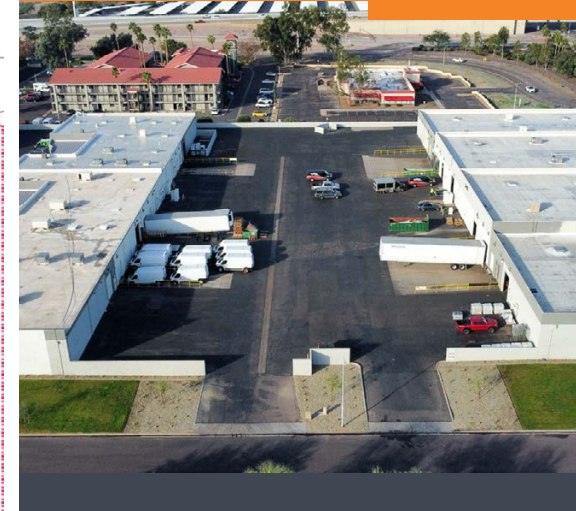
LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

■ AVAILABLE ■ OCCUPIED



First Year Intro Rate
Only **\$0.70/sf NNN**



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AVAILABILITIES

SUITE	SF	RATE (\$0.30 NNN)	BUILDOUT	NOTES	360° VIRTUAL TOUR
2405 - 104	16,819	\$0.70 (Intro Rate)	12%: *SPEC SUITE* Atrium Lobby, 4 Offices, Conf. Room, Break Room, 3 Restrooms. *SPECIAL* FIRST YEAR INTRO RATE!	Evap Warehouse 15' - 16' Clear Height (2) 12x14 Grade & (2) 8x10 Docks	360° VIRTUAL TOUR
912 - A101	8,641	\$1.45	15%: Atrium reception, 3 Offices, 2 large office/bullpen areas, Break Room, 2 Restrooms.	HVAC Warehouse 16'-17' Clear Height 10'x12' Grade & 8'x10' Dock	360° VIRTUAL TOUR

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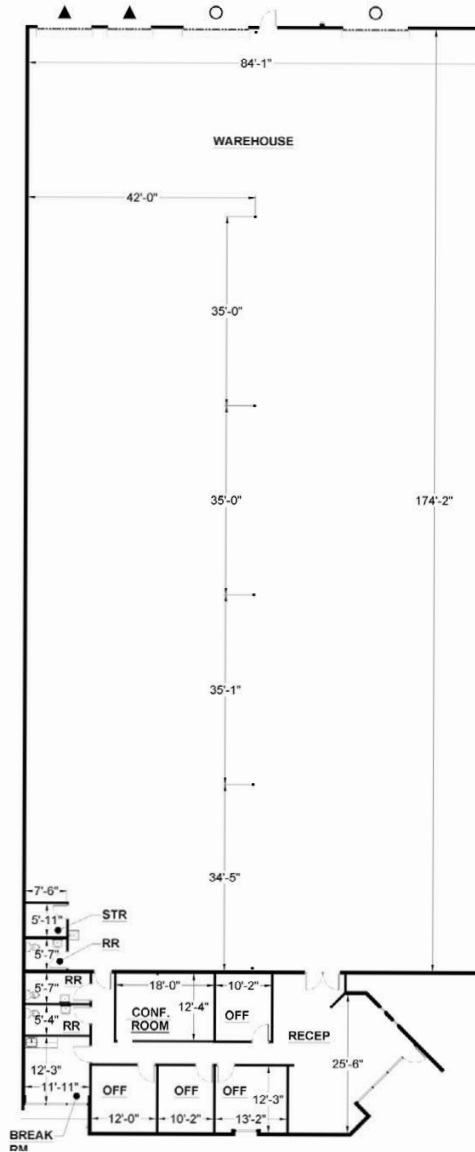
2405 W UNIVERSITY DR, SUITE 104



FIRST YEAR INTRO RATE - \$0.70/SF

SUITE DATA:

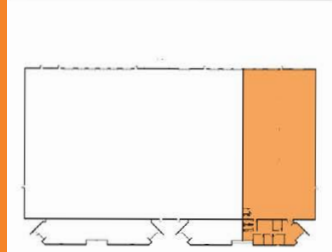
OFFICE	2,031 SF
WAREHOUSE	14,788 SF
TOTAL	16,819 SF
CLEAR HEIGHT	15'-6" - 16'-6"
○ GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2



SITE KEY PLAN:



BUILDING KEY PLAN:



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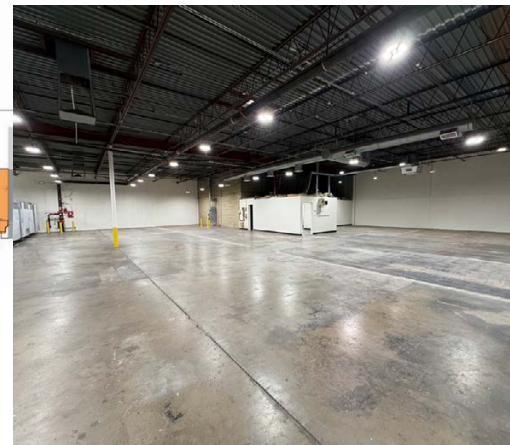
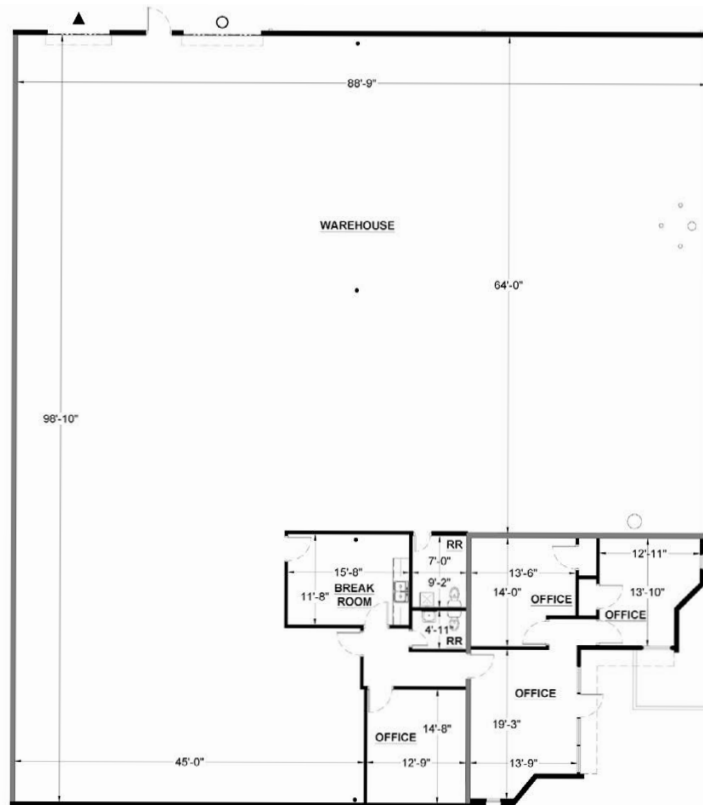


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912 S PARK LANE, SUITE A101



SPEC SUITE



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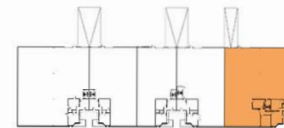
OFFICE	1,350 SF
A/C WAREHOUSE	7,291 SF
TOTAL	8,641 SF

CLEAR HEIGHT	16'-10" - 17'-10"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



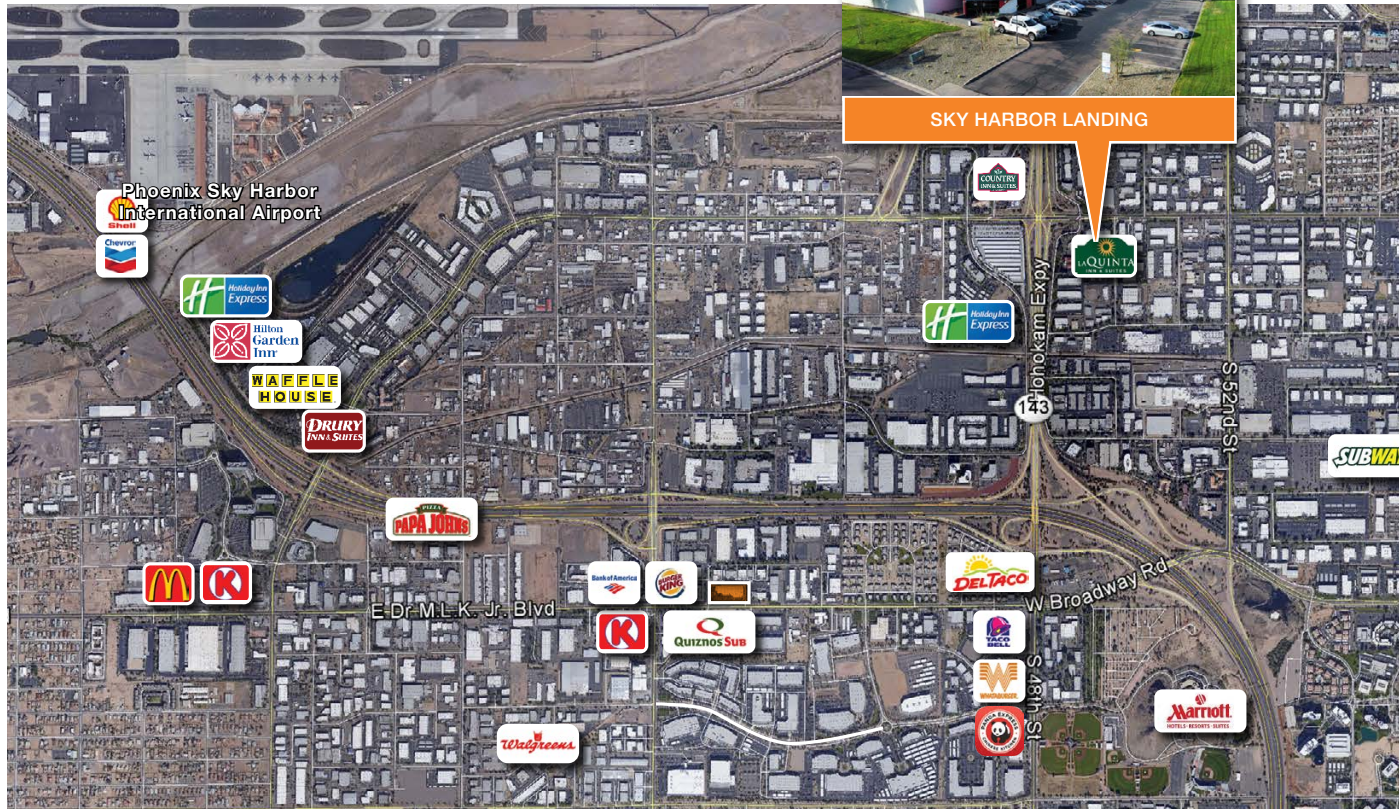
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AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

- Sky Harbor Airport
- Subway
- Rally's Hamburgers
- Dunkin Donuts
- McDonalds
- Del Taco

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