

# SKY HARBOR LANDING



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

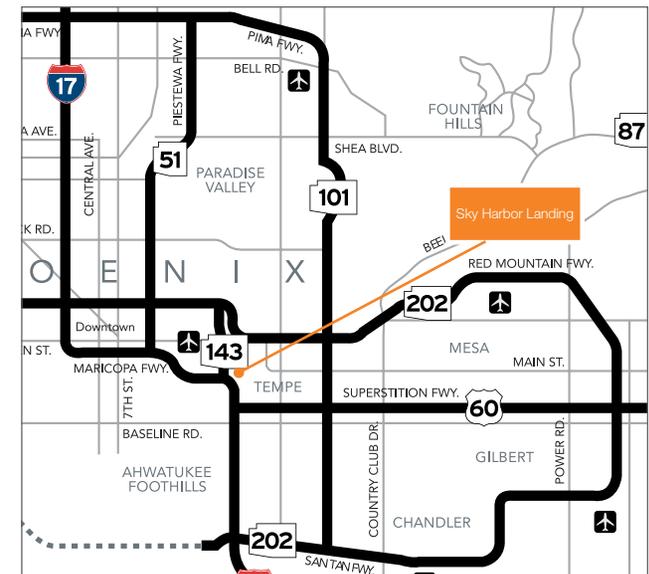
## FOR MORE INFORMATION:

**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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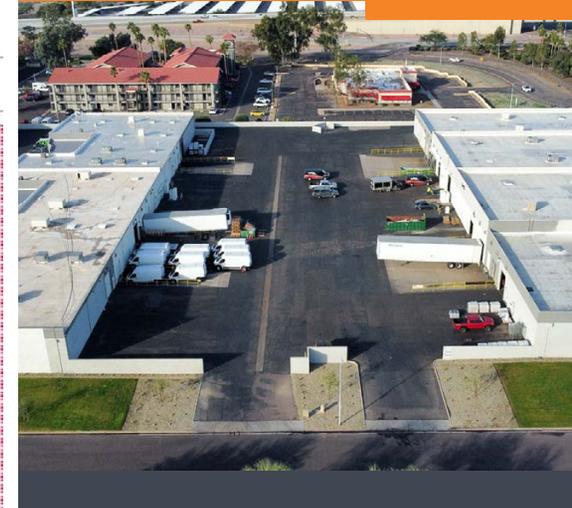
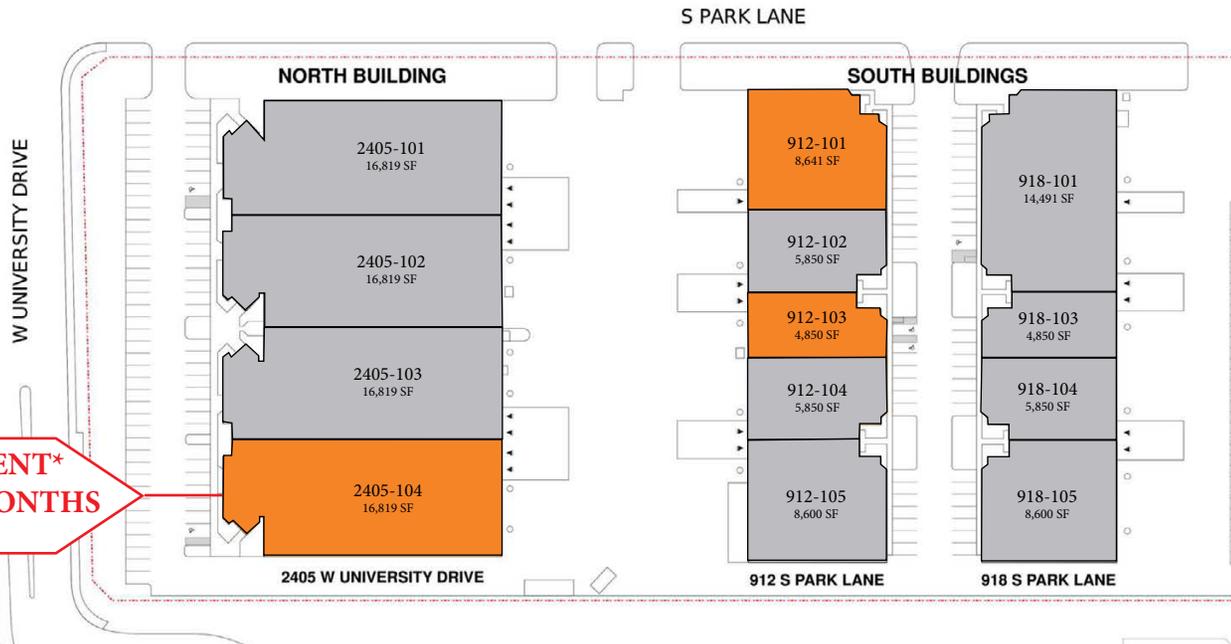
## SITE PLAN



**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

■ AVAILABLE    ■ OCCUPIED



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### AVAILABILITIES

SUITE	SF	RATE (\$0.30 NNN)	BUILDOUT	NOTES	360° VIRTUAL TOUR
2405 - 104	16,819	\$1.35	12%: *SPEC SUITE* Atrium Lobby, 4 Offices, Conf. Room, Break Room, 3 Restrooms. <b>*SPECIAL* FIRST YEAR HALF RENT!</b>	Evap Warehouse 15' - 16' Clear Height 2 Grade & 2 Dock-High	
912 - A101	8,641	\$1.45	15%: Atrium reception, 3 Offices, 2 large office/bullpen areas, Break Room, 2 Restrooms.	SPEC work in Progress HVAC Warehouse 16'-17' Clear Height	
912 - A103	4,850	\$1.45	15%: Atrium reception, 2 Offices, 2 Restrooms	Evap Warehouse 16' - 17' Clear Height 200 amps, 120/208v	

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VANTAGE COMMERCIAL

# 2405 W UNIVERSITY DR, SUITE 104



## FIRST 12 MONTHS - HALF RENT

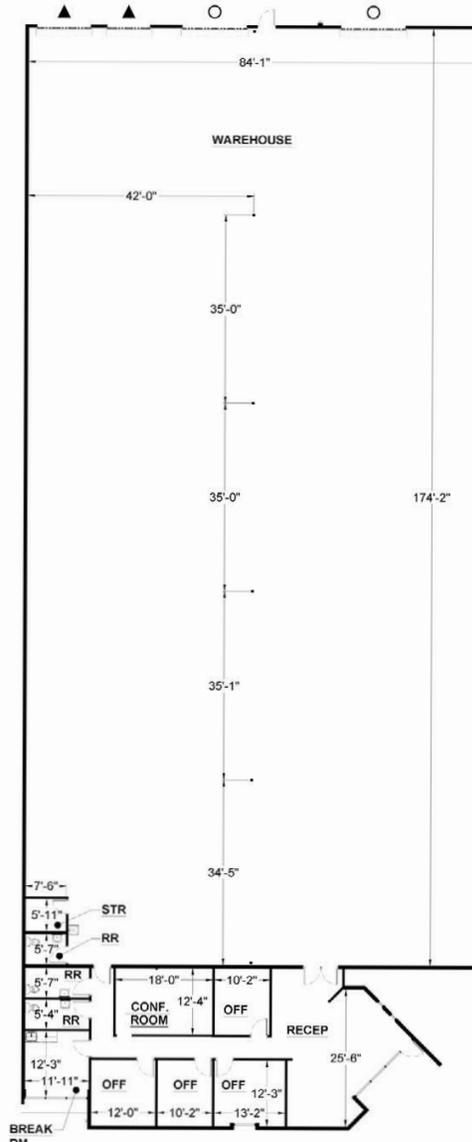
### SUITE DATA:

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

### SITE KEY PLAN:



### BUILDING KEY PLAN:



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PHOTOS



360° VIRTUAL TOUR

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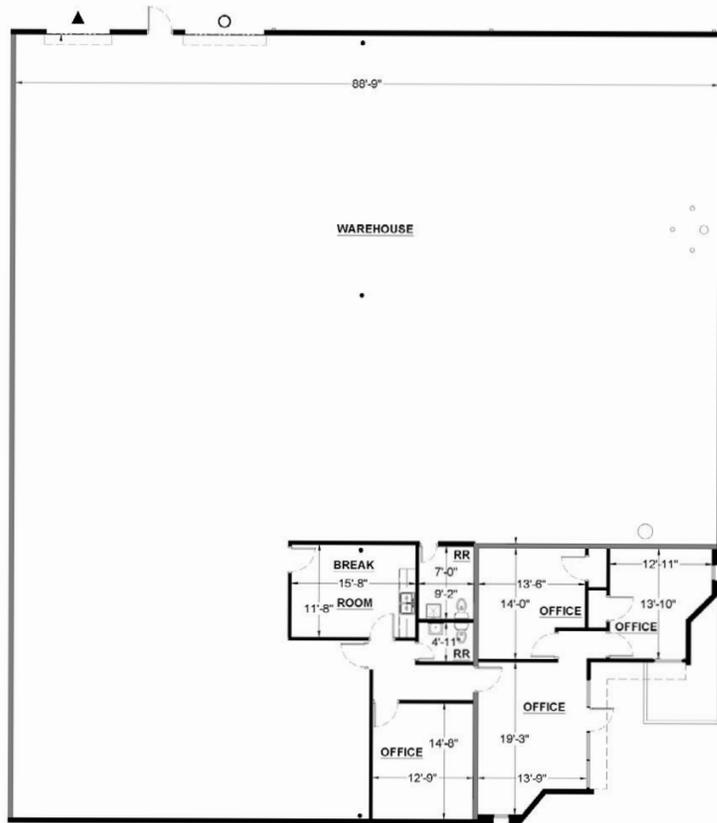


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# 912 S PARK LANE, SUITE A101



## SPEC Work in Progress



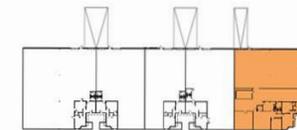
### SUITE DATA:

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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# 912 S PARK LANE, SUITE A103



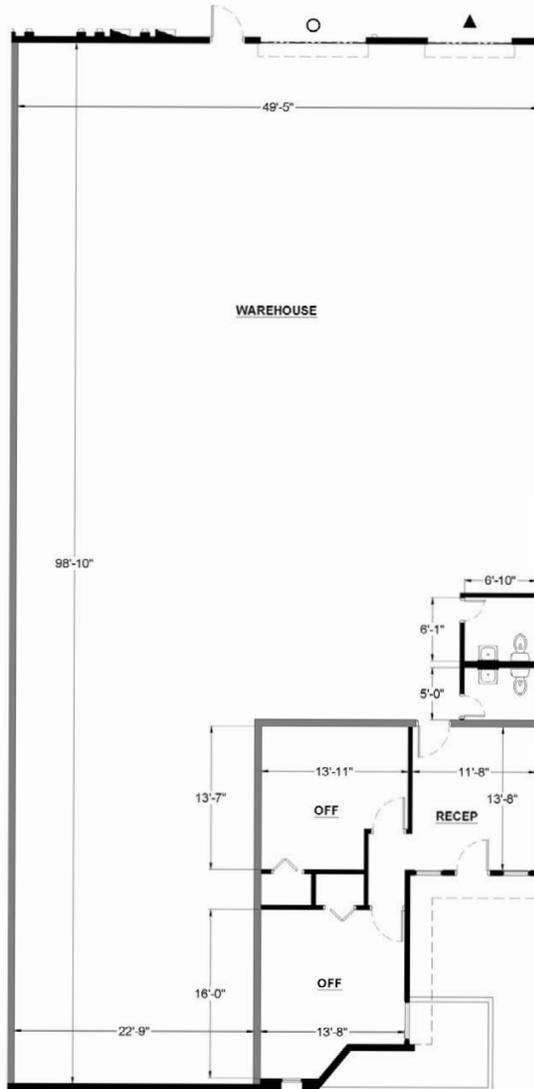
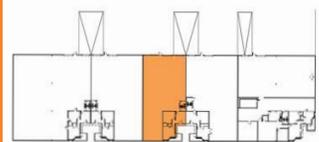
## SUITE DATA:

OFFICE	721 SF
WAREHOUSE	4,129 SF
<b>TOTAL</b>	<b>4,850 SF</b>
CLEAR HEIGHT	16'-10" - 17'-10"
O GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



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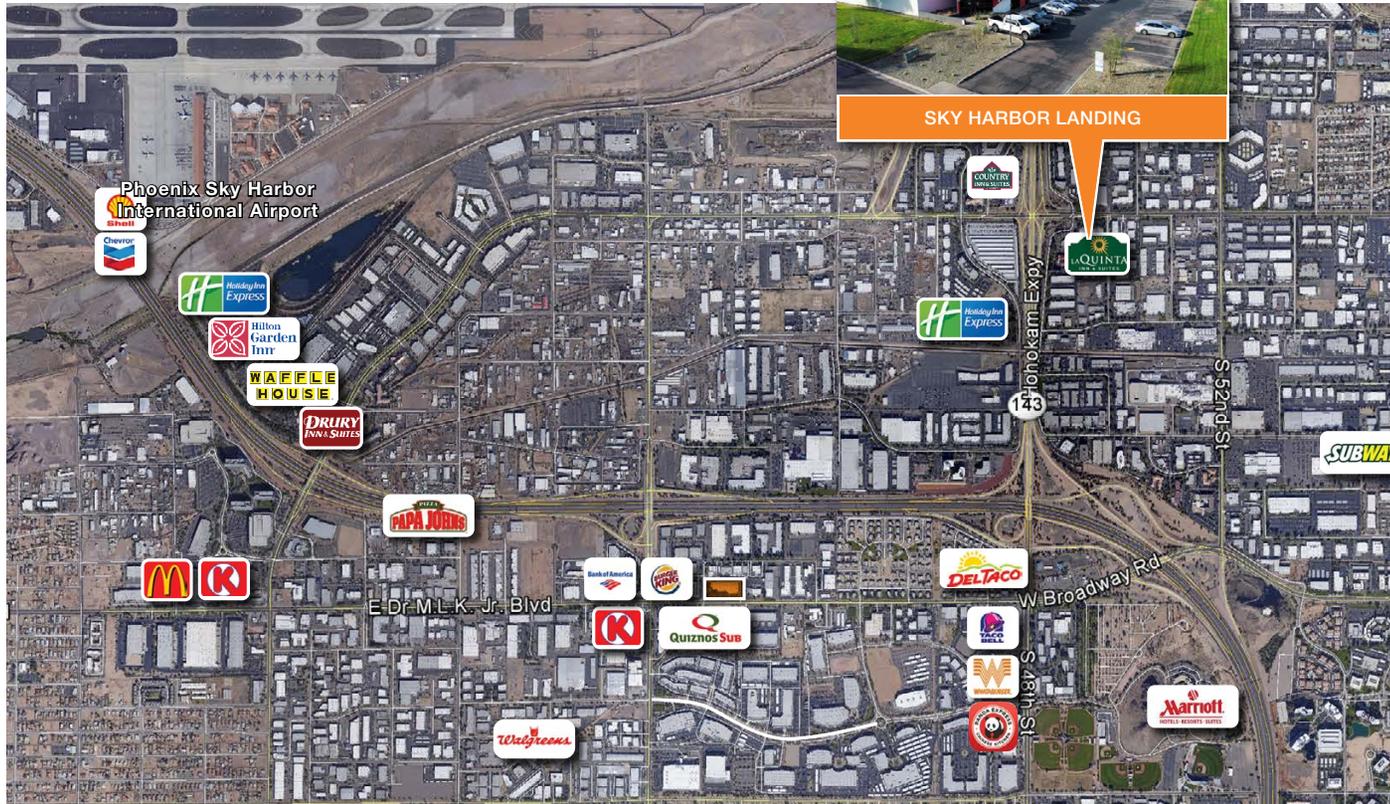


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## AMENITIES & IMPROVEMENTS



### NEARBY AMENITIES

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

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