

# 2301

W Dunlap Ave  
Phoenix, AZ 85021



Office Space  
**FOR LEASE**

Lease Rate  
\$19.00/SF FS

**CBRE**

# 2301

W Dunlap Ave  
Phoenix, AZ 85021

## Space Available FOR LEASE

Contiguous up to

Suite 102	±2,365 SF	
Suite 105	±1,629 SF	±3,994 SF
Suite 107	±1,189 SF	
Suite 112	±2,311 SF	
Suite 110	±1,341 SF	
Suite 202	±2,593 SF	
Suite 206	±1,070 SF	±3,663 SF
Suite 207	±1,511 SF	
Suite 208	±1,440 SF	±2,951 SF
Suite 209	±981 SF	
Suite 210	±3,031 SF	
Suite 211	±2,673 SF	
Suite 212	±1,186 SF	±7,871 SF
Suite 300	±5,498 SF	Freestanding Available Building Lease Rate Negotiable
Suite 302	±2,737 SF	±8,235 SF



**±41,572 SF**

Modern Multi-Tenant  
3-Story Office



**Lease Rate**

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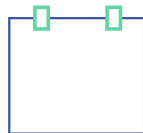
**Parking Ratio**

3.73/1,0000 SF



**Amenities**

Shopping, Dining,  
Lodging & Entertainment



**Building**

Signage Available



**Ideal Location**

Easy access from  
I-17, SR 51 & Loop 101



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## PROPERTY OVERVIEW

Strategically located with modern features and spacious interiors in a prime area conducive to business growth with convenient customer access.

Significant advantages for businesses expecting high customer traffic.

## AREA HIGHLIGHTS

- ◆ Well connected transportation with light rail ensures convenience for both employees and customers
- ◆ Diverse selection of dining with a variety of restaurants and cafes
- ◆ Entertainment options include movie theaters, parks, and cultural attractions
- ◆ Retail stores include shopping centers and boutique shops
- ◆ The presence of healthcare facilities ensures access to medical care in the vicinity



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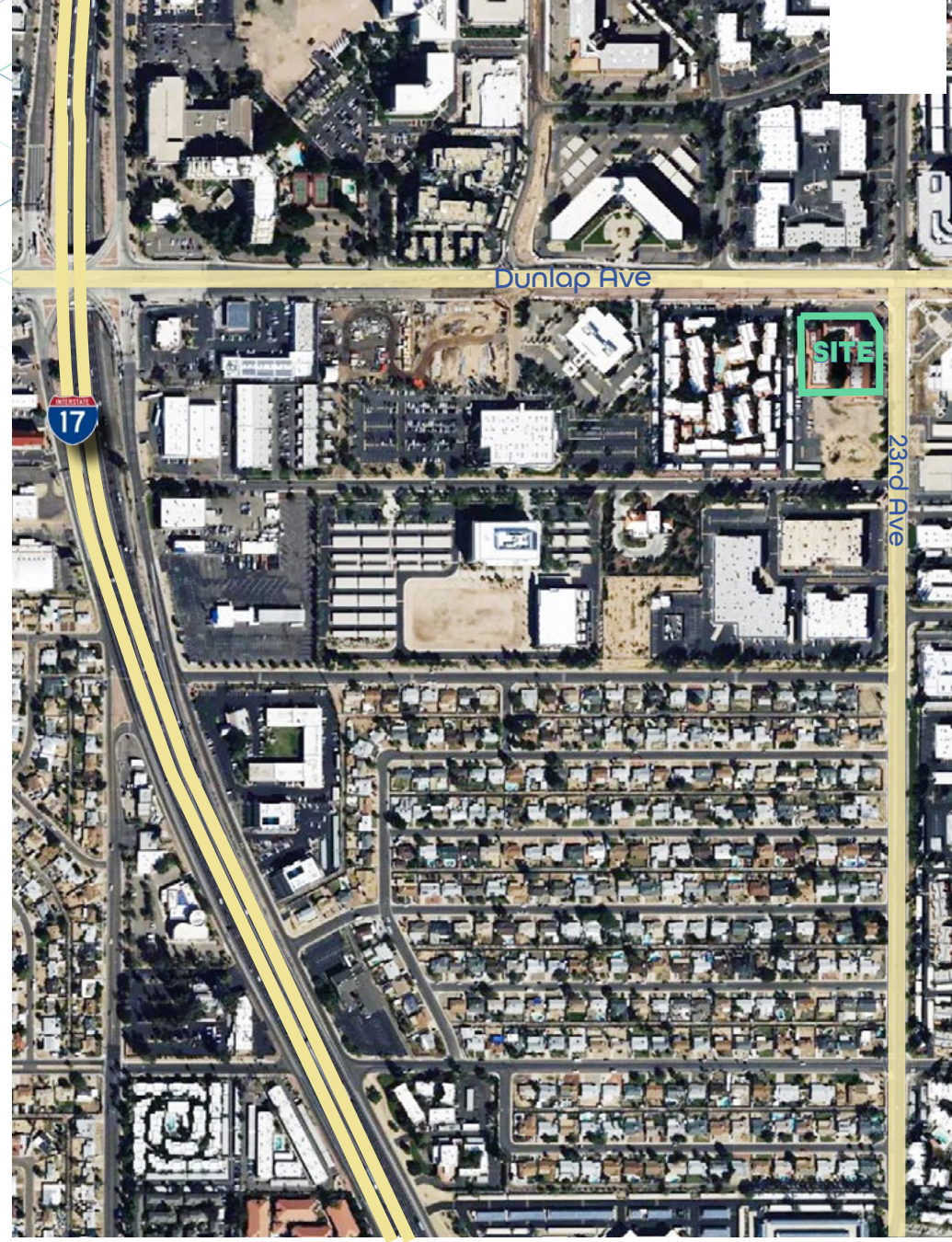
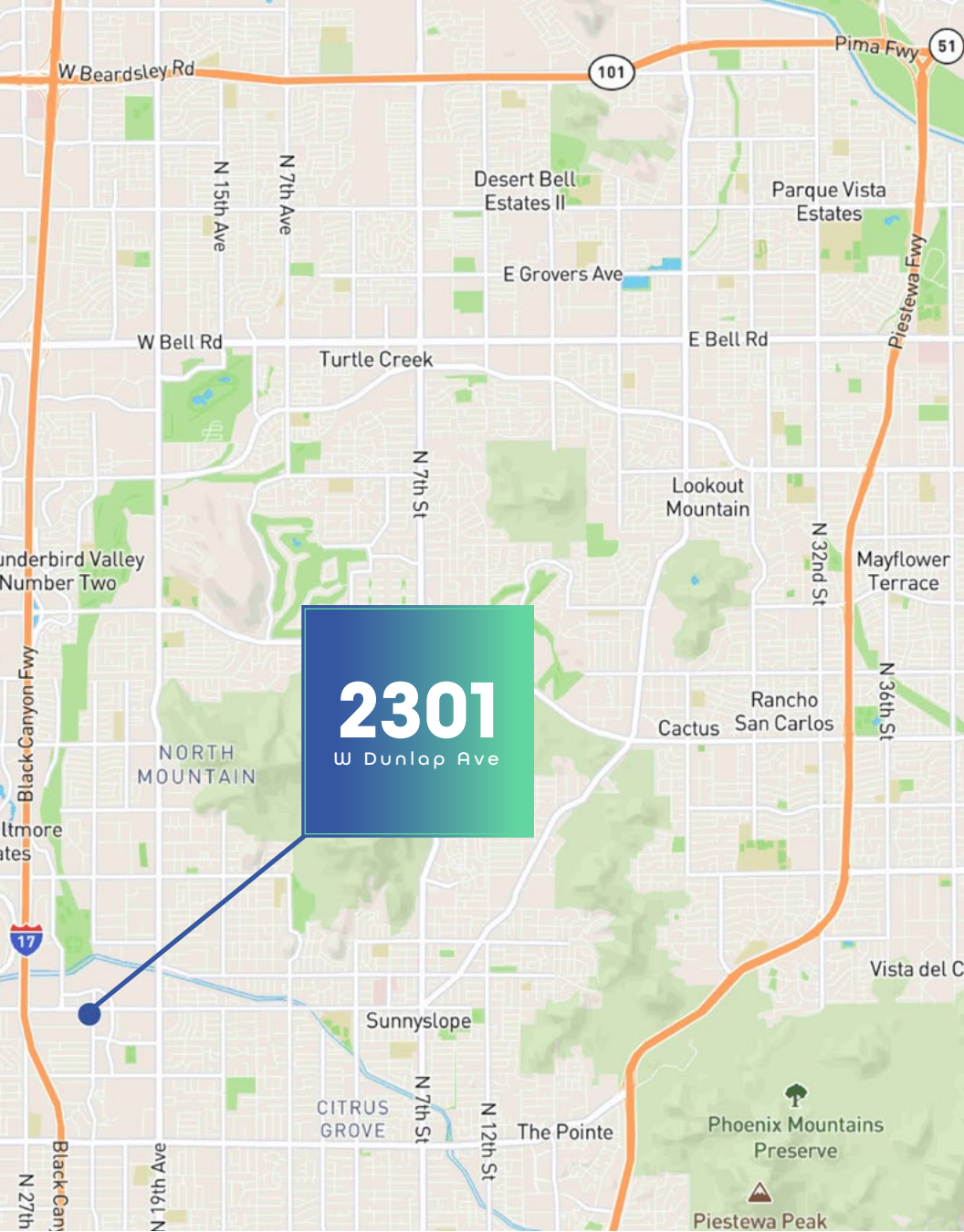


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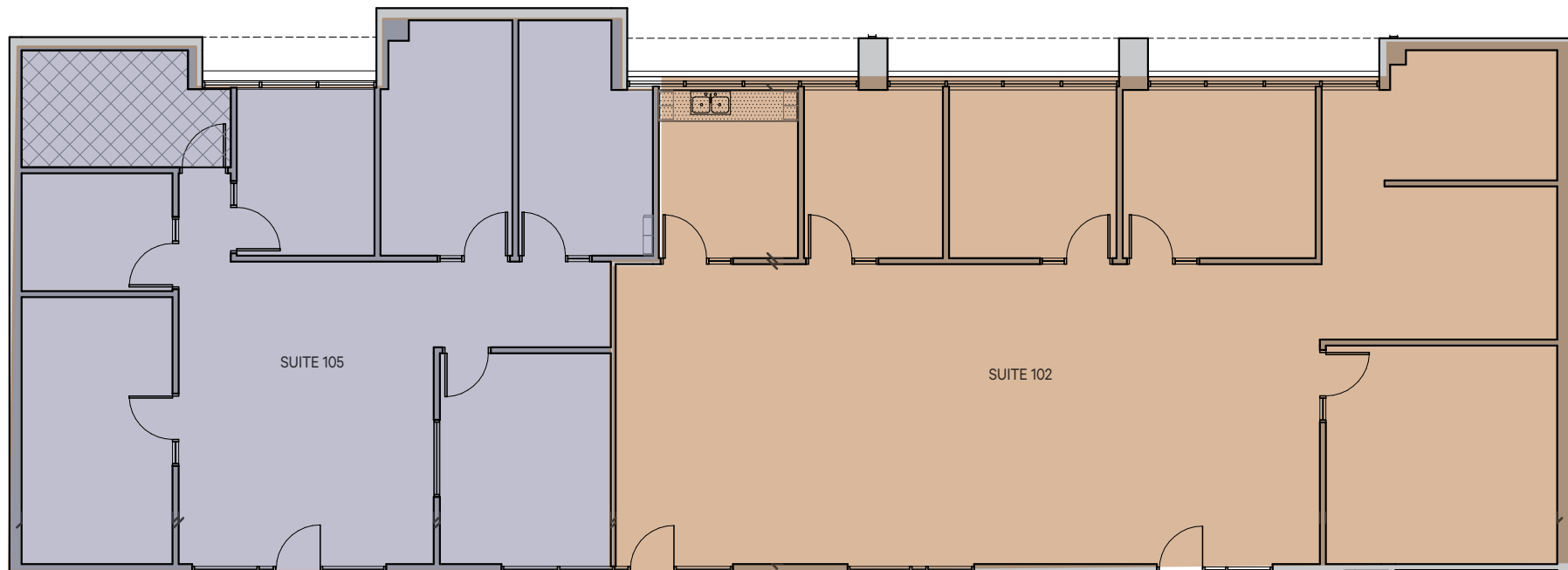
W Dunlap Ave  
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## Floor Plan

Suite 102 ±2,365 SF

Suite 105 ±1,629 SF

Suites 102 & 105  
Contiguous up to ±3,994 SF



 Not to Scale

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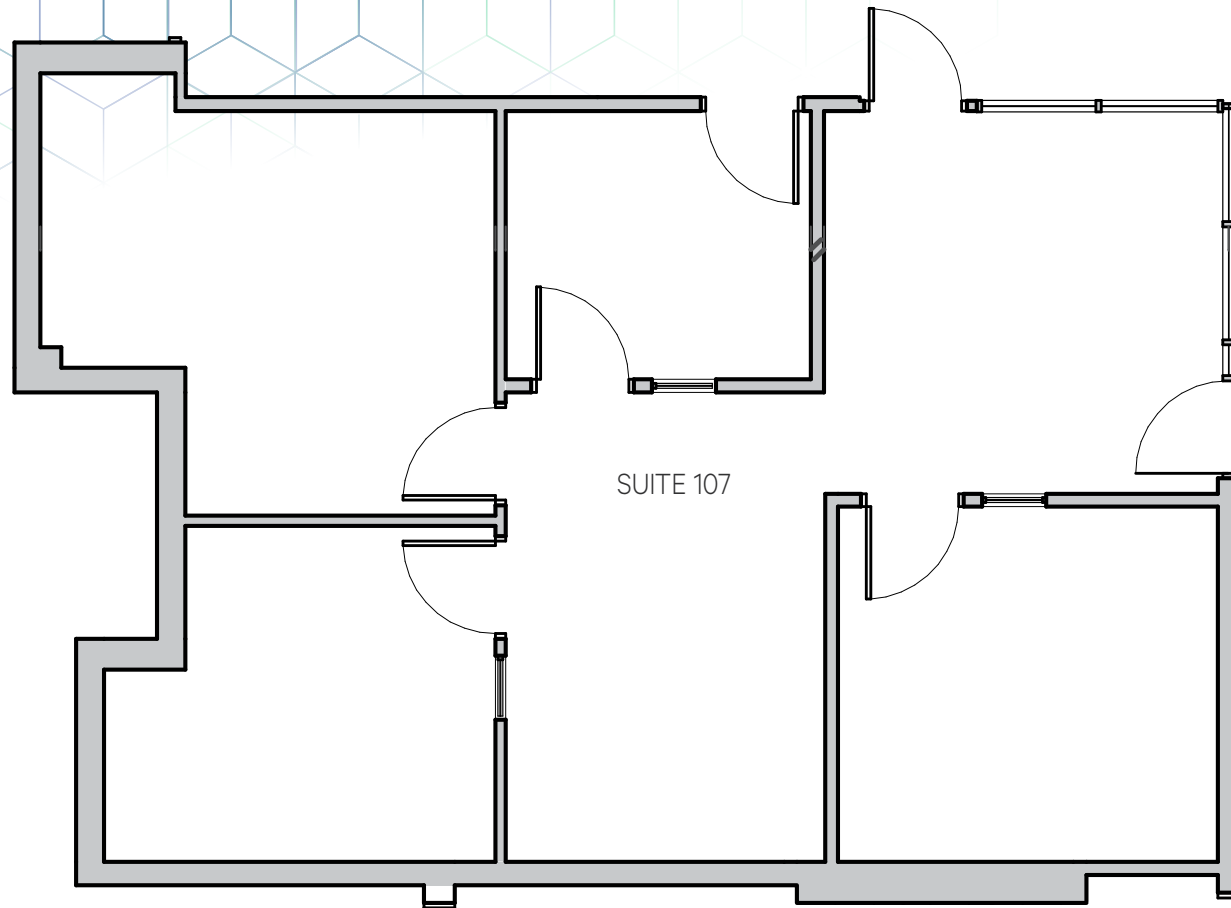
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## Floor Plan

Suite 107

±2,189 SF



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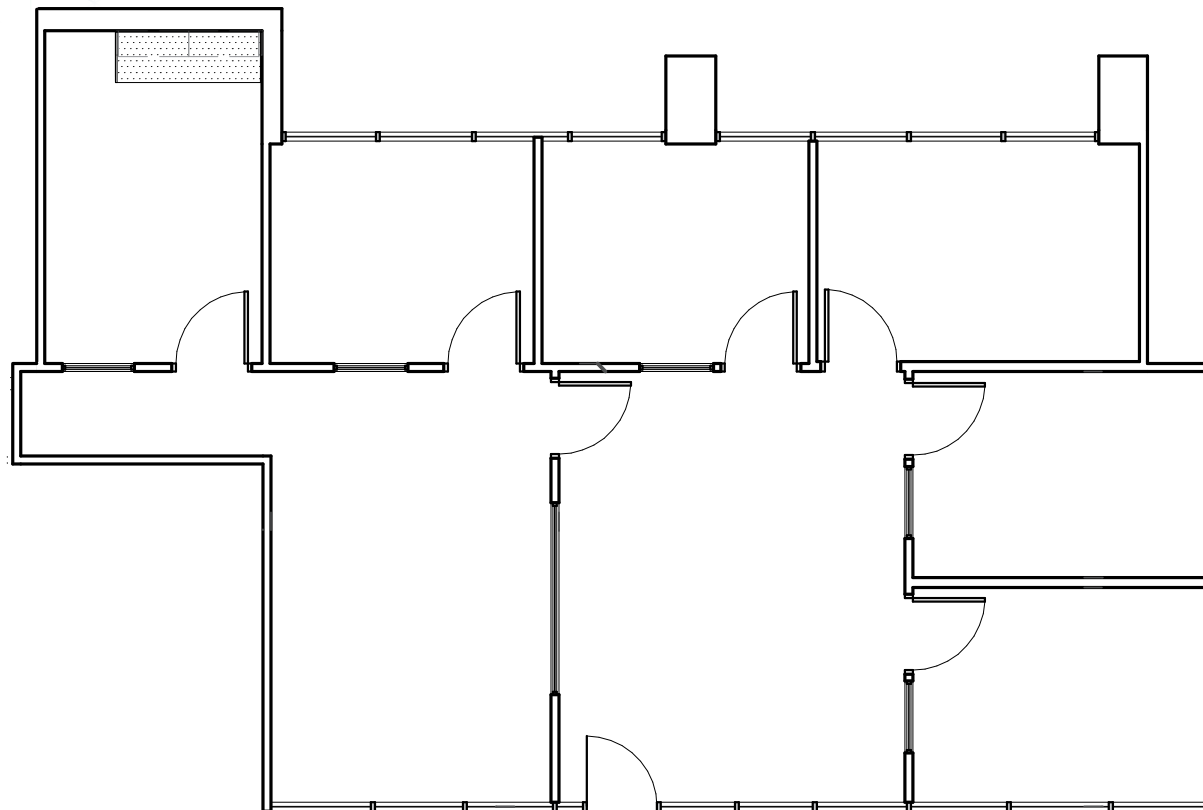
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**Floor Plan**

Suite 110

±1,341 SF



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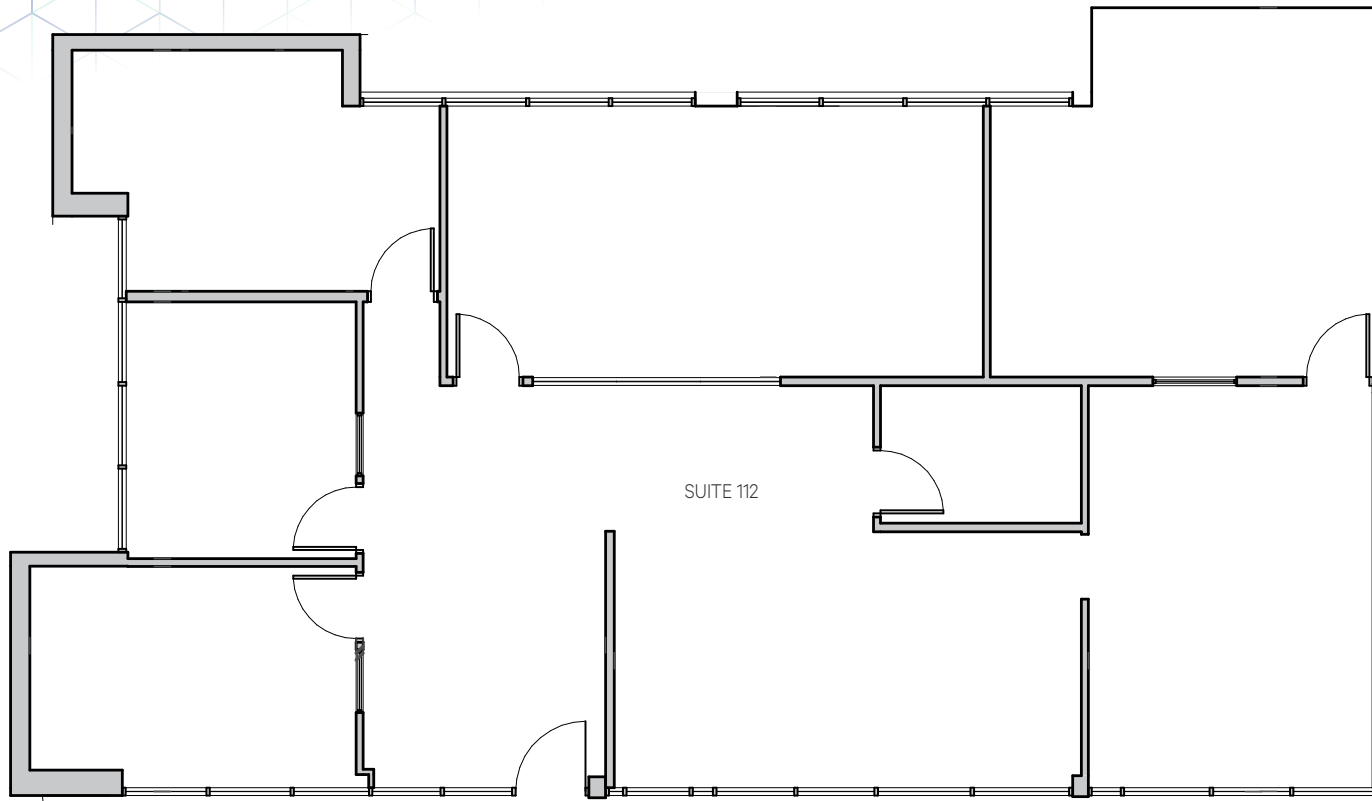
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## Floor Plan

Suite 112

±2,311 SF



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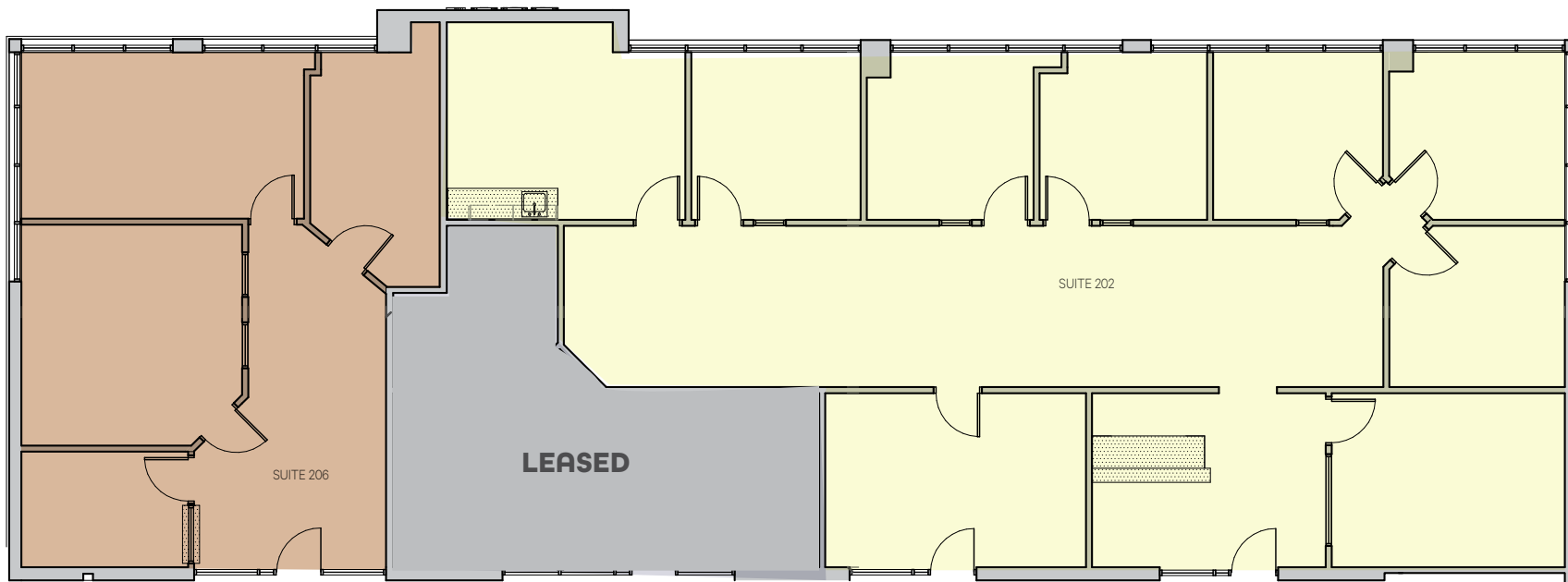
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## Floor Plan

Suite 202 ±2,593 SF

Suite 206 ±1,070 SF

Suites 202 & 206  
Contiguous up to ±3,663 SF



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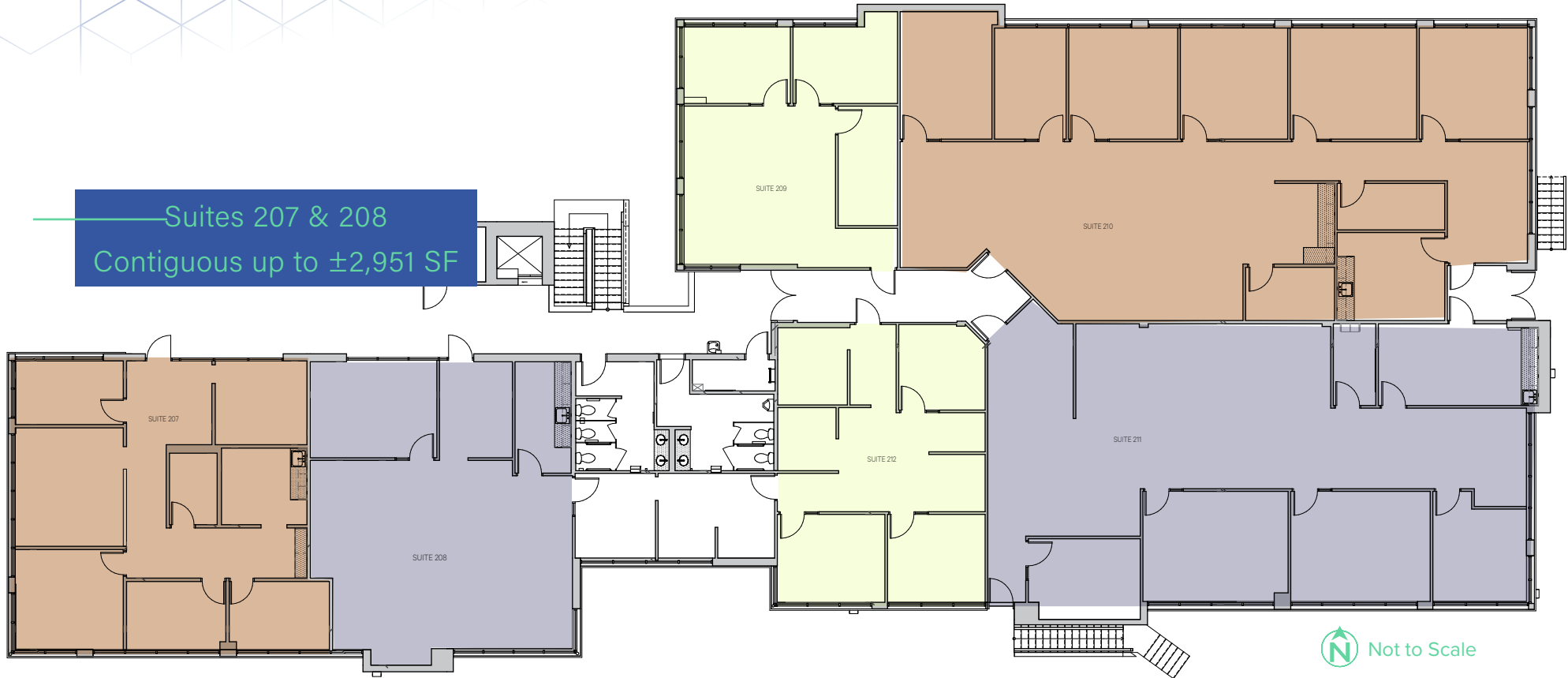
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## Floor Plan

Suite 207	±1,511 SF
Suite 208	±1,440 SF
Suite 209	±981 SF
Suite 210	±3,031 SF
Suite 211	±2,673 SF
Suite 212	±1,186 SF

Suites 209 - 212  
Contiguous up to ±7,871 SF

Suites 207 & 208  
Contiguous up to ±2,951 SF



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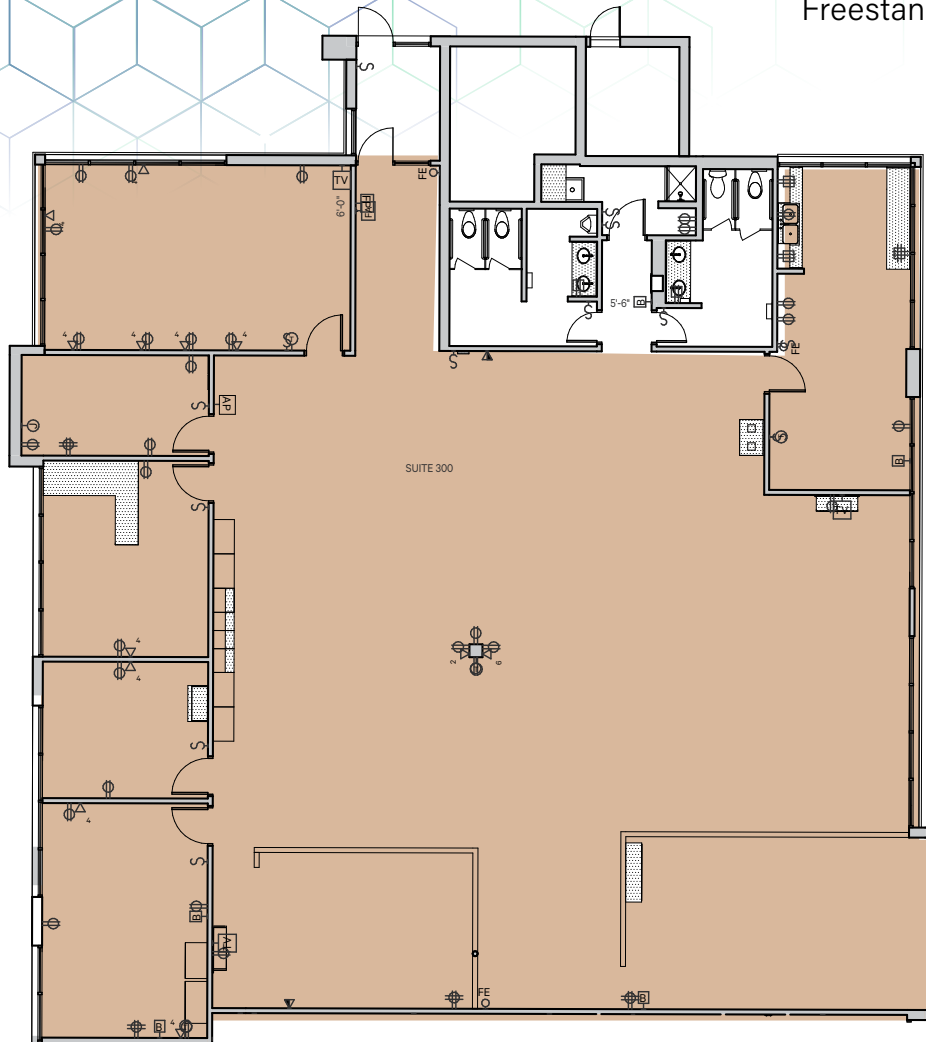
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## Floor Plan

Suite 300

Freestanding, Available  $\pm 5,498$  SF Building

Negotiable Rate



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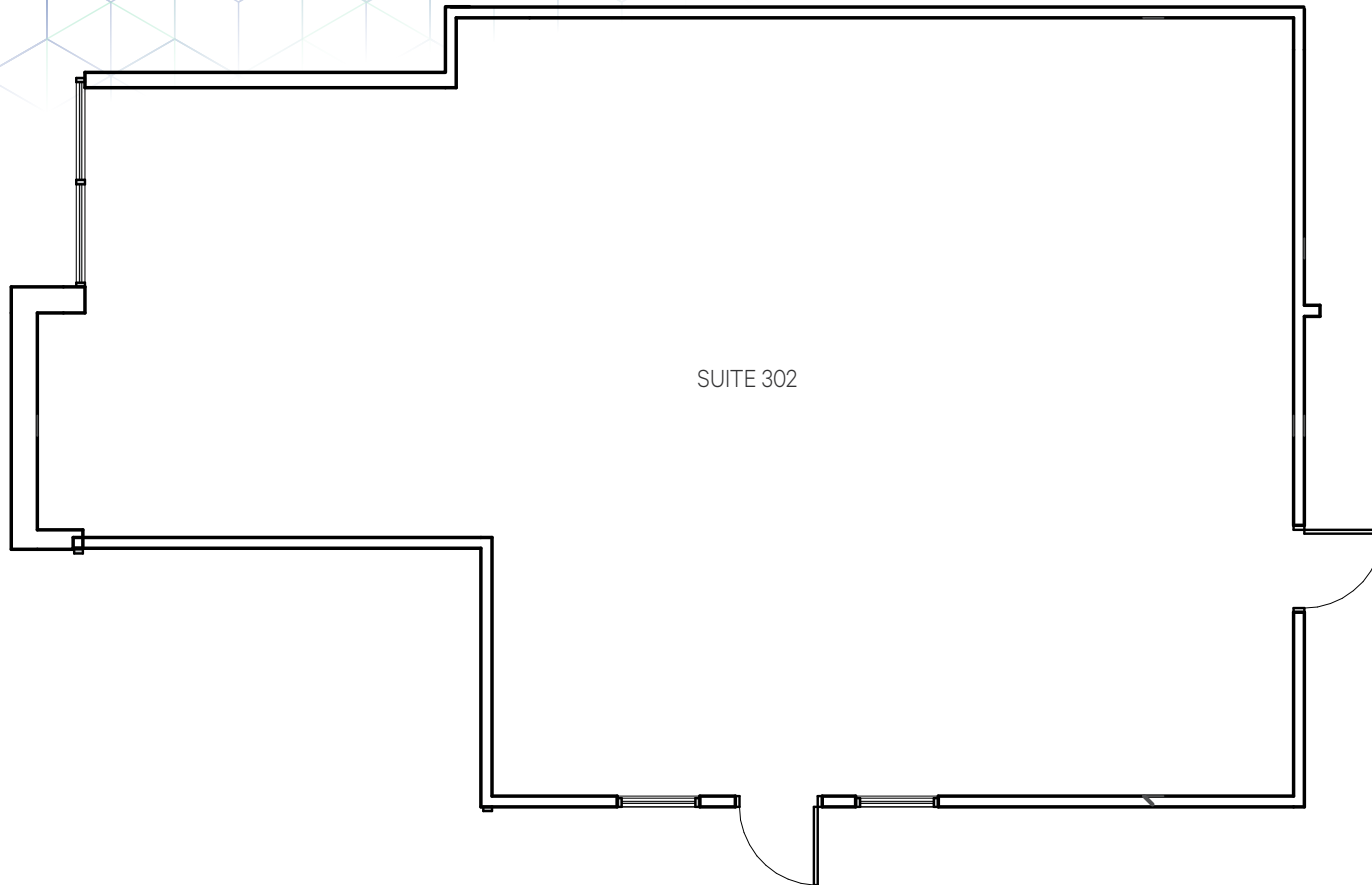
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**Floor Plan**

Suite 302

±2,737 SF



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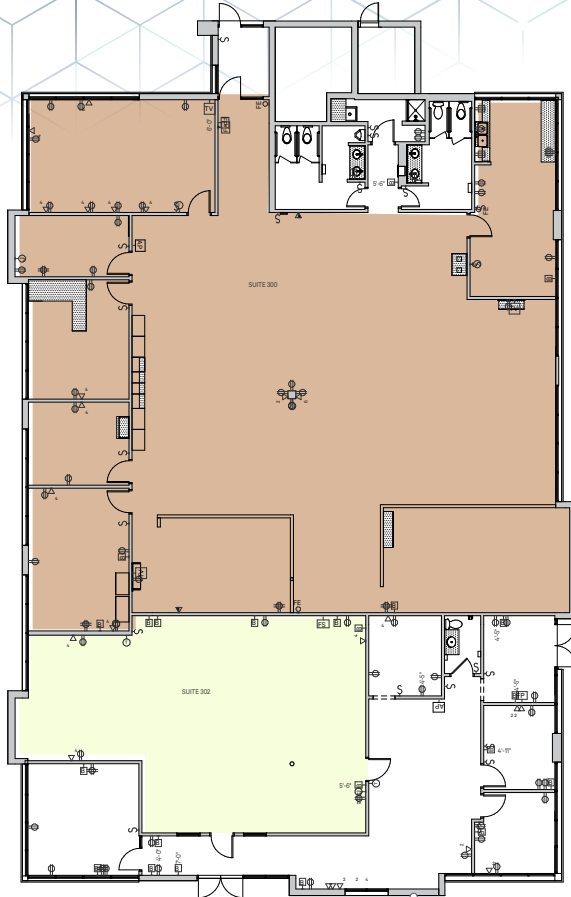
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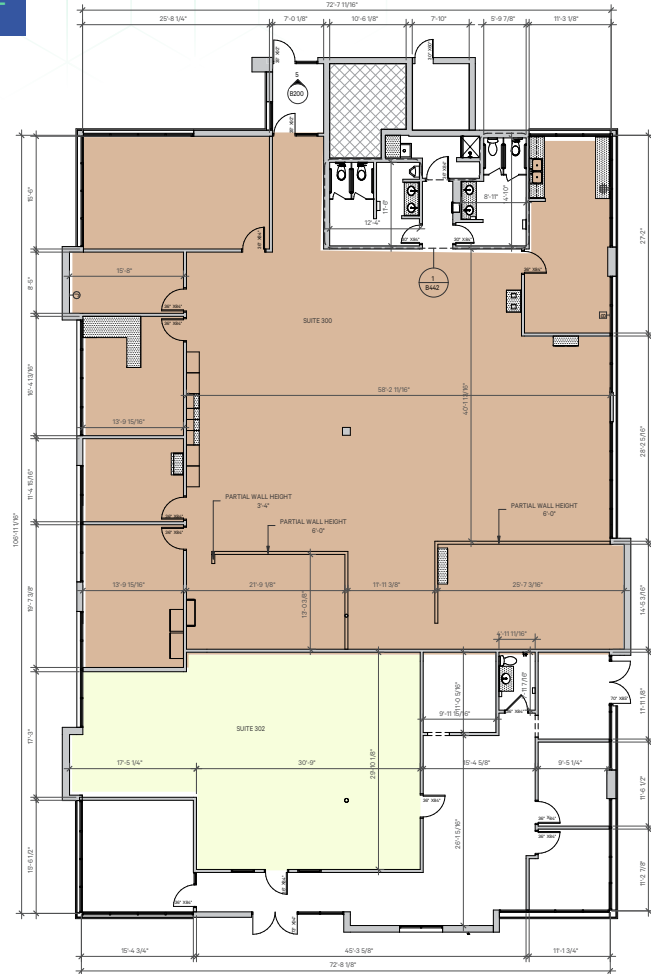
Suites 300 - 302  
Contiguous up to ±8,235 SF

## Floor Plan

Suite 300 ±5,498 SF  
Suite 302 ±2,737 SF



1st Floor Power Plan



1st Floor Dimensioned Plan

 Not to Scale

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## C O N T A C T S

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