

BROOKWOOD COMMERCE CENTRE

# AVAILABLE FOR LEASE

MULTI-TENANT OFFICE BUILDING  
4425 W OLIVE AVE  
GLENDALE, AZ 85302



## Contact:

Eric Butler  
D 480.522.2813  
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Locally Owned, Globally Connected. CONFAC  
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

# PROPERTY OVERVIEW

4425 W OLIVE AVE | GLENDALE, AZ 85302

- ±209,174 SF Multi-Tenant Building
- On-site Deli
- 24/7 On-site Security
- Zoned C-2, City of Glendale
- 5/1,000 Parking Ratio
- Olive & 43rd Ave Frontage
- Monument Signage
- Easy Freeway Access to I-17 & Loop 101



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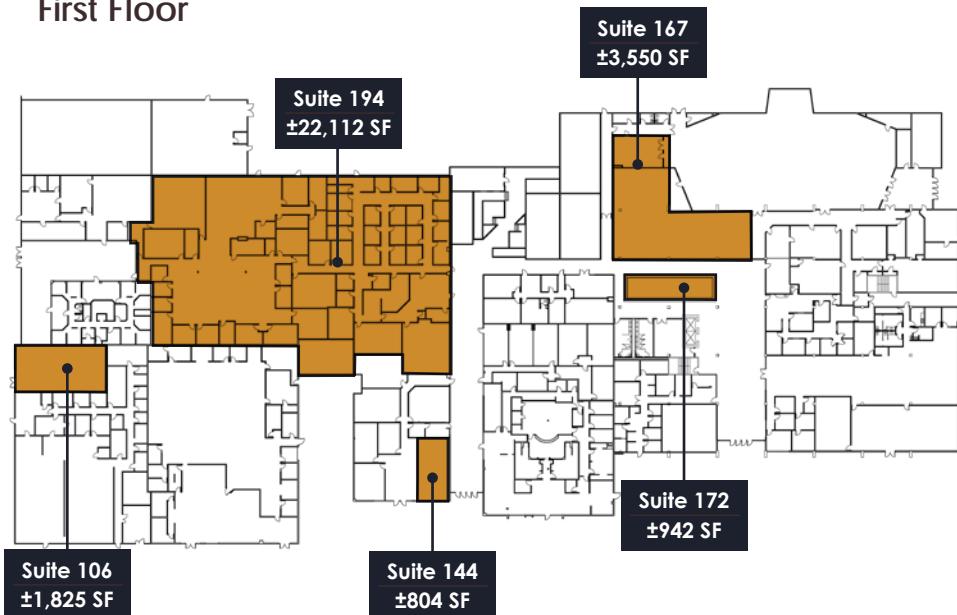
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## First Floor



Suite	SF	Rate	Available
106	1,825	\$17.00 Net Janitorial	Now
144	804	\$20.00 Net Janitorial	Now
167	3,550	\$18.00 Net Janitorial	Now
172	942	\$2,500/Month Newly Renovated Deli	Now
194	22,112	\$18.00 Net Janitorial	Now

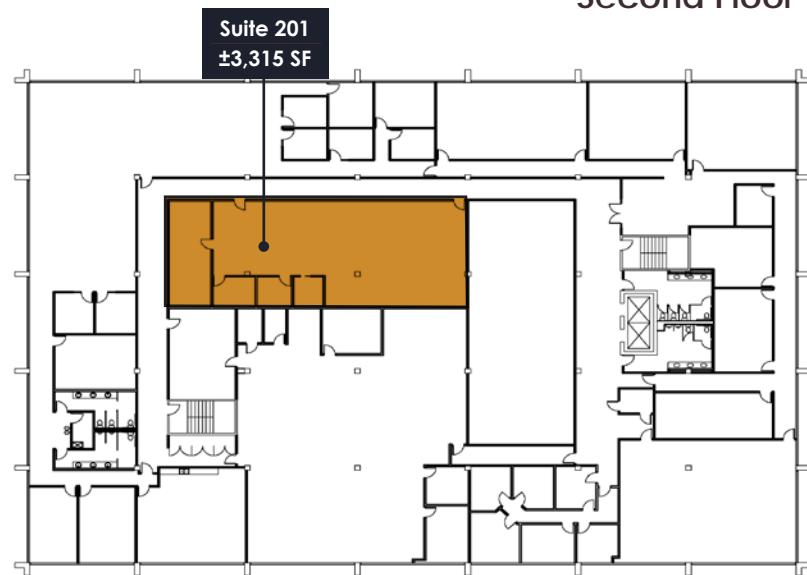
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## Second Floor



Suite	SF	Rate	Available
201	3,315	\$18.00 Net Janitorial	Now

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### Third Floor



Suite	SF	Rate	Available
301	3,070	\$19.00 Net Janitorial	Now
302	560	\$750 per month	Now
303	560	\$1,000 per month	Now
304	560	\$1,000 per month	Now

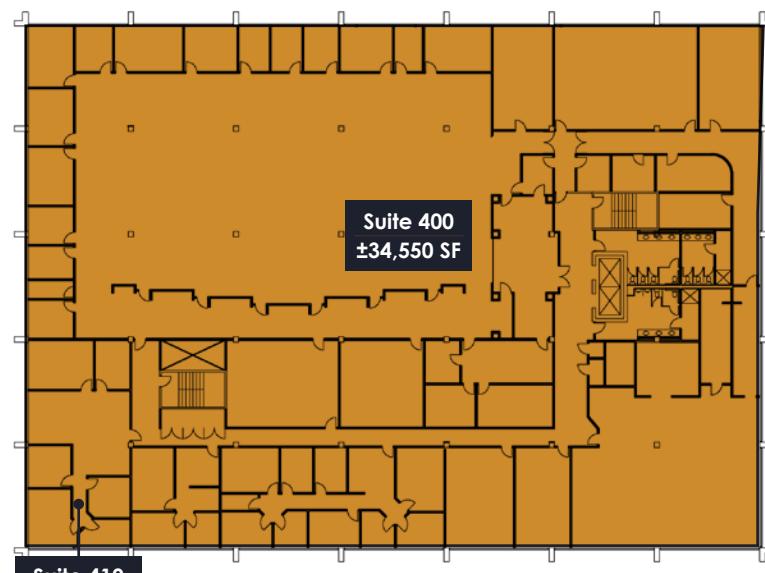
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### Fourth Floor



Suite	SF	Rate	Available
400	34,550	\$18.00 Net Janitorial	06/01/26
410	1,898	\$18.00 Net Janitorial	Now