

UNION HILLS OFFICE PLAZA

FOR LEASE

2550 WEST UNION HILLS DRIVE,
PHOENIX, ARIZONA

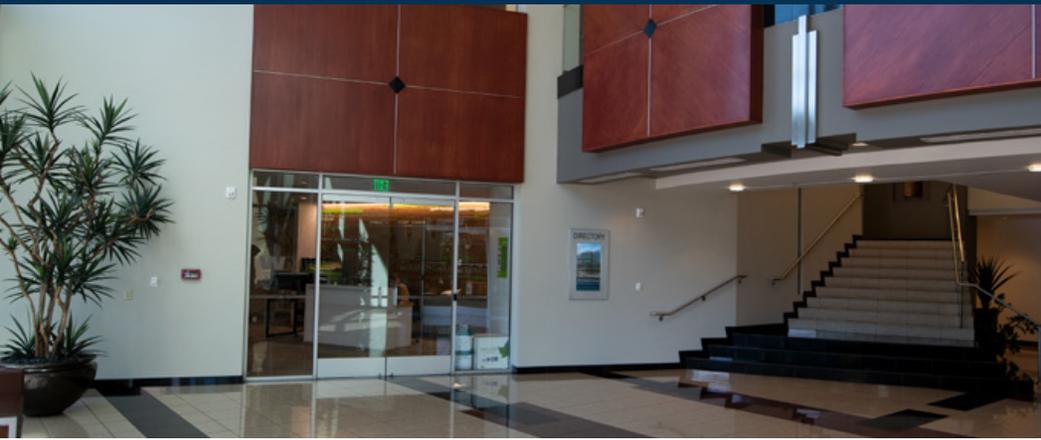


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PROPERTY DESCRIPTION

Union Hills Office Plaza is a three-story office building, totaling approximately 143,715 RSF. The property is located at the intersection of Union Hills Drive and Interstate 17, in the Deer Valley submarket. The area is complimented by a variety of signature hotels, restaurants, and HonorHealth Deer Valley Medical Center. Thirteen retail centers are located within five miles of the building, including Deer Valley Towne Center, boasting 500,000 SF of retail amenities, as well as casual and fine dining. Union Hills Office Plaza is also conveniently located along a bus line with a stop adjacent to the property.



PROPERTY FEATURES



3-story,
Class A office
building



Exceptional
**freeway
visibility**



**5:1,000 parking
ratio** in surface
lot (covered and
uncovered)



½ mile from the
HonorHealth Deer
Valley Medical Center



Located on I-17,
1 mile south of
Loop 101 Freeway



**Professional
management** plus daily
engineering service



Several retail
amenities, hotels,
and restaurants
within **2 miles**



Typical floor
plate:
±47,591 RSF



**Building
signage
opportunity**



Telecom provided by:
Cox Communications
and Century Link





UNION HILLS
OFFICE PLAZA

W BEARDSLEY RD

DEER VALLEY
TOWNE CENTER

ARIZONA VETERANS HWY

20 Minutes

CITY OF
SCOTTSDALE

7 minutes

25 Minutes

24TH STREET &
CAMELBACK RD

W GRAND AVE

101

51

87

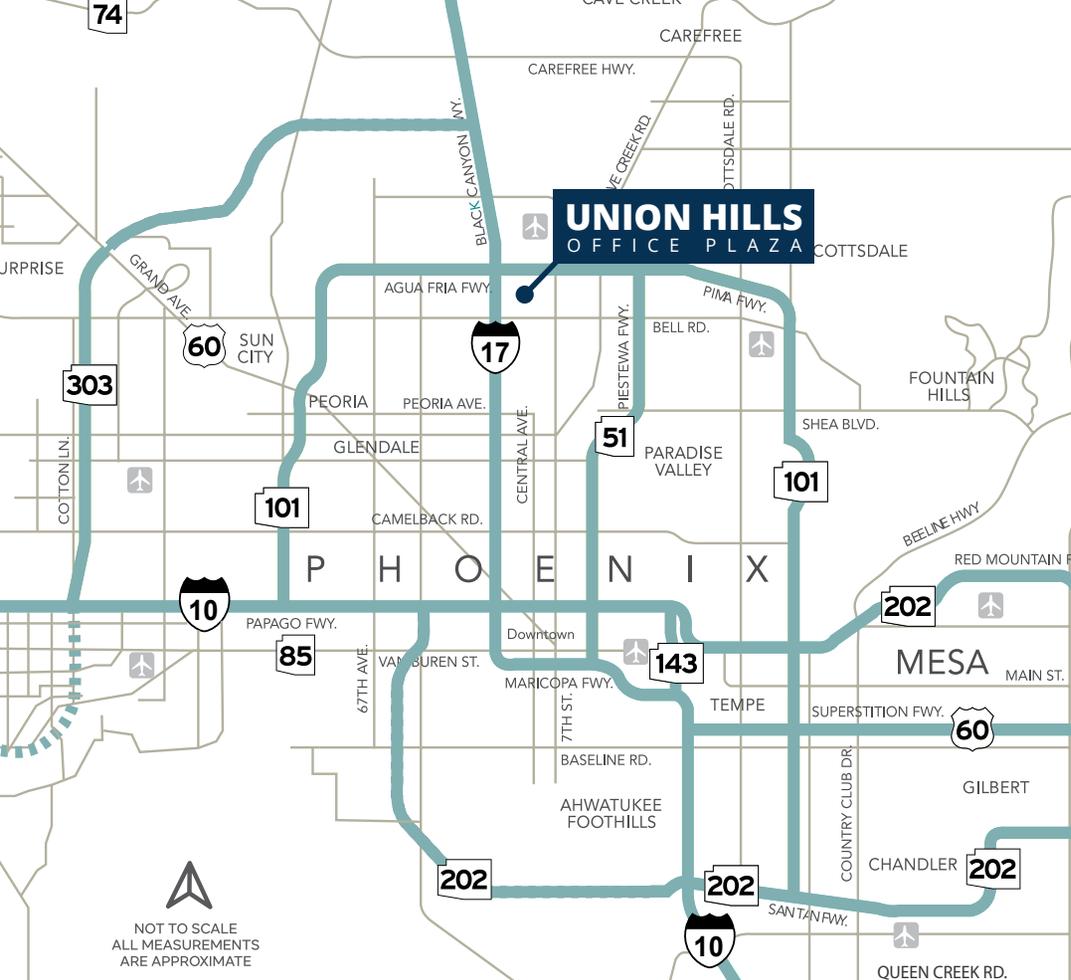
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PHX PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT





FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK DEVINE
 t 602-952-3859
 patrick.devine@nrmk.com

MIKE GARLICK
 t 602-952-3825
 mike.garlick@nrmk.com

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