

**CENTURY 21  
COMMERCIAL®**

Northwest Realty

**THE LOCATION PRO**



thelocationpro.com >>> **SPEAK WITH A PRO** 701.204.5022

**± 8,320 SQ FT  
DIVISIBLE INTO  
2 SUITES ± 4,160**

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**AVAILABLE FOR LEASE**



**\$16.20/SF \$2.40/SF NNN**



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**Matthew Ebert**  
ADVISOR

pmcommercial@c21northwest.com **John Crow**  
623-910-8070 CEO

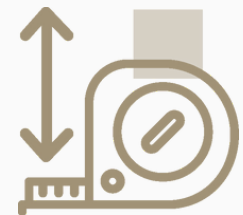
john@thelocationpro.com  
623-556-6170

# PROPERTY FEATURES



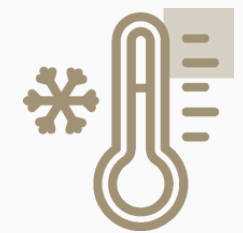
## SIZE

± 8,320 Ste A&B  
± 4,160 Ste A  
± 4,160 Ste B



## EXISTING BUILD OUT

Previously Use - School  
Office Build Out



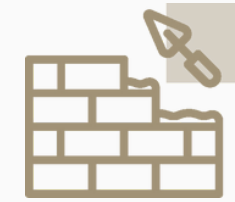
## COOLING

HVAC & Evaporative Coolers



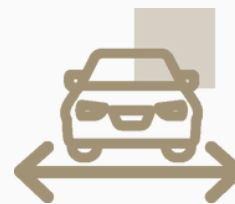
## VISIBILITY

On W Parkside Ln



## BUILT

In 2000



## PARKING

Paved Parking Lot  
Several Reserved Covered Spaces



## POWER

208Y/120 V, 3-Phase, 4-  
Wire; Approx. 200-400A  
per suite



# PROPERTY PHOTOS





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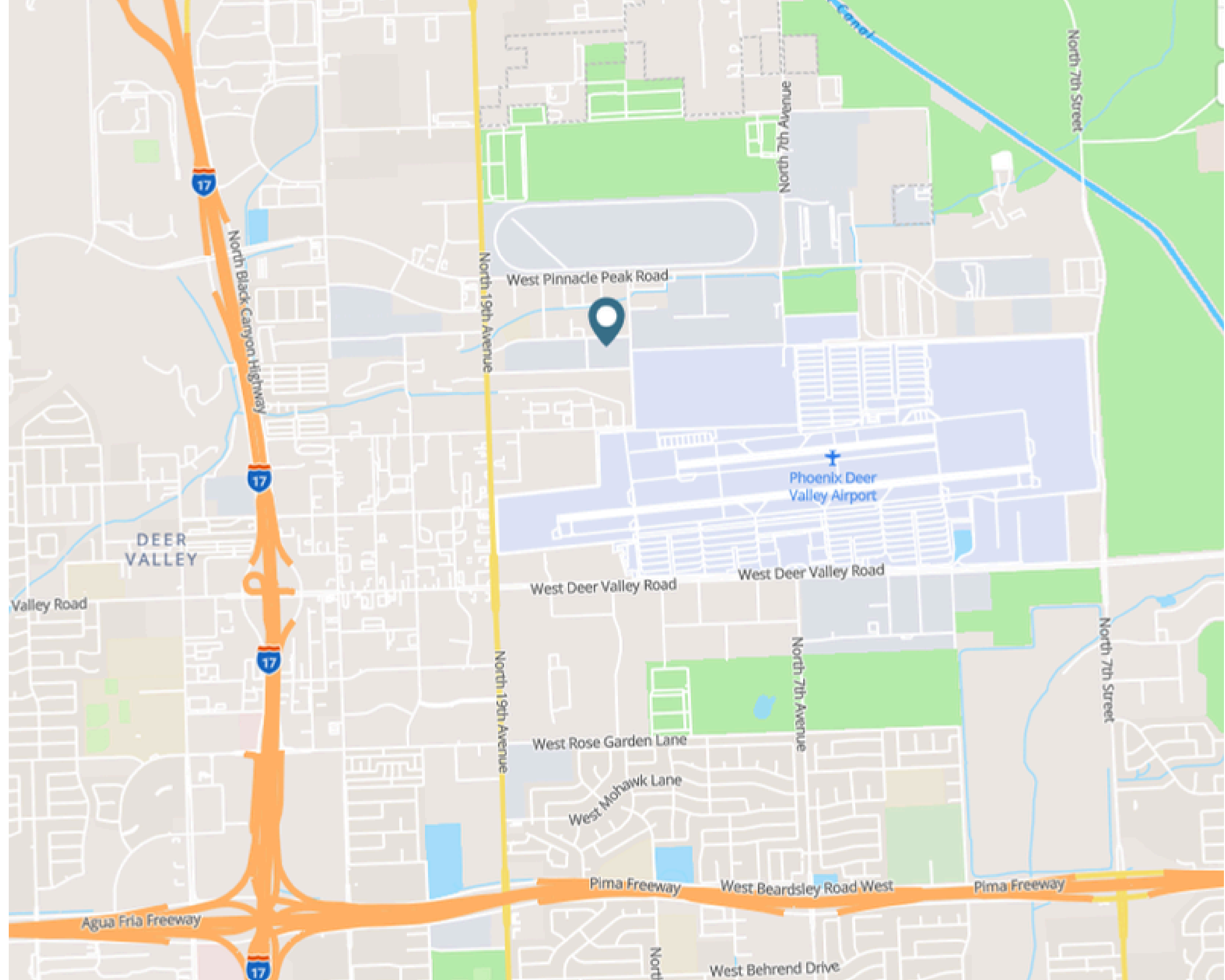
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# PROPERTY LOCATION



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# PROPERTY MAP



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