



~0.91 Acre Lot In Professional Office Park For Lease

Price & Terms: For lease (unsubordinated land lease) based on \$20/sf valuation, 10% NNN annual return or Owners will consider a Build to Suit for qualified tenant based on 11% NNN annual return on all project costs, including land at \$20/sf.

Taxes: \$5,791.11 (2021-22)

County Assessor's Map: 37-1W-27CC TL: 3900

Zoning: C S/P (Commercial-Service & Professional Offices)

Notes: Master planned office park. Brokers are part owners. Owners reserve the right to approve tenant and use.

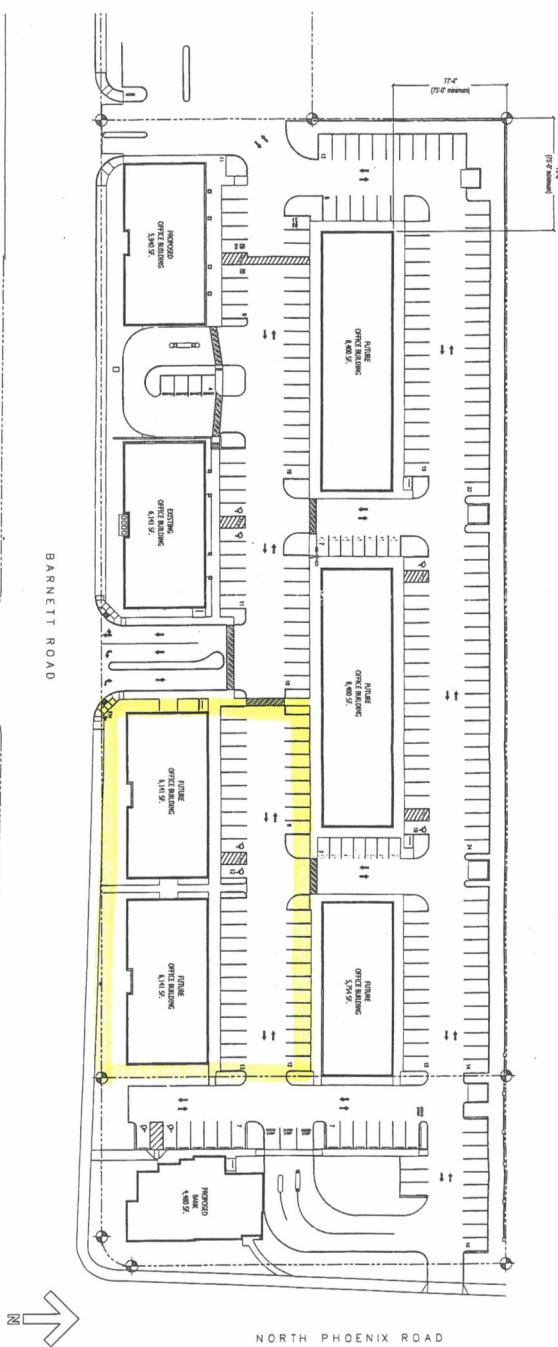
Marketing Agent: **Frank Pulver**
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, prior sale, lease, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Owner reserves the right to approve tenant/purchaser and proposed use.

TO VERIFY SCALES ~~THE~~ BAR SHOULD MEASURE ONE INCH BY ONE SIXTEENTH INCH

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SCALE: 1" = 300'

BUILDING AREA		BUILDING SITE
(E) BANK	4,480 SF	
(E) OFFICE BUILDING	6,141 SF	
FUTURE BUILDINGS	7,775 SF	
TOTAL BUILDING AREA:	18,396 SF	
PARKING REQUIREMENT:		
PARKING PROVIDED		
Standard	27 spaces	
Commuter	19 spaces	
Accessible	10 spaces	
TOTAL PARKING PROVIDED:	56 spaces	
25% spaces (max.)		



NORTH PHOENIX ROAD

MASTER PLAN