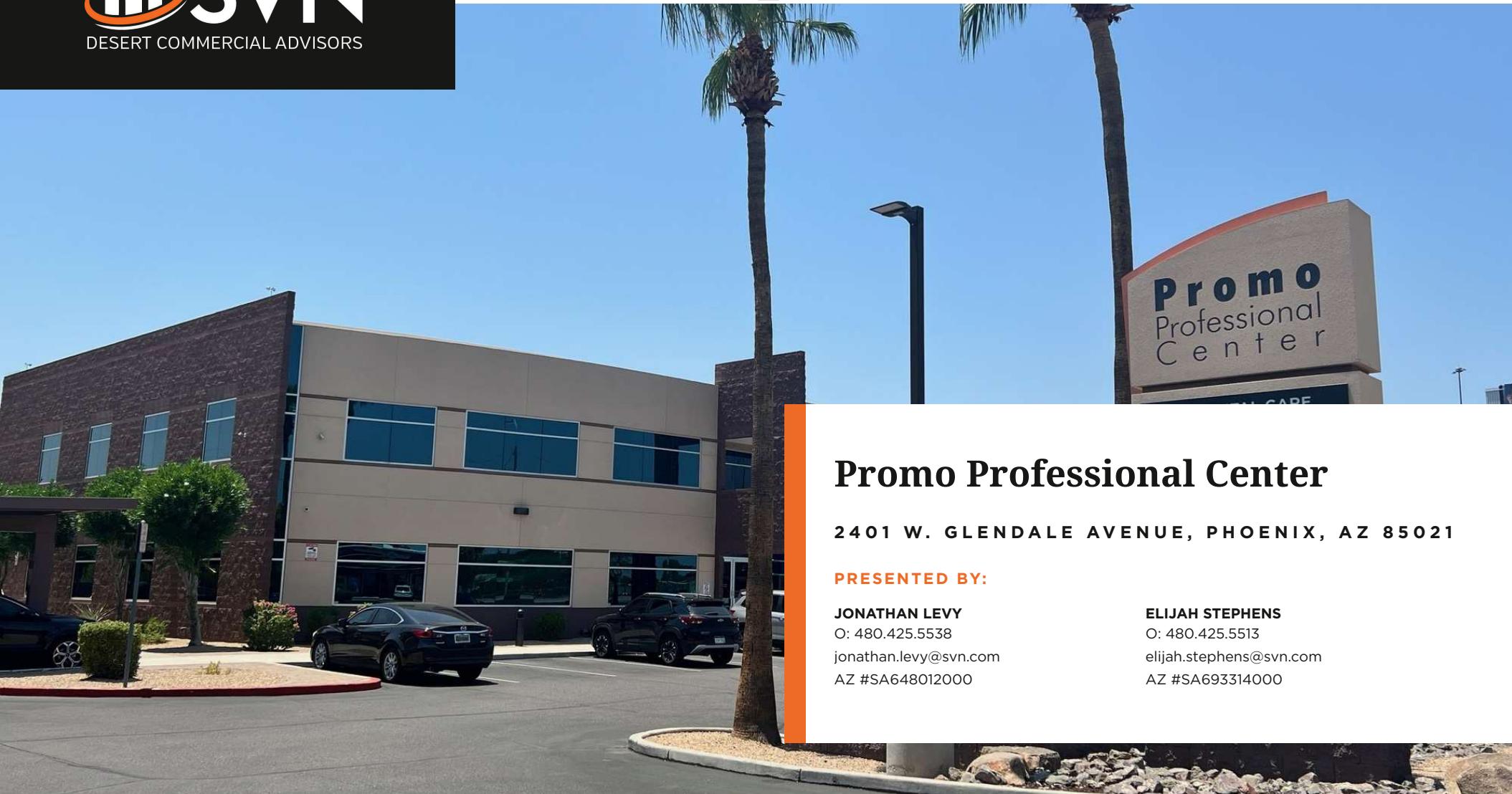




Office Space For Lease



Promo Professional Center

2401 W. GLENDALE AVENUE, PHOENIX, AZ 85021

PRESENTED BY:

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PROPERTY SUMMARY

PROMO PROFESSIONAL CENTER

2401 W. GLENDALE AVENUE
PHOENIX, AZ 85021

OFFERING SUMMARY

LEASE RATE:	Negotiable
NNN'S	\$7.00/SF
BUILDING SIZE:	16,397 SF
AVAILABLE SF:	1,566 - 1,944 SF
YEAR BUILT:	2005
ZONING:	C-2
APN:	156-08-099

PROPERTY DESCRIPTION

The subject property consists of a freestanding multitenant office building located in north-central Phoenix. This two-story office property is one of the premier buildings within this area of Phoenix. The property was constructed in 2005 and has undergone some recent improvements to both the interior and exterior. The interior features an atrium with common area restrooms. The building does have elevator access. There is monument signage along Glendale Ave offering premium exposure for tenants. In addition, there are 100 surface parking spaces, 40 of which are covered. This particular location is served by the City of Phoenix bus line.



PROPERTY HIGHLIGHTS

- Pride of Ownership Landlord
- In-Suite Restrooms
- Close Proximity to I-17 Freeway
- ±40,000 VPD Along Glendale Avenue
- Strong Historical Occupancy w/ Solid Tenant Mix
- 4.5:1,000 SF Parking Ratio
- Built Out Office Space Available w/High-End Finishes
- Elevator Access
- Monument Panel Signage Available



RECENTLY
RENOVATED



HIGH-END FINISHES



ATTRACTIVE
EXTERIOR



LEASE SPACES

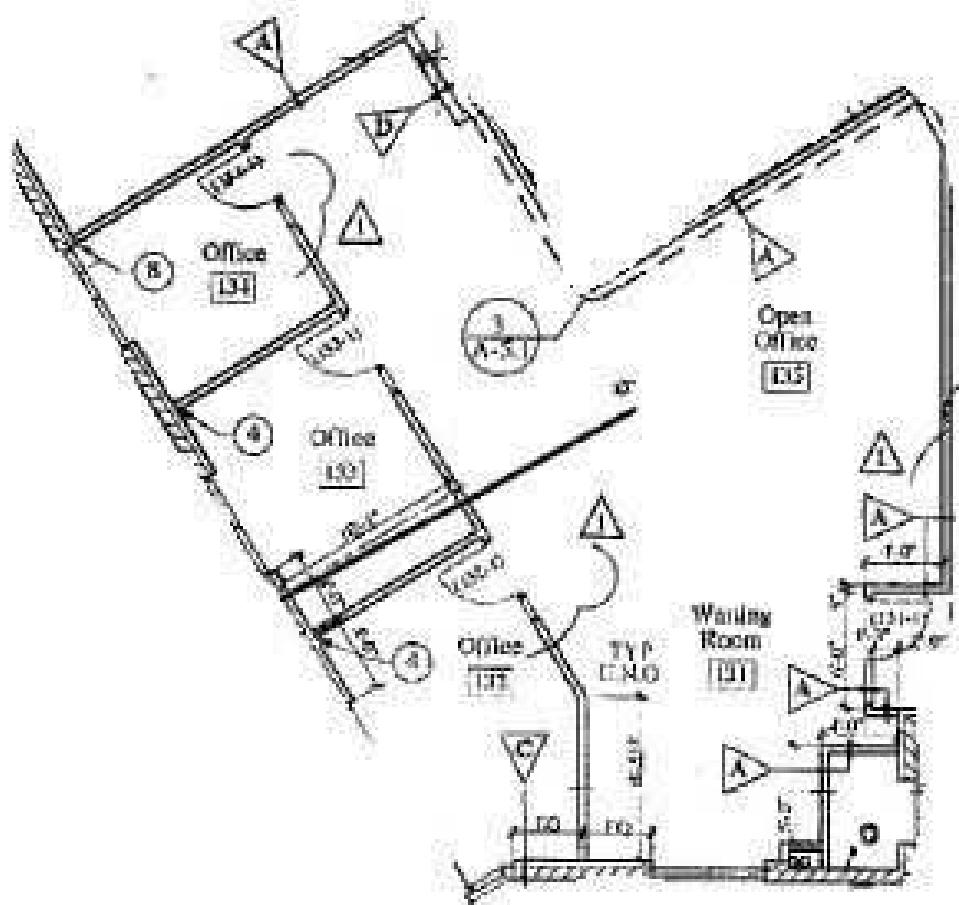
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,566 - 1,944 SF	LEASE RATE:	Negotiable

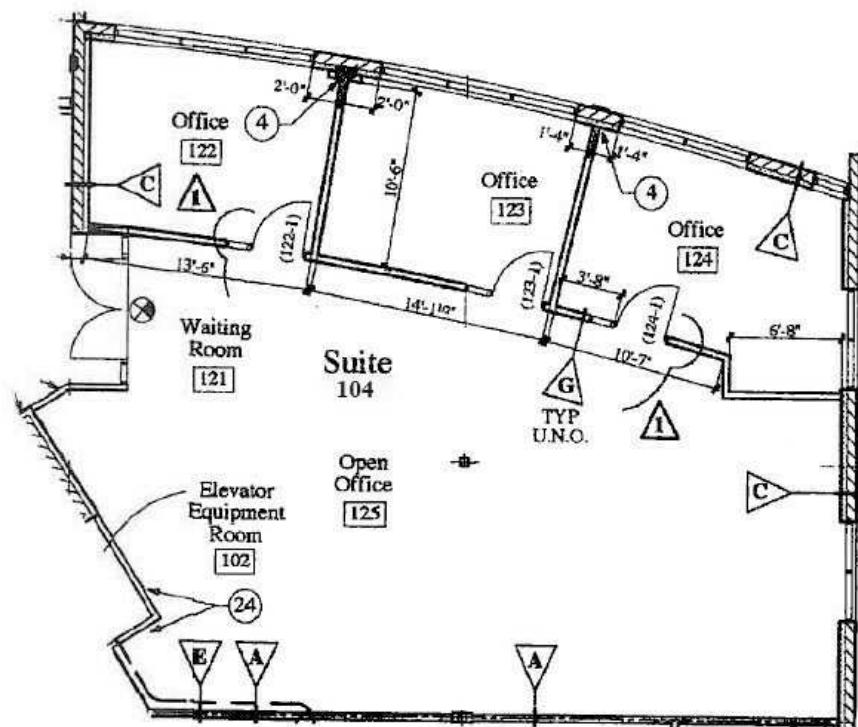
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102B	Available	1,566 SF	NNN	Negotiable
Suite 104	Available	1,944 SF	NNN	Negotiable

FLOOR PLANS

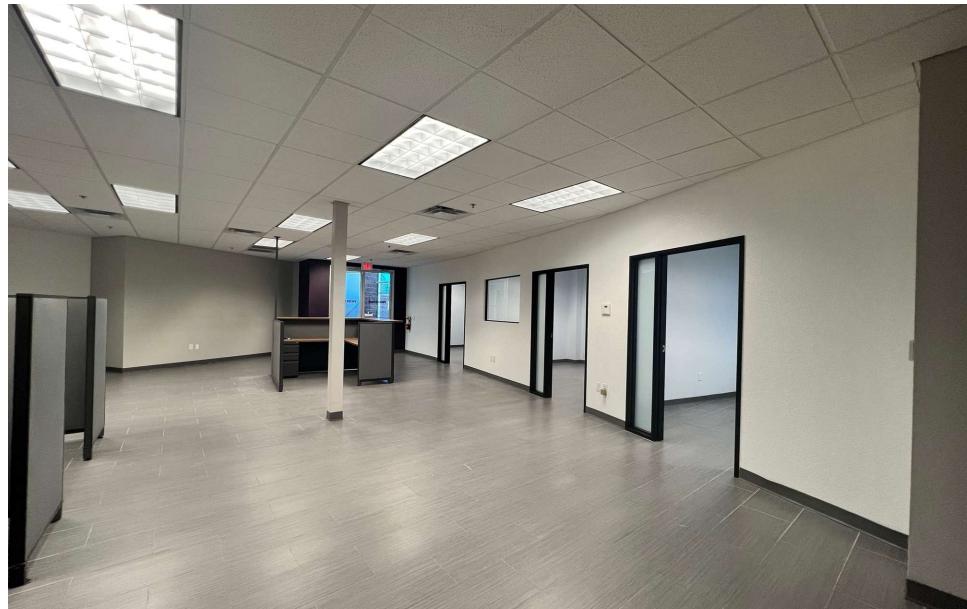
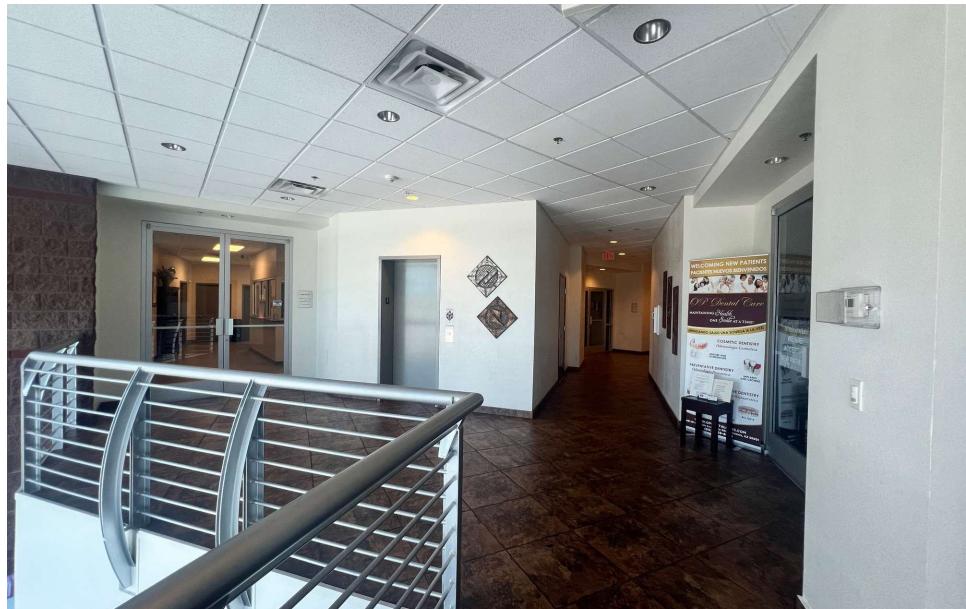


Suite 102B: ±1,566 SF

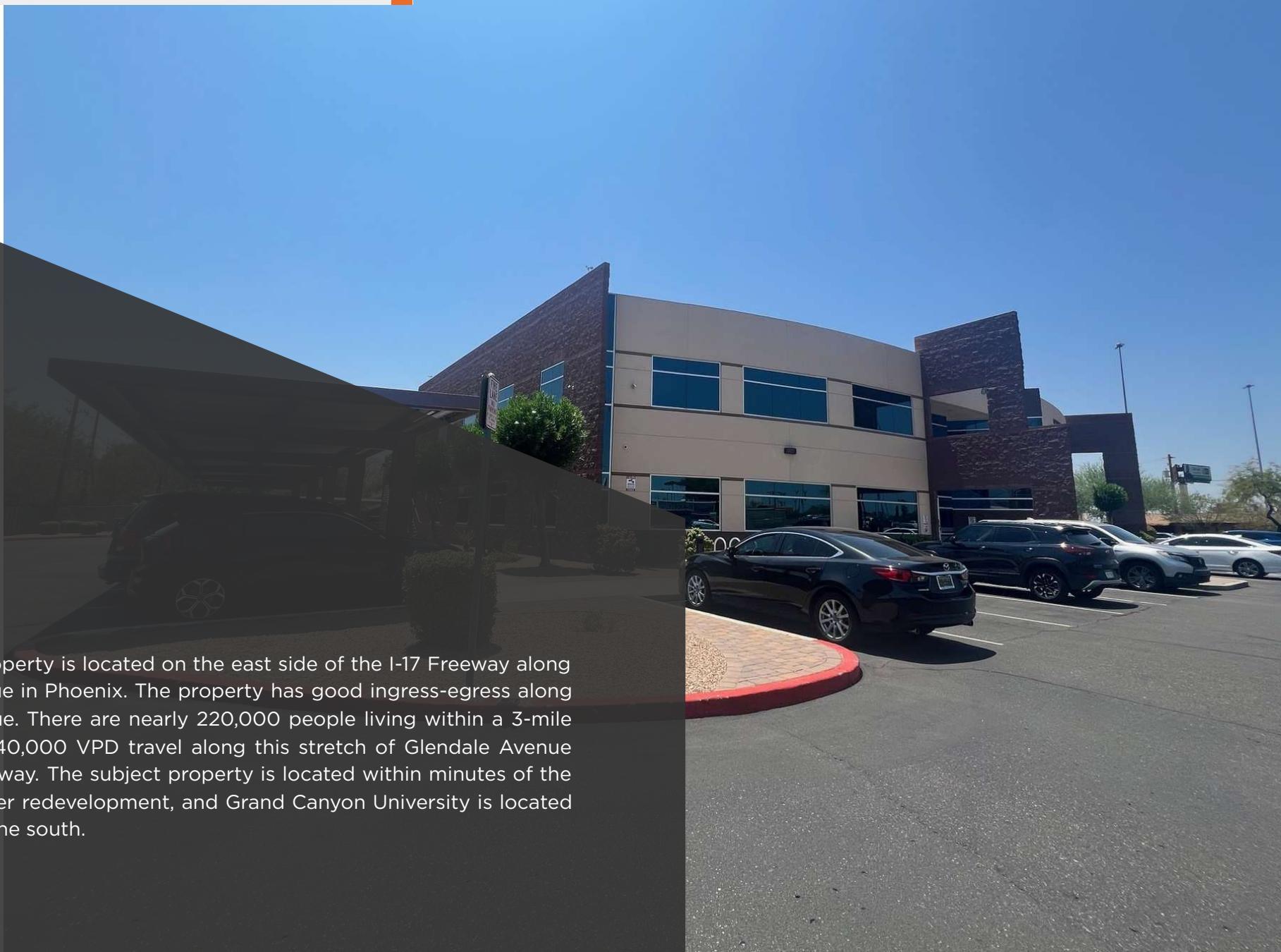


Suite 104 ±1,944 RSF

ADDITIONAL PHOTOS

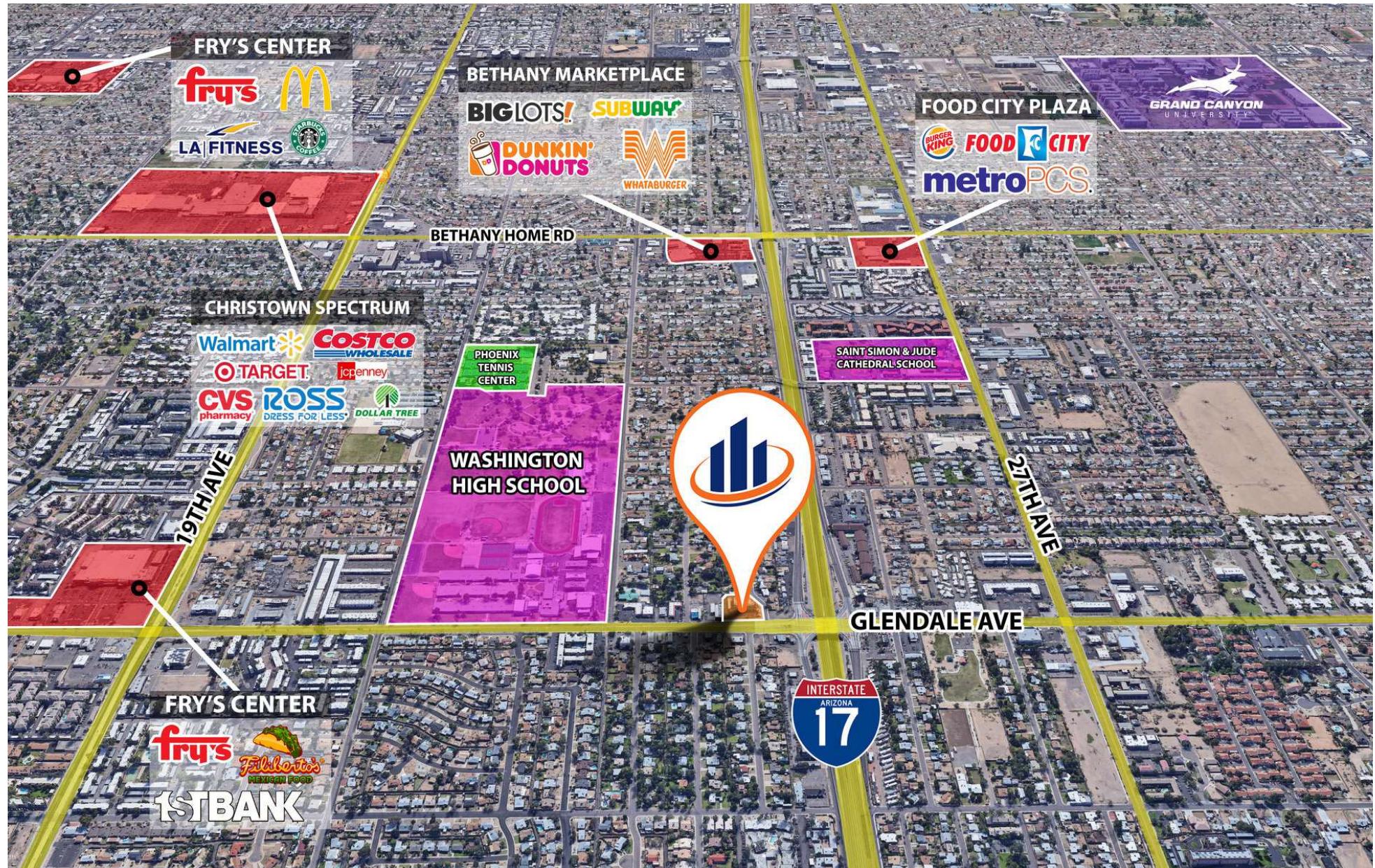


LOCATION DESCRIPTION



The subject property is located on the east side of the I-17 Freeway along Glendale Avenue in Phoenix. The property has good ingress-egress along Glendale Avenue. There are nearly 220,000 people living within a 3-mile radius. Nearly 40,000 VPD travel along this stretch of Glendale Avenue off the I-17 freeway. The subject property is located within minutes of the new Metrocenter redevelopment, and Grand Canyon University is located three miles to the south.

AERIAL MAP



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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