

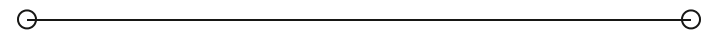


**LEASE**

# Exodyne Business Park

**8433 N. BLACK CANYON HIGHWAY**

Phoenix, AZ 85021



**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.50 - 15.50 SF/yr FS
<b>BUILDING SIZE:</b>	28,689 SF
<b>AVAILABLE SF:</b>	115 - 4,083 SF
<b>LOT SIZE:</b>	3.26 Acres
<b>YEAR BUILT:</b>	1979
<b>ZONING:</b>	C-O
<b>MARKET:</b>	Phoenix

### PROPERTY OVERVIEW

The subject property consists of a multi-tenant office business park situated on the frontage road along the I-17 between Northern and Dunlap Avenues. There are numerous suites available, ranging from smaller executive suites to larger traditional office space. All leases are on a Full-Service Gross structure. Many of the traditional office spaces have their own private restrooms as well. Covered parking is available to tenants.

### LOCATION OVERVIEW

The subject property is located on the Black Canyon frontage road off the I-17. There are numerous retail, hospitality, and restaurant amenities within the immediate area. Metrocenter Mall is located one major arterial to the north. Additionally, Glendale Community College and Grand Canyon University are in close proximity to the subject property.

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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service
<b>TOTAL SPACE:</b>	115 - 4,083 SF

<b>LEASE TERM:</b>	Negotiable
<b>LEASE RATE:</b>	\$14.50 - \$15.50 SF/yr

SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100-10	Available	115 SF	Full Service	\$400 per month
Suite 100-19	Available	180 SF	Full Service	\$609 per month
Suite 104	Available	370 SF	Full Service	\$15.50 SF/yr
Suite 126	Available	680 SF	Full Service	\$15.50 SF/yr
Suite 184	Available	4,083 SF	Full Service	\$15.50 SF/yr
Suite 200	Available	3,780 SF	Full Service	\$14.50 SF/yr

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## LEASE HIGHLIGHTS

- Built Out Office Suites Available for Lease
- Full-Service Rent Structure
- Professionally Managed w/ On-Site Property Manager
- 4:1,000 SF Parking Ratio
- Covered Parking Available
- Numerous Retail and Restaurant Amenities in Immediate Area
- Located in Path of Development Along I-17 Corridor
- Grand Canyon University of Glendale Community College Nearby



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## ADDITIONAL INTERIOR PHOTOS



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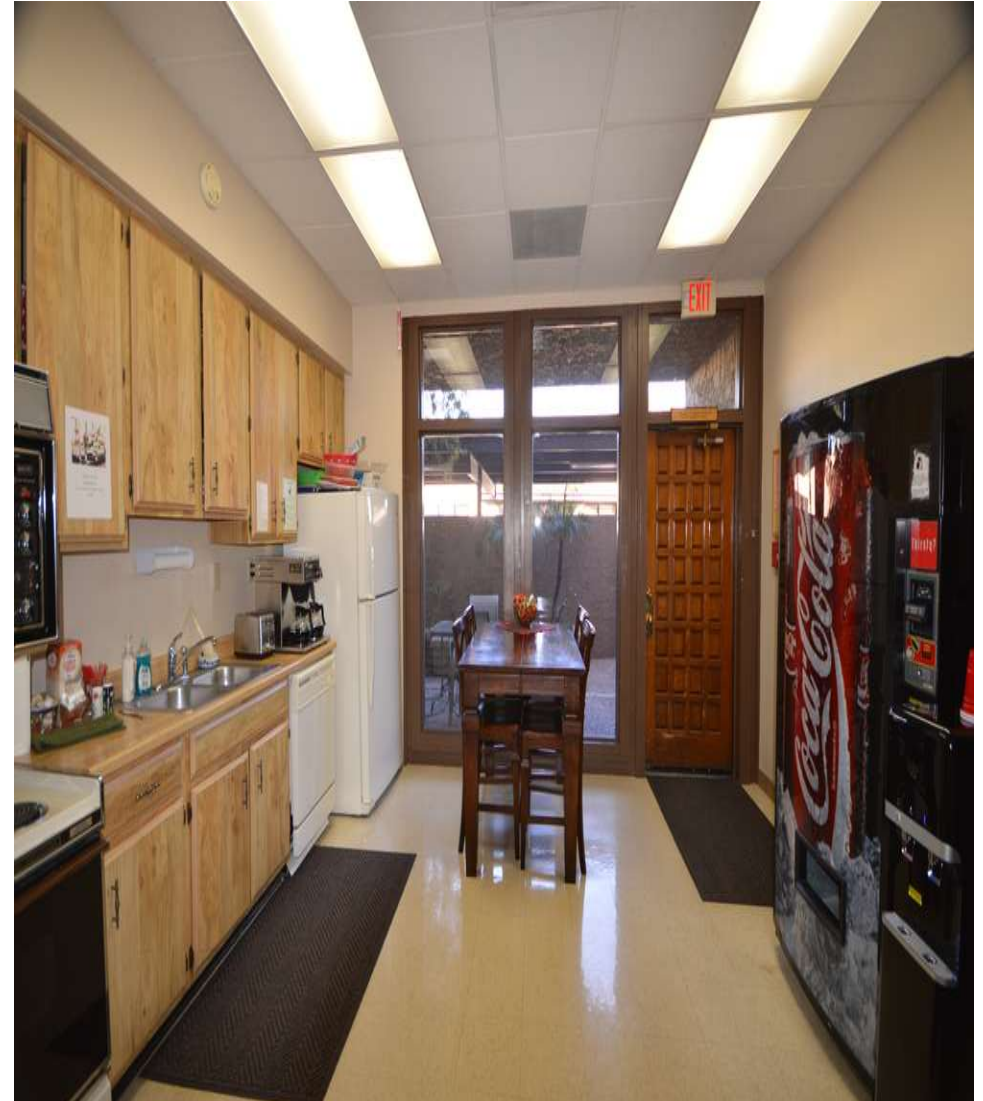
## HOSPITALITY AMENITIES FOR EXECUTIVE SUITES

### AMENITIES INCLUDE:

- Receptionist/ Phone Answering
- Incoming Mail Service
- Conference Room (free of charge for Executive Suite Tenants)
- Notary (Service free of charge for Executive/Traditional Suite Tenants)
- Coffee Service/ Break Room
- Parking
- Security System - set up for after hours protection

### ADDITIONAL SERVICES OFFERED:

- High Speed Internet: \$100/month
- Fax (Incoming and Outgoing)
- Mailing: Free drop-off service
- Phone Answering (Non-Tenant): \$75/month
- Covered Parking: \$25 plus tax per month



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# RETAILER MAP



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**AERIAL MAP**

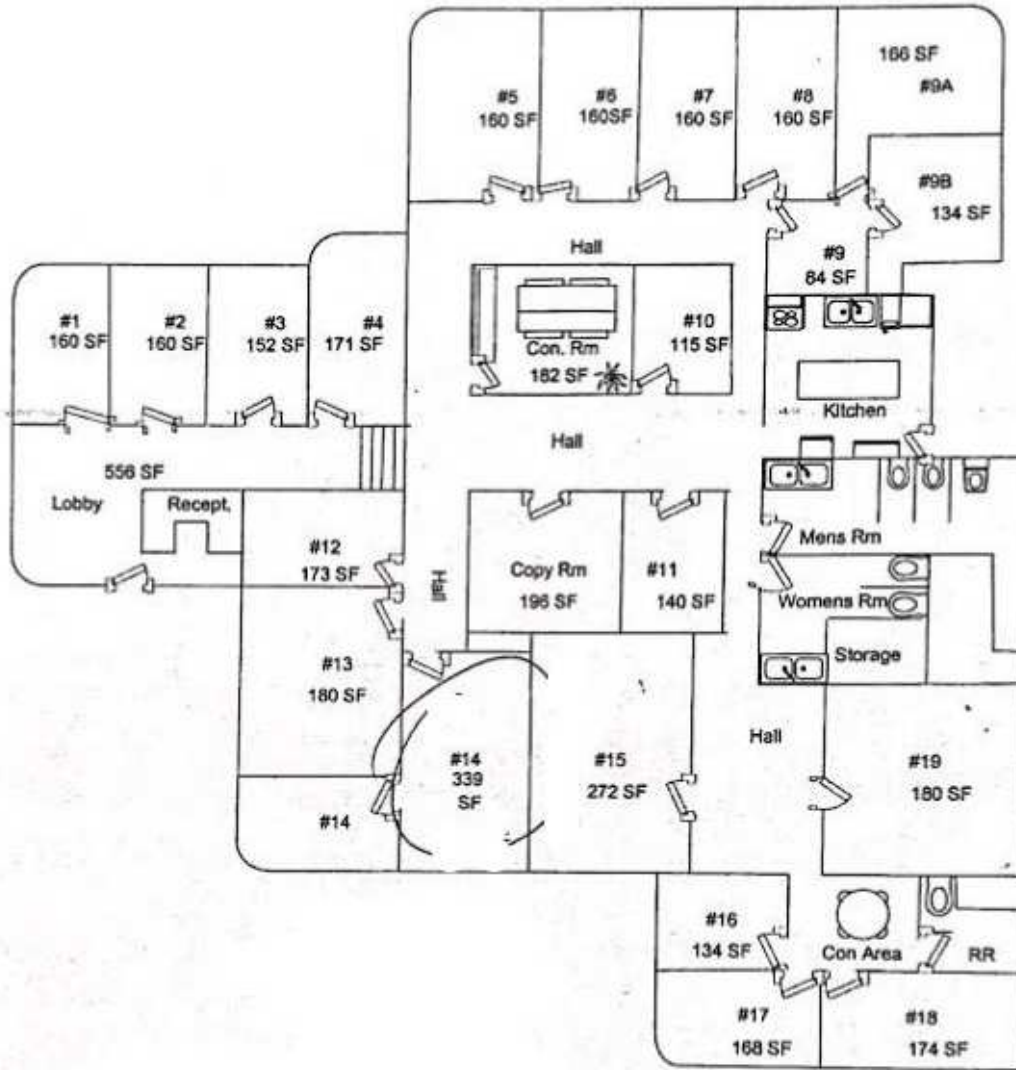


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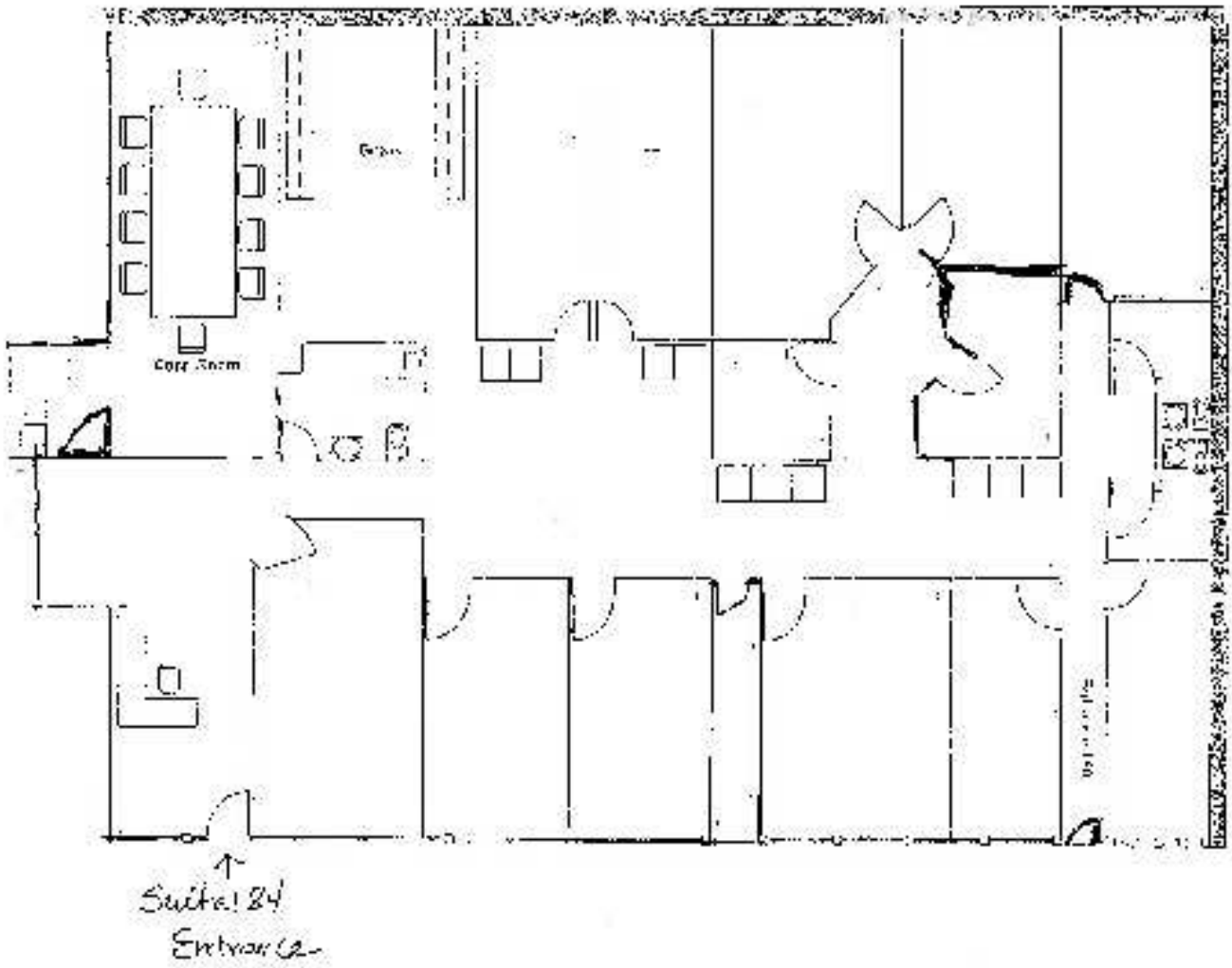
# EXECUTIVE SUITE FLOOR PLAN



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**SUITE 184 FLOOR PLAN**



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