

DC 100

2401 WEST PEORIA AVENUE



AVAILABLE FOR LEASE

Suites Ranging from $\pm 3,534$ to $\pm 29,340$ SF

EXCLUSIVELY OWNED BY:



EXCLUSIVELY REPRESENTED BY:



ADAM TOLSON
atolson@leearizona.com
602.954.3771

COLTON TRAUTER, SIOR
ctrauter@leearizona.com
602.474.9503

BILL BLAKE, SIOR
bblake@leearizona.com
602.954.3761

3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602.956.7777 | www.leearizona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





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FEATURES



Class A, 3-Story
±102,606 SF Building



New Lobby Improvements



Suites Ranging from
±3,534 SF to 29,340 SF



Parking: 5.5/1,000 RSF,
Covered Canopy Stalls Available



Large Efficient ±35,000 SF
Floor Plates



Institutional Ownership



Numerous Signage Opportunities

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LOCATION



Full Diamond Access from Peoria at I-17



Surrounded by Retail, Restaurants, and Hotels



Abundant Labor Base,
±175,000 Workers within 5 Mi Radius



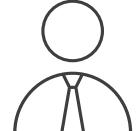


5-MILE DEMOGRAPHICS

 POPULATION
429,418

 MEDIAN HOUSEHOLD
INCOME
\$54,725

 HOUSEHOLDS
164,542

 WHITE COLLAR
64%

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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