

A large brown sign with white lettering reads "Exodyne BUSINESS PARK 8433". In the background, a modern, curved building with a textured facade is visible, surrounded by tall palm trees and desert landscaping. A red curb in the foreground has "FIRE LANE" painted on it.

Exodyne
BUSINESS PARK
8433

FOR LEASE

Exodyne Business Park

8433 N. BLACK CANYON HIGHWAY

Phoenix, AZ 85021

PRESENTED BY:

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PROPERTY SUMMARY



LEASE RATE:	\$14.50 - 15.50 SF/yr FS
BUILDING SIZE:	28,689 SF
AVAILABLE SF:	115 - 3,780 SF
LOT SIZE:	3.26 Acres
YEAR BUILT:	1979
ZONING:	C-O
MARKET:	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

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	115 - 3,780 SF	LEASE RATE:	\$14.50 - \$15.50 SF/yr

SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100-3	Available	160 SF	Full Service	\$535 per month
Suite 100-4	Available	171 SF	Full Service	\$571 per month
Suite 100-6	Available	160 SF	Full Service	\$535 per month
Suite 100-10	Available	115 SF	Full Service	\$385 per month
Suite 100-19	Available	180 SF	Full Service	\$602 per month
Suite 200	Available	3,780 SF	Full Service	\$14.50 SF/yr

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LEASE HIGHLIGHTS

BULLETS HEADLINE

- 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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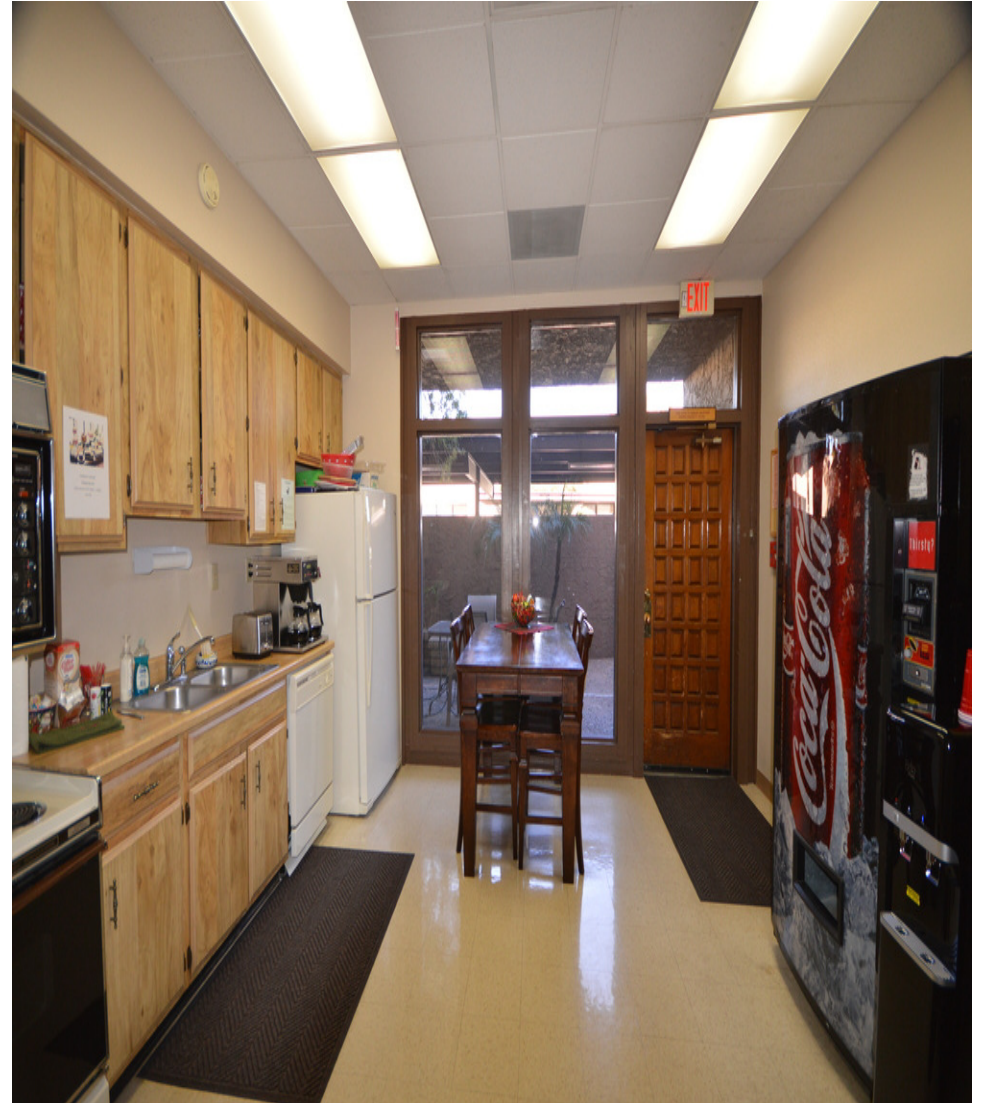
HOSPITALITY AMENITIES FOR EXECUTIVE SUITES

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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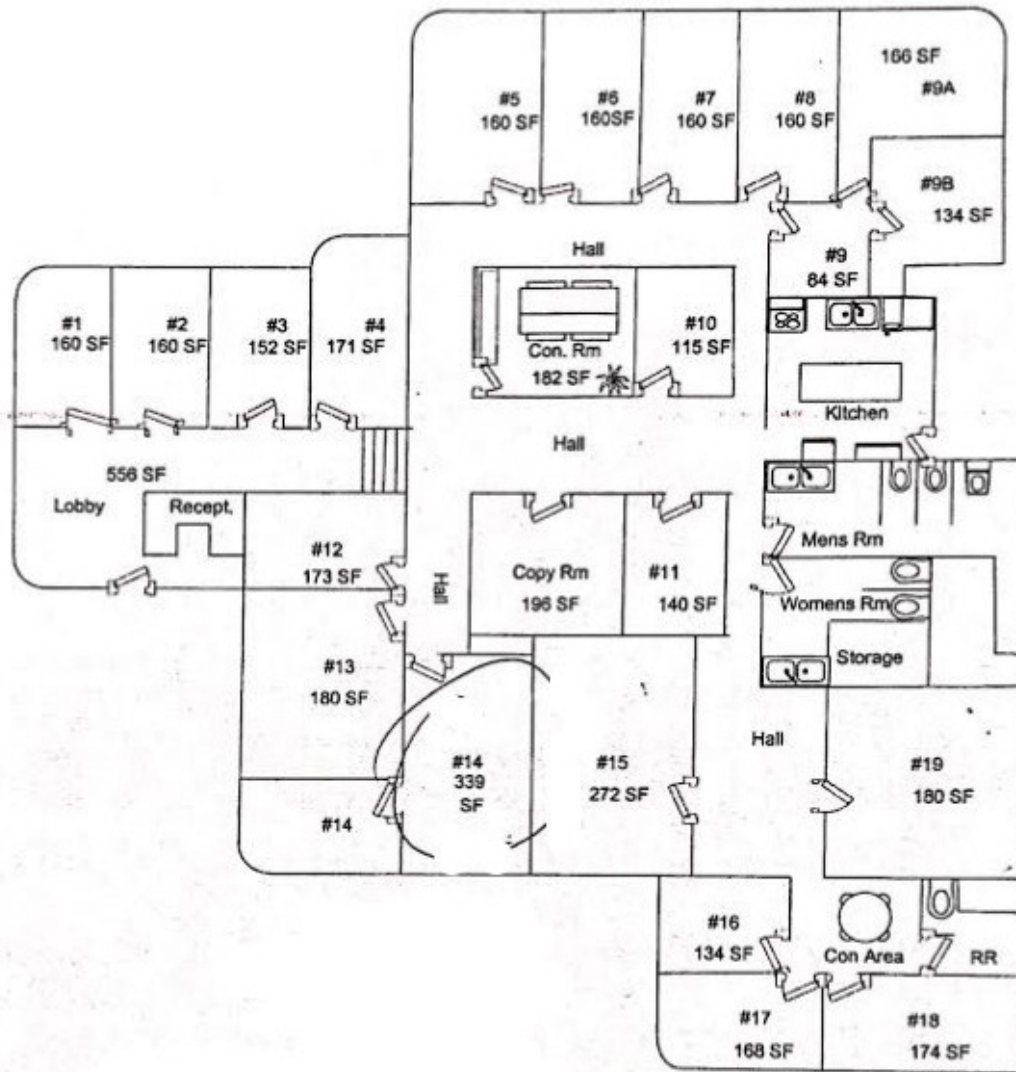
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EXECUTIVE SUITE FLOOR PLAN



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RETAILER MAP



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