

5651 WEST TALAVI BOULEVARD | GLENDALE, ARIZONA 85306

TALAVI

CORPORATE CENTER



CBRE

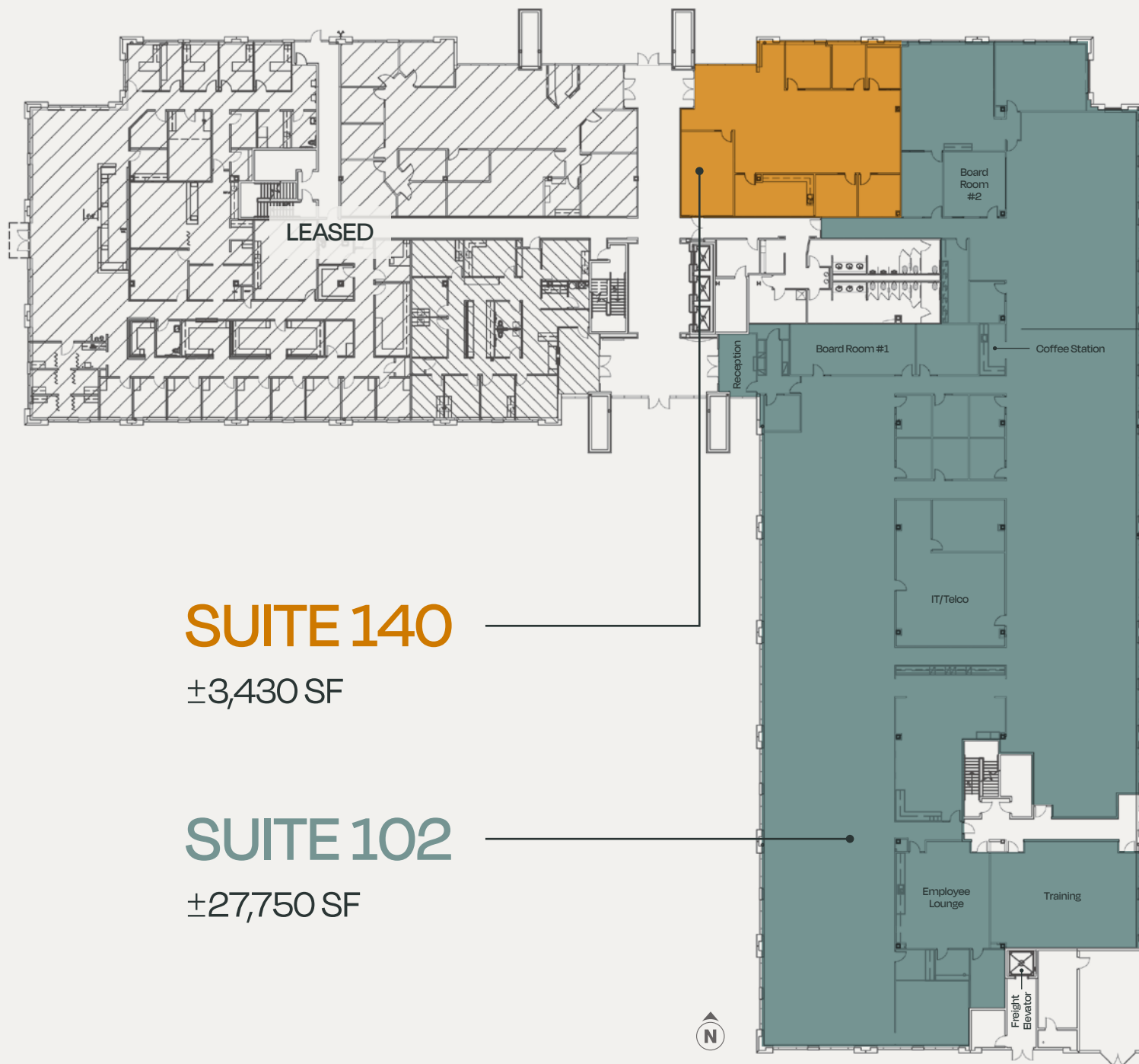
PROPERTY HIGHLIGHTS

| | |
|---------------------------------|--|
| BUILDING SIZE: | ±152,936 SF, Three Floors |
| FIBER/TELCO PROVIDERS: | Cox Communications & Lumen Technologies |
| PARKING RATIO: | 5:1,000 SF, 784 total spaces, 399 covered, 385 open |
| FINISHED CEILING HEIGHT: | ±10 Feet |
| RENOVATIONS UNDERWAY: | Common area renovations totaling over \$700,000 One 2nd floor spec suite available & three more under construction |
| ZONING: | PAD |
| CORPORATE NEIGHBORS: | Global Credit Union, CSAA Insurance, Phoenix Heart & Cardiology, John C. Lincoln Medical Services, Credit Union West |
| WORKFORCE POPULATION: | 1.3 million and close proximity to 5 colleges (Thunderbird School of Global Management, Midwestern University, Arizona State University West, Grand Canyon University, Glendale Community College) |



AVAILABLE

FIRST
FLOOR

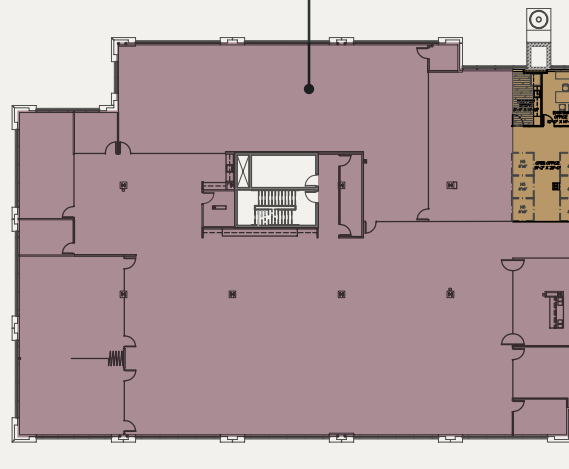


AVAILABLE

SECOND FLOOR

SUITE 207

±16,699 SF



SUITE 200

±6,466 SF

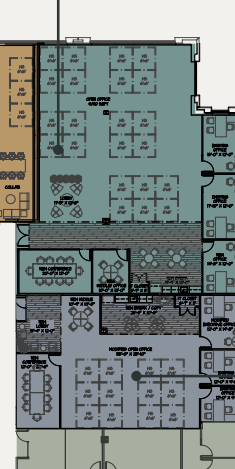
Spec Suite | Q1 2026 Delivery



SUITE 201

±4,428 SF

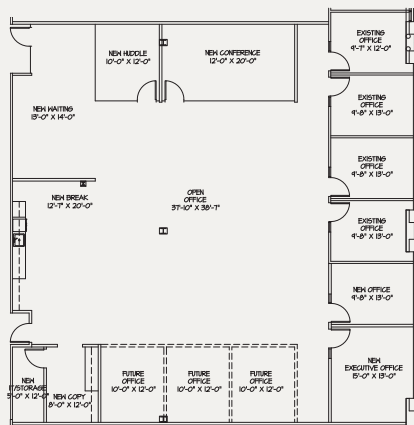
Spec Suite | Q1 2026 Delivery



SUITE 203

±4,763 SF

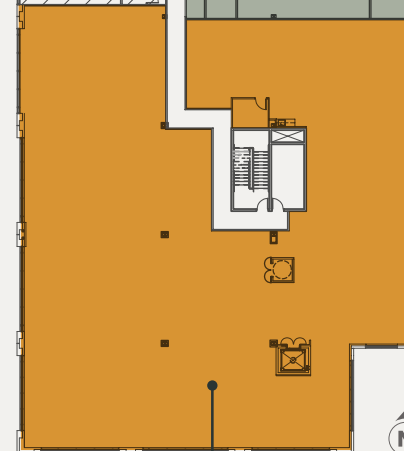
Spec Suite



LEASED

SUITE 204/205

±12,967 SF



SUITE 202

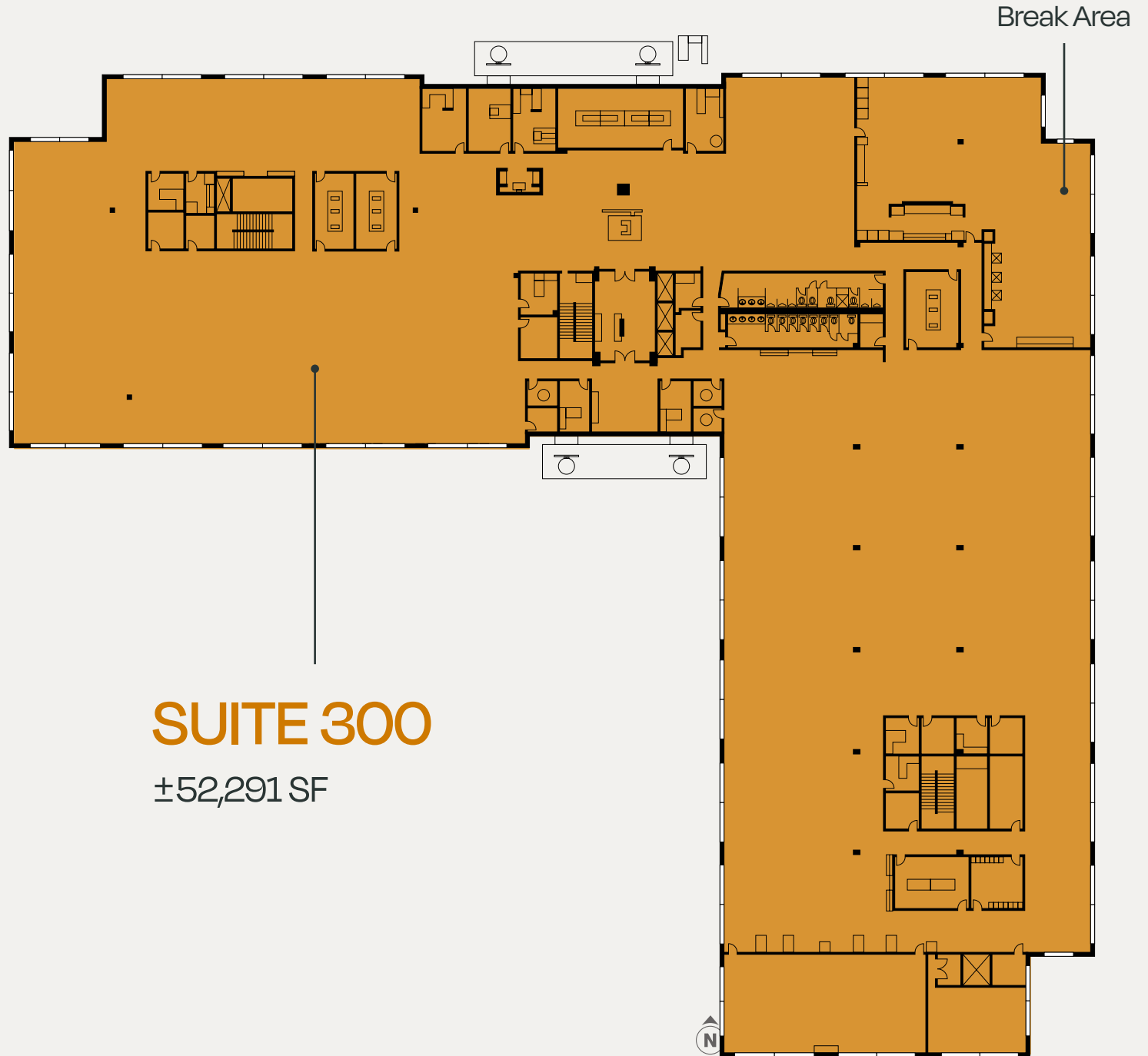
±2,685 SF

Spec Suite | Q1 2026 Delivery



AVAILABLE

THIRD
FLOOR





ASHLEY BROOKS

+1 602 735 1758

ashley.brooks@cbre.com

JASMINA BAYS

+1 602 735 5262

jasmina.bays@cbre.com

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