

FOR LEASE



LEGACY BUSINESS PARK PROFESSIONAL OFFICE

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EXPERIENCE. SOLUTIONS. **RESULTS.**

SITE PLAN & AVAILABILITY



Building 7
SUITE D 2,400 RSF

Building 2
SUITE B 1,580 RSF



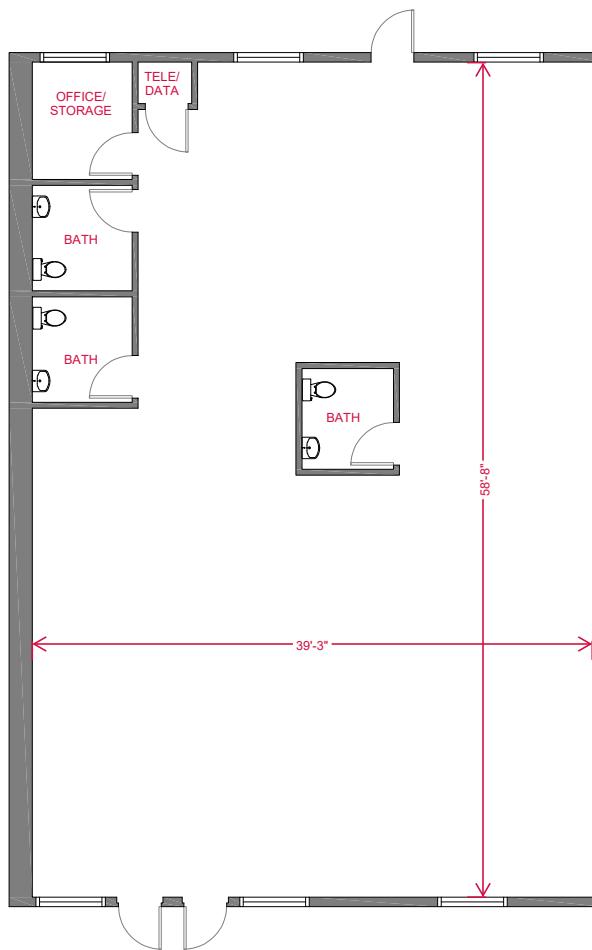


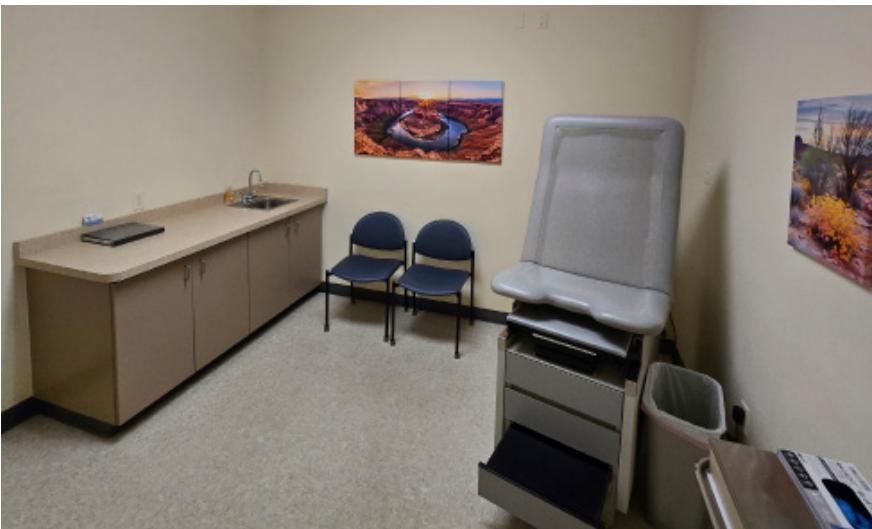
PROPERTY HIGHLIGHTS

- Former medical suite demo'd to vanilla shell
- End unit with excellent natural light & ample parking
- Perfect for another medical or professional user
- Landlord will contribute to custom buildout
- Three (3) existing restrooms
- Existing water, lighting & electrical remain

Building 7 SUITE D: ±2,400 SF

FLOOR PLAN

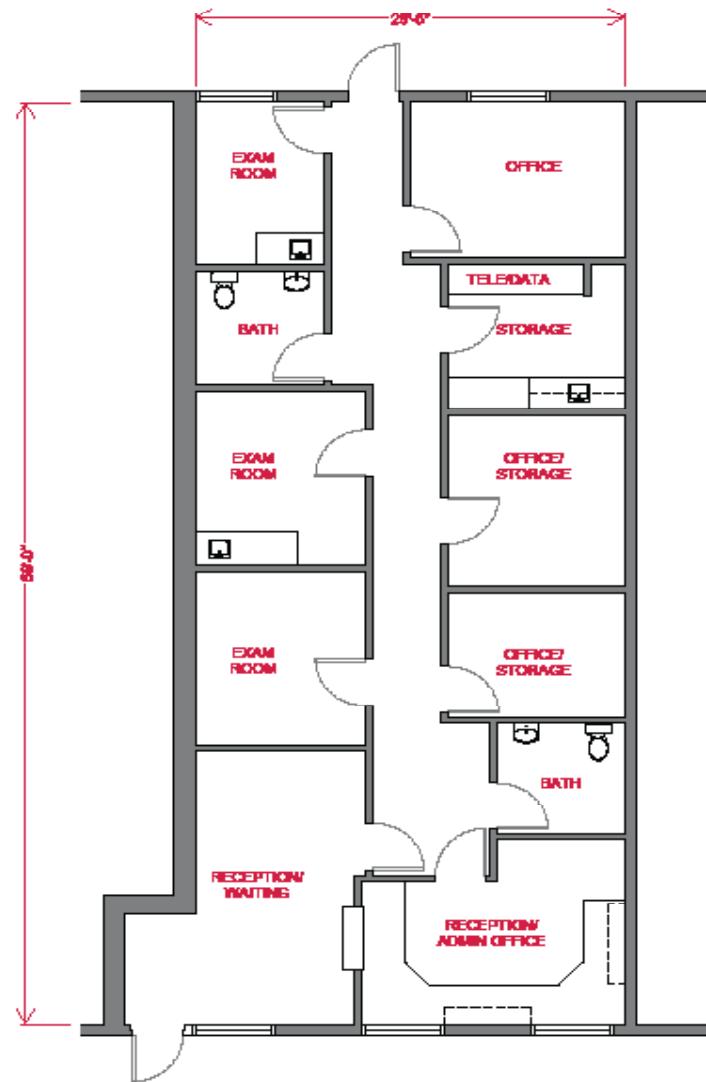




PROPERTY HIGHLIGHTS

- Medical suite with reception and waiting room
- Four (4) exam rooms (3 are wet)
- Two (2) restrooms and ample storage
- Perfect for another medical or professional user

FLOOR PLAN



Building 2 SUITE B: $\pm 1,580$ SF



Overlooking Legacy Golf Course



Location Overview



Green Valley ~
Corporate Center South

LIFETIME
FITNESS

GREEN VALLEY
RANCH

THE DISTRICT™
at Green Valley Ranch

Lee's Family Forum
HENDERSON
SILVER KNIGHTS™

WHOLE FOODS
MARKETS
The Cheesecake
Factory.



Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of N. Green Valley Pkwy. & Warm Springs Road



Households

- In the heart of the established, master planned community of Green Valley
- 1 Mile: 7,400 HH
- 3 Miles: 63,000 HH
- 5 Miles: 140,000 HH



Income

- 1 Mile: \$114,000
- 3 Miles: \$101,000
- 5 Miles: \$96,000