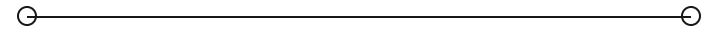


HIGH END FLEX CONDO FOR LEASE

Olive Business Park Unit 806

9299 WEST OLIVE AVENUE

Peoria, AZ 85345



PRESENTED BY:

JONATHAN LEVY

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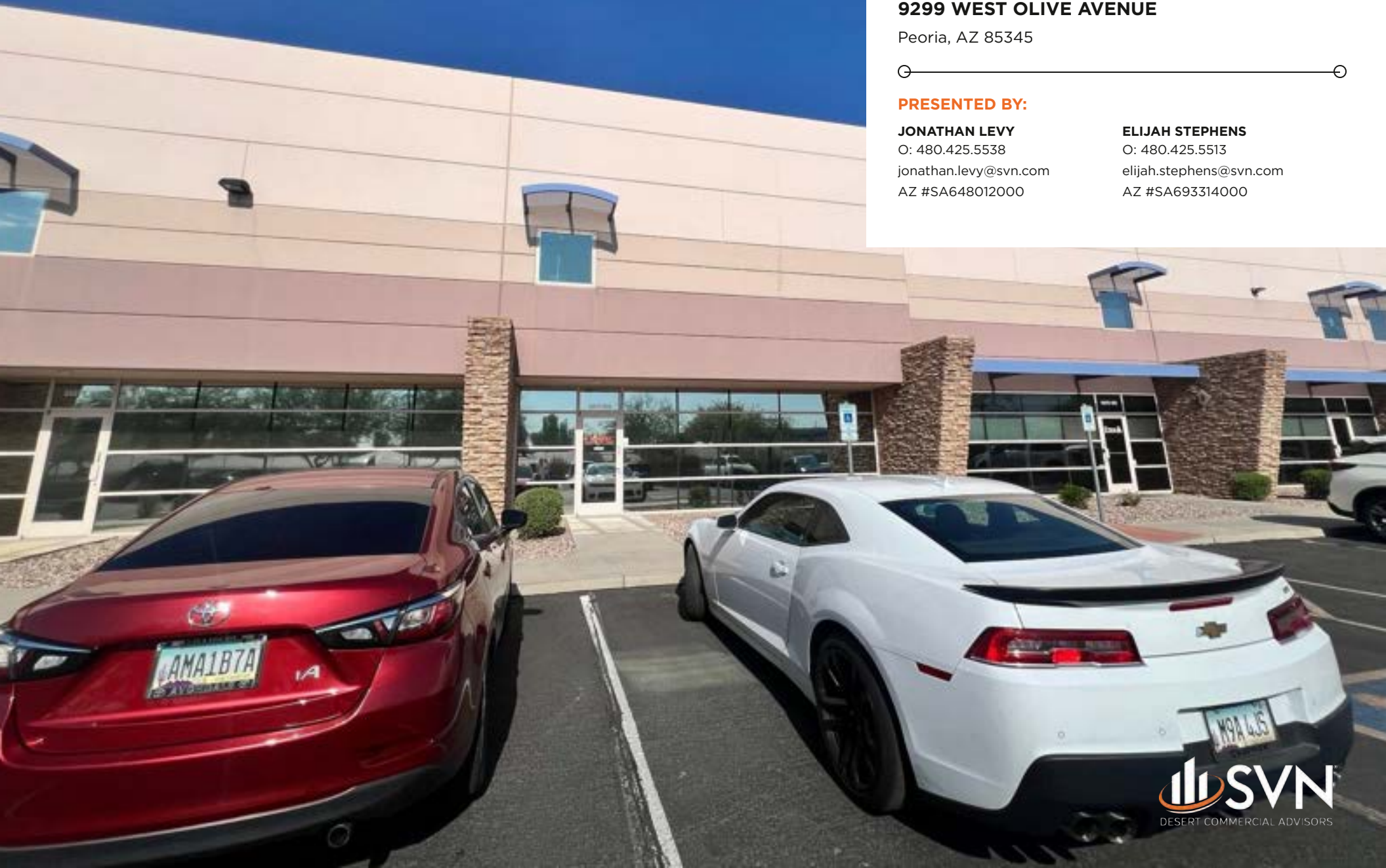
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (NNN)
AVAILABLE SF:	3,105 SF
APN #:	142-55-643
YEAR BUILT:	2006
ZONING:	BPI

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PROPERTY HIGHLIGHTS

- ±3,105 SF of Office and Warehouse Space for Lease
- Functional Build Out with Approx. 55% Office and 45% Warehouse
- High End Modernized Office Finishes on First and Mezzanine Levels
- 2 ADA Restrooms on First Level
- Warehouse Features ±22' Clear Height
- 3 Phase Power
- High Speed COX Data Services
- Prewired for Alarm + Additional Exterior Security Cameras Owned by Landlord
- One 12' x 14' Grade Level Roll Up Door
- Immediate Access to Loop 101 Freeway - Unit has Direct Visibility to Loop 101

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors is pleased to present a prime leasing opportunity at the Olive Business Park in Peoria, AZ. This $\pm 3,105$ SF property offers a thoughtfully designed combination of functional office and warehouse space, boasting high-end modernized finishes across its first and mezzanine levels. The unit features approximately 55% office space and 45% warehouse. Additionally, the unit features 2 ADA restrooms, a $\pm 22'$ clear height warehouse, 3-phase power, high-speed COX data services, and prewiring for alarm systems. The strategic inclusion of a 12' x 14' grade-level roll-up door enhances access and operational efficiency, while immediate proximity to the Loop 101 Freeway ensures seamless connectivity for businesses.

LOCATION DESCRIPTION

Suite 806, located within the Olive Business Park, is situated on the South end of the 8 building complex. The complex itself, is situated on more than 19 acres and is located at the southwest corner of Olive Ave and the Loop 101 Freeway and features convenient access to the full diamond interchange. This particular unit has direct frontage and exposure along the Loop 101 Freeway. This area of Loop 101 is highly amenitized as Westgate, Cabela's, State Farm Stadium, Park West, and the new Desert Diamond Casino are all located within 1 mile of the subject property. There are nearly 325,000 residents within a 5-mile radius of Olive Business Park. Additionally, there are nearly 120,000 vehicles per day traveling along Loop 101.

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ESTIMATED EXPENSES

ESTIMATED 2024 NNN EXPENSE REIMBURSEMENTS

	ANNUAL	MONTHLY
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PROPERTY TAX:	\$3,031.18	\$252.60
ASSOCIATION FEES:	\$4,126.20	\$343.85
HVAC MAINTENANCE (LL RESPONSIBLE):	\$1,120.00	\$93.33
ADDITIONAL PROPERTY INSURANCE:	\$3,170.00	\$264.17
AVERAGE PER SQUARE FOOT	\$3.69 PSF	\$0.31 PSF

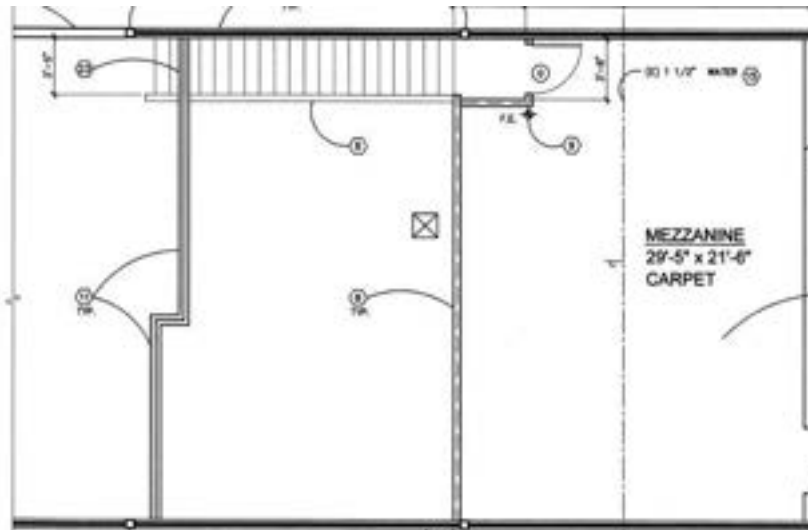
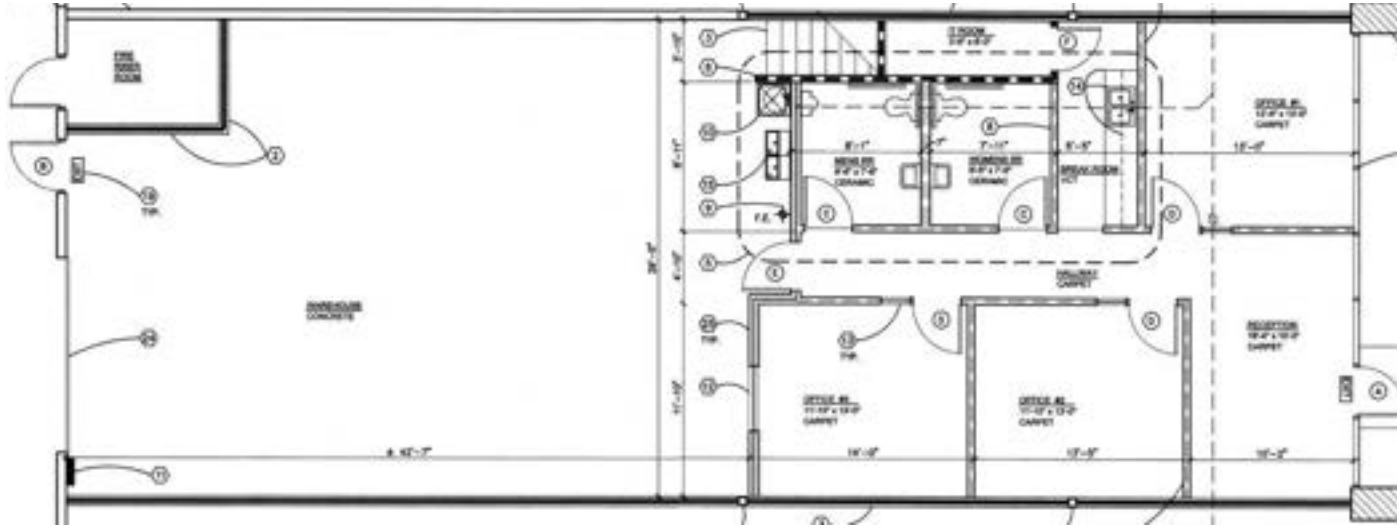
*Landlord responsible for all maintenance, repair, and replacement of HVAC and EVAP units. Tenant shall reimburse Landlord on monthly basis for this expense.



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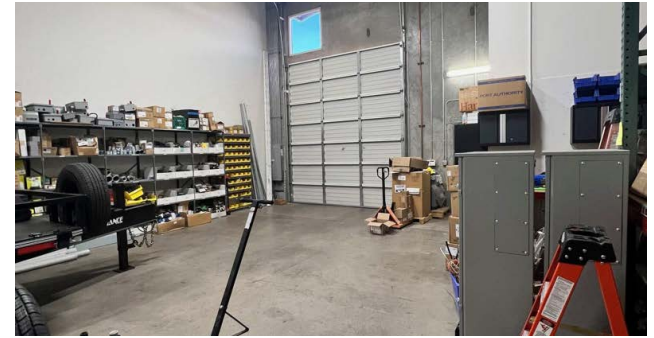
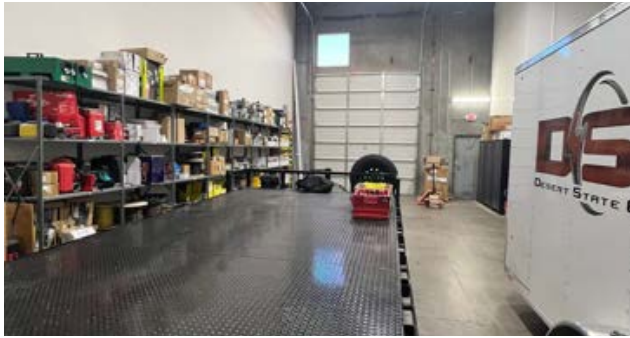
FIRST FLOOR OFFICE W/ WAREHOUSE + BUILT OUT OFFICE IN MEZZANINE



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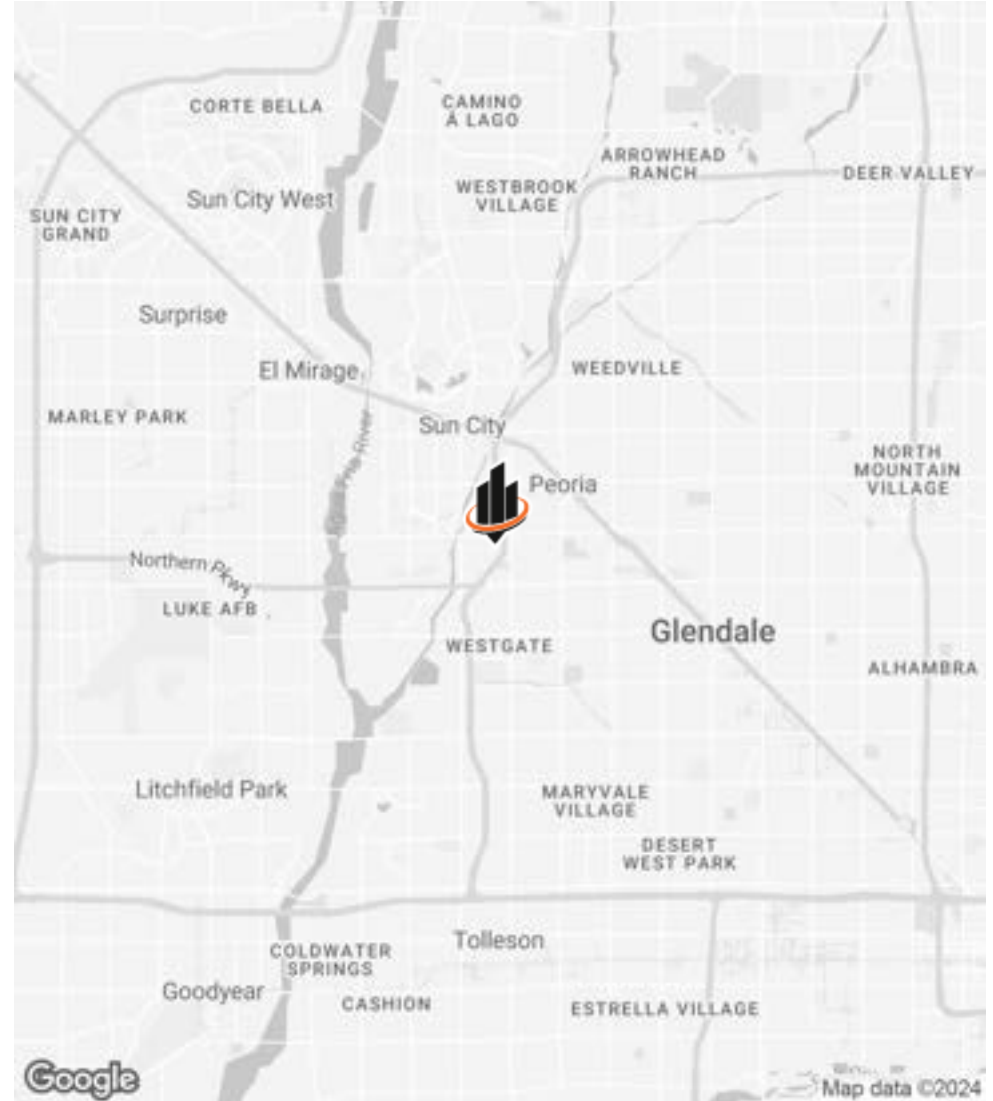
INTERIOR PHOTOS



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LOCATION MAPS



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CITY OF PEORIA

Located approximately 30 minutes northwest of downtown Phoenix, Peoria was originally established as an agricultural community but has rapidly grown into a modern city that offers natural beauty and a high quality of life in the Sonoran Desert. Peoria is home to many amenities including the second-largest lake in Arizona, open-air shopping and entertainment districts, and the Peoria Sports Complex. The city grants convenient access to Loop 101 and Phoenix Sky Harbor Airport.



200,800+
PEOPLE LIVE IN
PEORIA, AZ



3.8%
UNEMPLOYMENT
RATE



\$103,265
AVERAGE
HOUSEHOLD INCOME



35%
OF RESIDENTS HAVE A
BACHELOR'S OR HIGHER
EDUCATION



PEORIA RANKINGS

BEST PLACES TO LIVE IN ARIZONA
- RANKING ARIZONA

BEST CITIES FOR BUSINESS
- AZ BIG MEDIA

#1 PUBLIC GOLF COURSE IN ARIZONA
- RANKING ARIZONA

TOP 20 CITIES FOR STAYCATIONS
- WALLETHUB

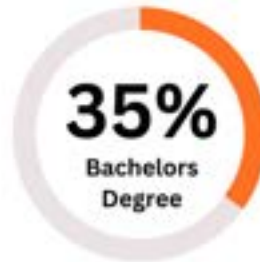
TOP 50 HAPPIEST CITIES IN AMERICA
- WALLETHUB

TOP 20 BOOMTOWNS IN AMERICA
- SMARTASSET

BEST WINTER DESTINATIONS IN THE U.S.
- EXPEDIA

CITY OF PEORIA WORKFORCE

TOP EMPLOYERS



Peoria has been recognized for its high-achieving and technically skilled workforce. It is the best low-cost option in the Valley for businesses and workforce attraction alike due to its lower cost of living and office lease costs. Peoria is highly sought after for health care, manufacturing, and technology companies and has emerged as a center for innovation, digital media arts, and technology development.

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