

# LAKE BILTMORE

CORPORATE CENTER

11022-11024 N 28TH DR | PHOENIX, AZ 85029



## BUILT OUT OFFICE SUITES

MOVE-IN READY

BUILDING 11022	SIZE	LEASE RATE	SUITE NOTES
11022 - Suite 190	±1,586 RSF	\$19.57 SF/YR	Sublease

BUILDING 11024	SIZE	LEASE RATE	SUITE NOTES
11024 - Suite 105	±4,657 - ±7,178 RSF	\$20.50 SF/YR	Contiguous to 145
11024 - Suite 145	±2,521 - ±7,178 RSF	\$20.50 SF/YR	Contiguous to 105
11024 - Suite 185	±2,896 RSF	\$20.50 SF/YR	2nd Generation
11024 - Suite 200	±1,000 - ±7,272 RSF	\$23.50 SF/YR	Divisible
11024 - Suite 205	±3,119 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 215	±1,282 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 225	±2,241 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 240	±1,612 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 260	±2,277 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 265	±2,007 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 280	±2,698 RSF	\$23.50 SF/YR	2nd Generation
11024 - Suite 285	±1,920 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>
11024 - Suite 290	±1,345 RSF	\$23.50 SF/YR	<a href="#">Spec Suite Tour</a>

FOR MORE INFORMATION, PLEASE CONTACT:

**PHILIP WURTH, CCIM**

+1 602 369 9261  
philip.wurth@cbre.com



Parking:  
4.17/1,000  
(135 covered reserved)



Common area  
breakroom



Full-sized  
elevators with  
air-conditioned  
cabs



On-site  
property  
management



High speed  
internet & fiber



Common area  
conferencing  
facilities



24-hr access,  
7 days a week



Easy access  
to I-17

<b>BUILDING SIZE</b>	Two, 2-story ±51,000 SF buildings comprising a total of ±102,000 SF
<b>PARCEL SIZE</b>	1.53 Acres
<b>ZONING</b>	C-0, Phoenix
<b>YEAR BUILT</b>	1984 (refurbished 2022)
<b>SIGNAGE</b>	Highly visible Property Identifier fronting 28th Drive Lobby Directory & Entrance
<b>SECURITY</b>	Regular security patrols, key card system to all exterior doors, security lighting in the parking areas

[DOWNLOAD FLOOR PLANS](#)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**