

# UNION HILLS OFFICE PLAZA

**FOR LEASE**

2550 WEST UNION HILLS DRIVE,  
PHOENIX, ARIZONA



**NEWMARK**



**ARTIS**  
REIT

# PROPERTY DESCRIPTION

Union Hills Office Plaza is a three-story office building, totaling approximately 143,715 RSF. The property is located at the intersection of Union Hills Drive and Interstate 17, in the Deer Valley submarket. The area is complimented by a variety of signature hotels, restaurants, and HonorHealth Deer Valley Medical Center. Thirteen retail centers are located within five miles of the building, including Deer Valley Towne Center, boasting 500,000 SF of retail amenities, as well as casual and fine dining. Union Hills Office Plaza is also conveniently located along a bus line with a stop adjacent to the property.



## PROPERTY FEATURES



**3-story,**  
Class A office  
building



Exceptional  
**freeway  
visibility**



**5:1,000 parking  
ratio** in surface  
lot (covered and  
uncovered)



**½ mile** from the  
HonorHealth Deer  
Valley Medical Center



Located on I-17,  
**1 mile south** of  
Loop 101 Freeway



**Professional  
management** plus daily  
engineering service



Several retail  
amenities, hotels,  
and restaurants  
within **2 miles**



Typical floor  
plate:  
**±47,591 RSF**



**Building  
signage**  
opportunity



**Telecom provided by:**  
Cox Communications  
and Century Link

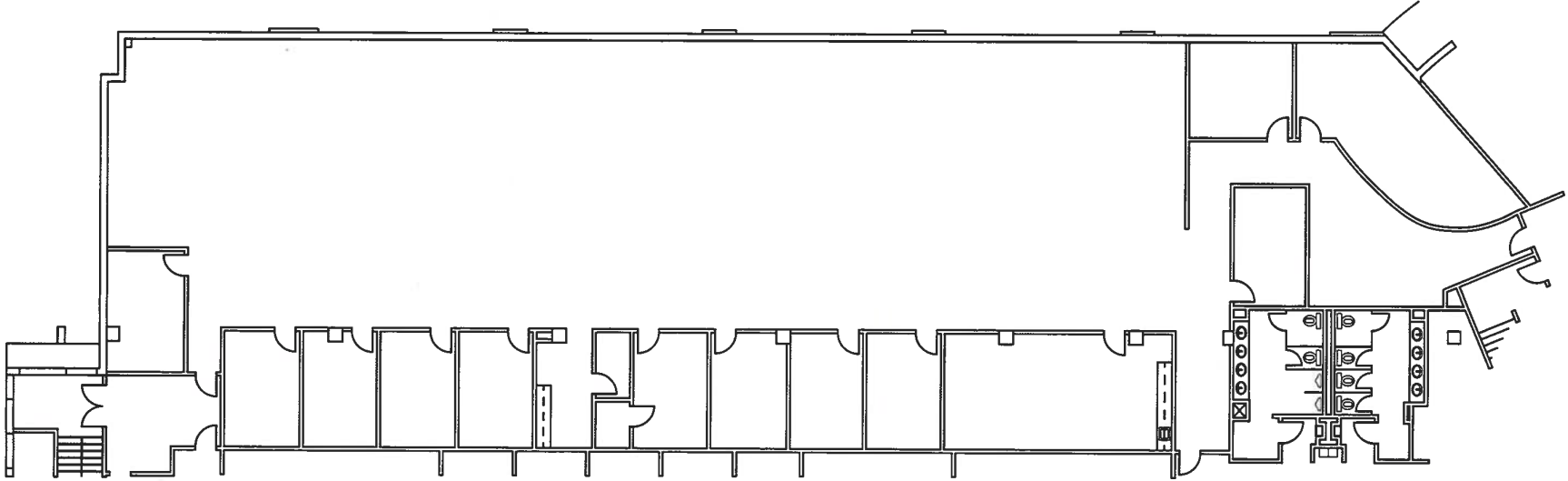


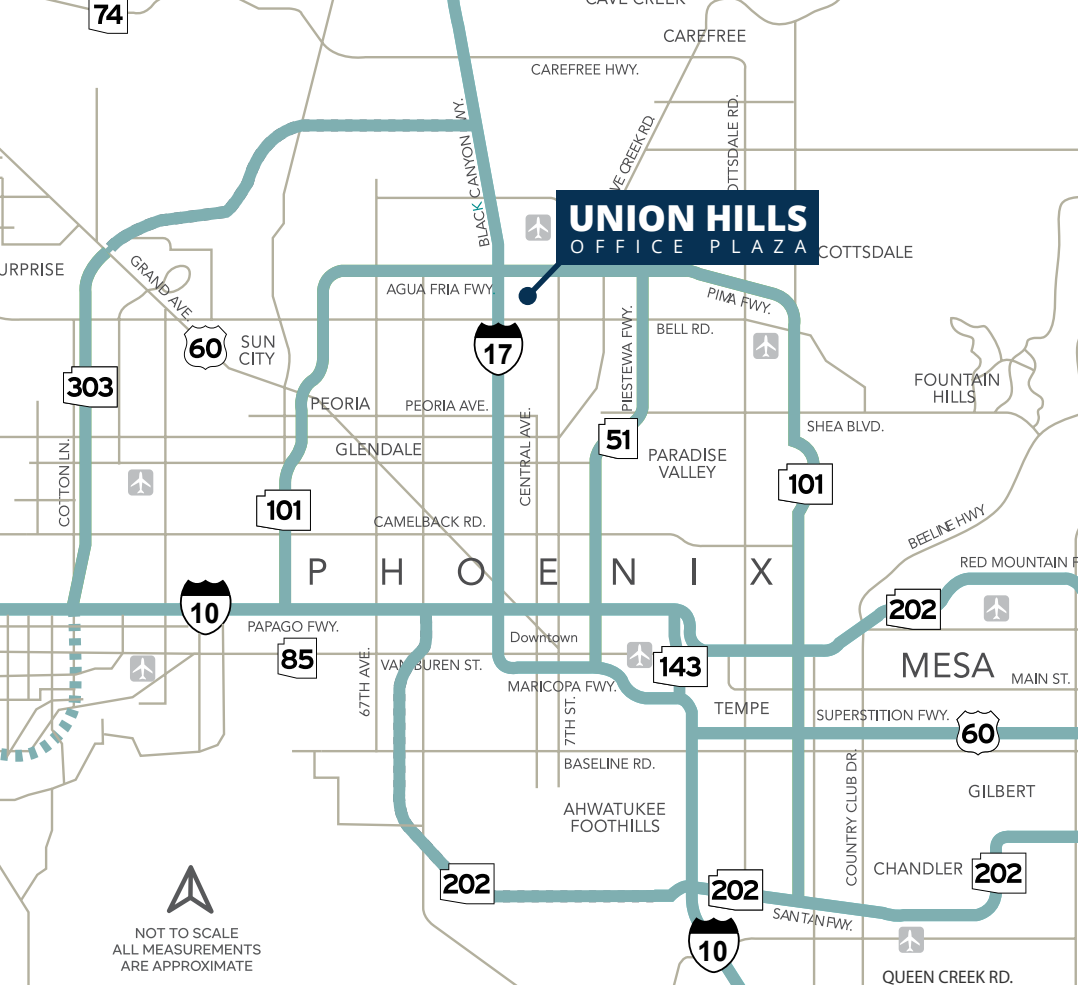
# AVAILABLE SUITES

SPEC SUITE

SUITE 201

±10,199 RSF





FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK DEVINE**  
 t 602-952-3859  
 patrick.devine@nrmk.com

**MIKE GARLICK**  
 t 602-952-3825  
 mike.garlick@nrmk.com

**NEWMARK**



**ARTIS**  
 REIT

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.