

Brookwood Commerce Centre

Multi-Tenant Office Building with Frontage on Olive & 43rd Avenues

4425 W Olive Avenue, Glendale, AZ 85302

FOR
LEASE



±209,174K

TOTAL BUILDING
SQUARE FEET



MULTI-TENANT
OFFICE BUILDING

LOOP
101 & I-17

EASY ACCESS
TO 101 FREEWAY
& INTERSTATE 17



ZONING
C-2

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CFRAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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PROPERTY HIGHLIGHTS

- ±209,174 SF 4-Story Multi-Tenant Office Building
- Available Suites Range: ±942 SF - ±9,180 SF
- Frontage on Olive and 43rd Avenues
- Plenty of parking available 5:1,000 ratio
- Nearby retail, restaurants & public transportation
- Easy access to I-17 & Loop 101
- C-2 Zoning, City of Glendale
- Monument Signage



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Updated Lobby



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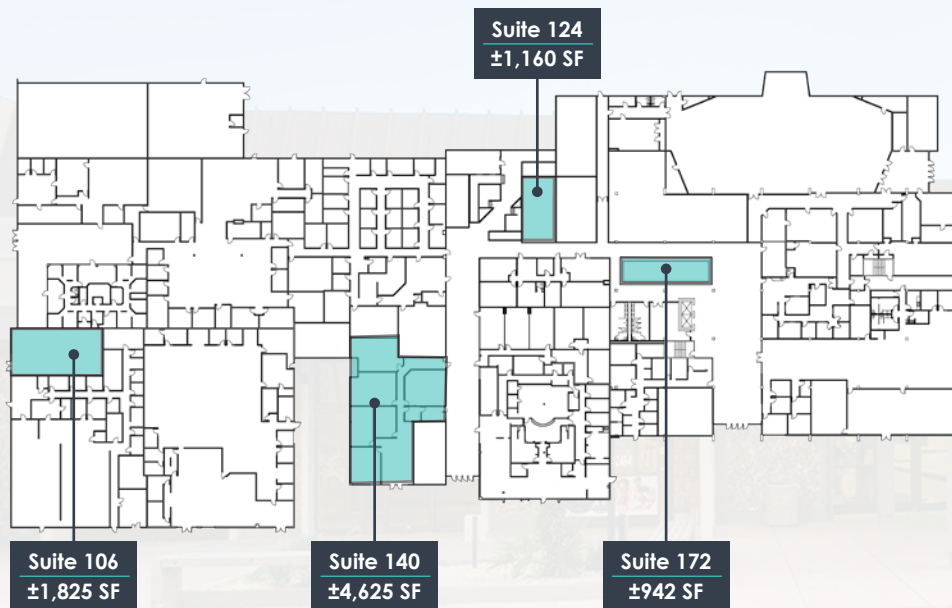
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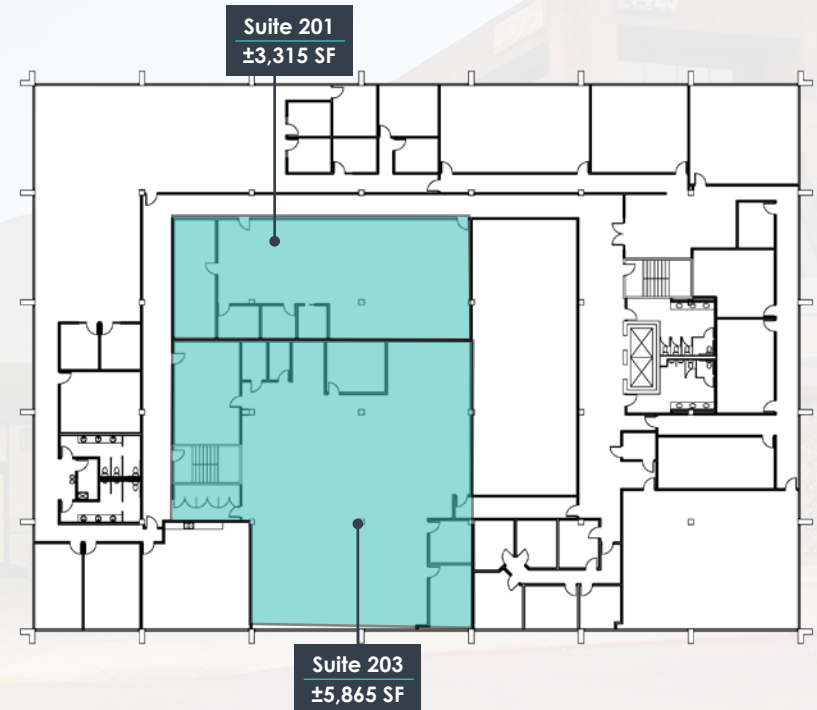
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First Floor



Second Floor



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Fourth Floor



Suite 410
±1,898 SF

Availability

Floor	Suite	SF	Rate	Available
First	106	1,825 SF	\$17.00 Net Janitorial	Now
First	124	1,160 SF	\$19.00 Net Janitorial	Now
First	140	4,625 SF	\$18.00 Net Janitorial	Now
First	172	942 SF	Built Out Cafe Space Call for Pricing	
Second	201	3,315 SF	\$18.00 Net Janitorial	Now
Second	203	5,865 SF	\$18.00 Net Janitorial	Now
201 & 203: 9,180 SF Combined @ \$16.00 Net Janitorial				
Fourth	410	1,898 SF	\$18.00 Net Janitorial	08/01/25

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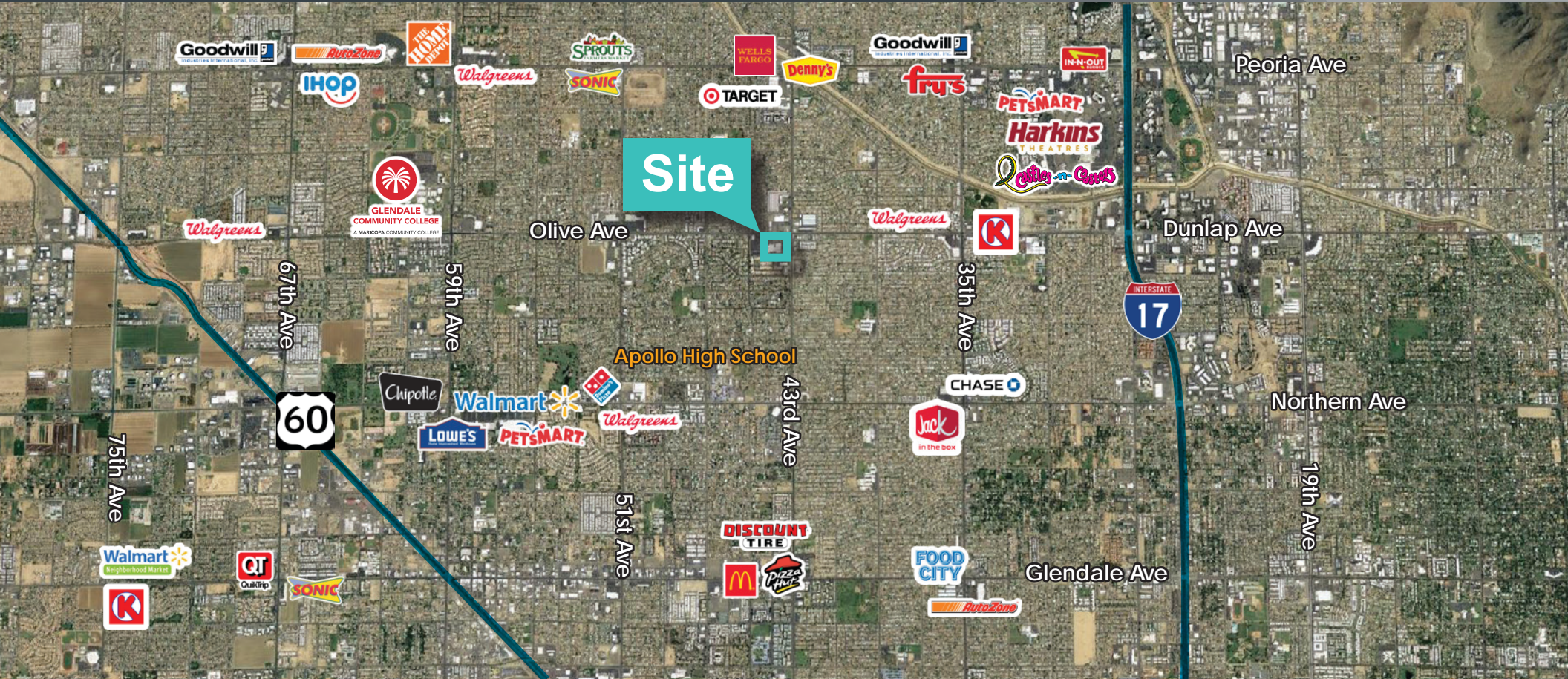
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