

2625 E Rose Garden Lane,
Phoenix, AZ, 85050

For Sale



± 14,621 SF

± 10,272 SF Office
± 4,349 SF Warehouse (Expandable to 8,000 SF)

Flex

Contact:

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Property Highlights



SITE FEATURES

- ± 14,621 SF Flex Building
- Headquarters for Exos: In this building they have their recording studios, executive offices, and training areas.
- Exos occupied building since 2014 & has spent millions of dollars in CAPEX
- Has ability to turn into modern warehouse space with Class A++ finishes in Office area
- Lease Expiration: December 2027
- Loading: Grade Level Doors
- Awarded Architectural Building of the Year
- Annual Escalations: 100% of CPI
- NOI for 2023: Contact for Details
- Pricing: 6% Cap Rate

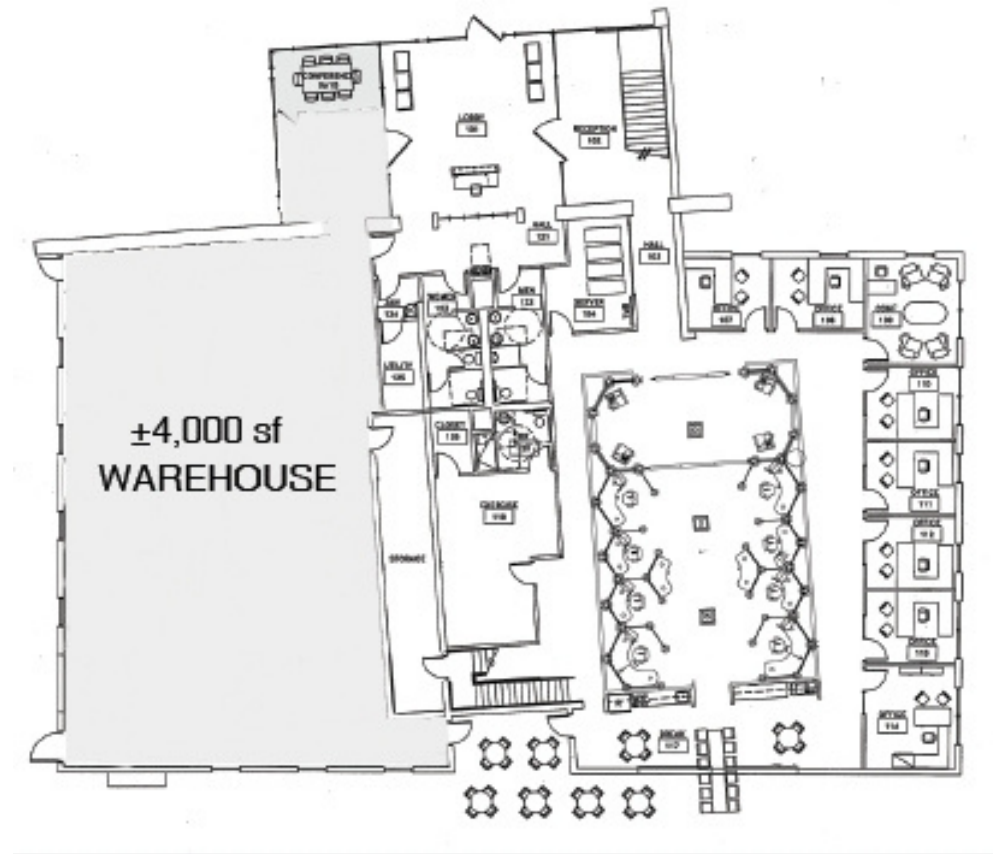
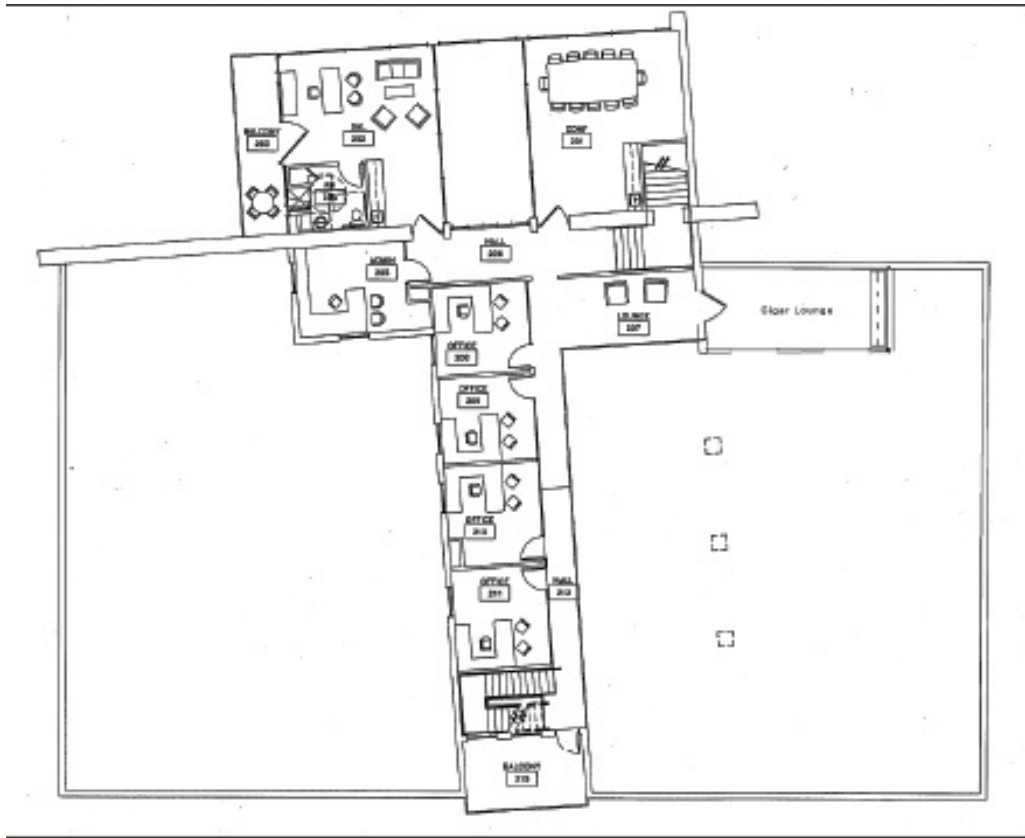
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Site Photos



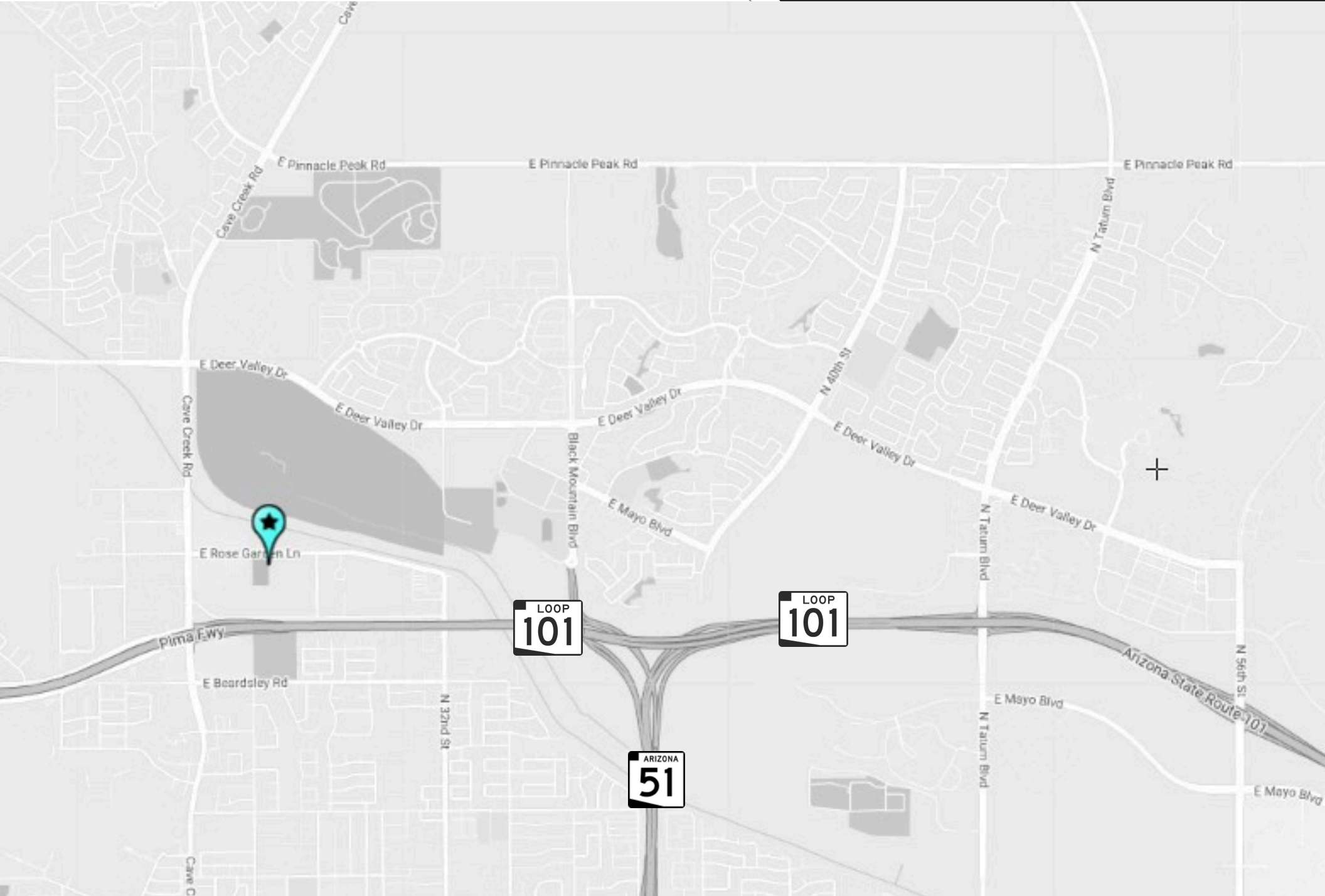
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Floor Plan



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Location Map



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