

Glenrose Professional Building Available Suites

**Modified Gross Lease
Office Spaces For Lease**



**URBAN POINTE
DEVELOPMENT**



AVAILABLE:

1,600 SF Suite 101

USES:

Office, Medical Office, Professional or Mixed Use.

LEASE RATE:

\$24.00 / PSF, Modified Gross

JOIN TENANTS:

Dental 32, North Phoenix Pediatric Dentistry,
Cunningham Keith W MD,

LOCATION:

Located just West of 15th Ave on the North side of Glendale Ave in beautiful North-Central Phoenix. There is easy access to both the I-17 (West) and SR-51 (East). Located just a mile from Phoenix Spectrum Mall.

SUMMARY:

Glenrose is a vibrant community of medical and professional offices located in Central Phoenix. Gated entryways lead to a lush atrium that is beautifully landscaped and maintained. The single-story building offers large, recently renovated suites; designed with the modern professional office in mind. The parking lot provides abundant parking spaces, many of which are covered parking. The Suites includes a lobby, reception area, private offices, private restrooms, and a lab or shared workspace. Two of the suites were renovated in 2020. All in a modified gross lease.

Urban Pointe Development Inc.

29 W Thomas Road
Suite 203
Phoenix, AZ 85013

James Ridgeway

Leasing Agent
(602) 430-7025 Mobile
(602) 314-8018 Office
jridgeway@urbanpointe.com

OVERVIEW

Glenrose Professional Building

Beautiful Office Space
Located in Central Phoenix

PROPERTY INFO:

- Year Built: 1985
- Gated Entrance
- Community Atrium
- Public Restrooms (ADA Compliant)
- Covered Parking
- Lot Size: 1 Acre
- Building Size: 11,960 SF

SUITE INFO:

- Renovated in 2020
- Exam Rooms Feature Cabinets and Countertops
- Reception Area
- Storage Solutions Built Into Suite
- Private Restroom in Suite
- Large Floor to Ceiling Glass Windows
- Recessed Lighting

PROPERTY SUMMARY

- Daily Traffic Counts Up To 50,000
- 64 Parking Spaces (5.72 Ratio)
- Lot Size: 1 Acre
- Building SF: 11,960 SF

SUITE HIGHLIGHTS

- \$24.00 PSF/ Modified Gross
- End-Cap Units
- Renovated in 2020
- Signage Available



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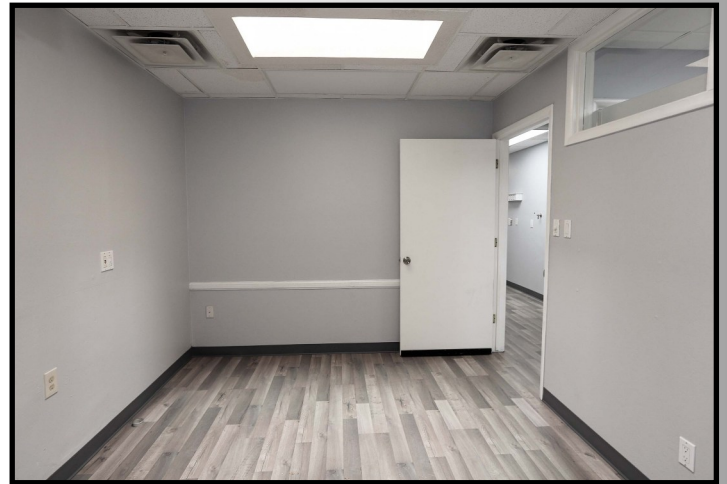
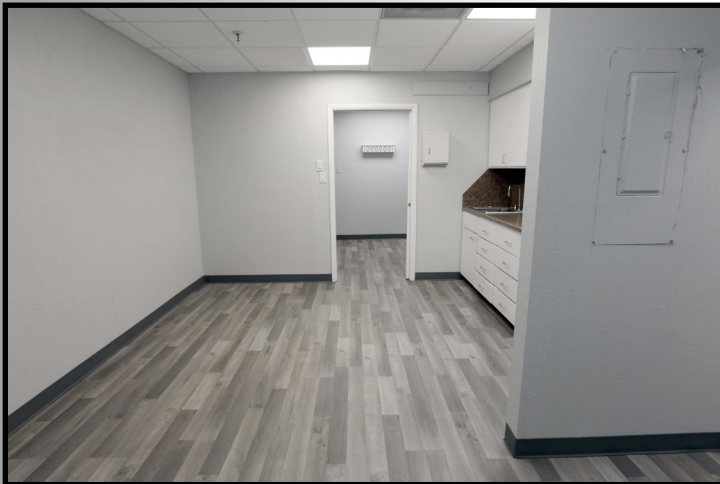
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PHOTOS

Glenrose Professional Building Suite 101

1.5 Miles to I-17
2.5 Miles to SR-51
1 Mile to Christown Mall



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AERIAL MAP

Glenrose Professional Building

\$24.00 SF/YR
Modified Gross Lease



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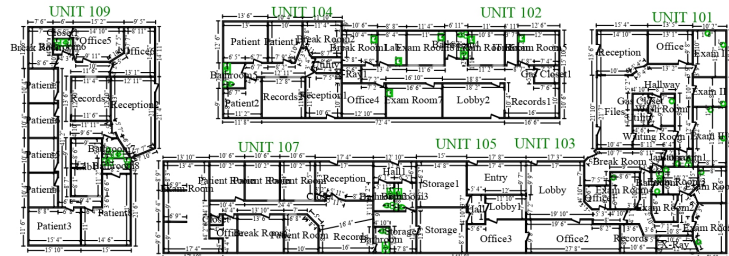


URBAN POINTE
DEVELOPMENT

FLOOR PLAN / DEMOGRAPHICS

Glenrose
Professional Building
1.2 Miles from I-17 (West)
2.5 Miles from SR-51 (East)
1 Mile from Christown Mall

SUITE 101



Demographic Data by Zip Code

Demographics By Zip Code As of 2020 Census

Total Population:	37,743
Population Density	5,612
Housing Units	17,619
Median Home Value	\$388,200
Median Population Age:	34.5
Median Household Income:	\$44,511



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