

# LAKE BILTMORE

## CORPORATE CENTER

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



## BUILT OUT OFFICE SUITES | MOVE-IN READY

BUILDING 11024	SIZE	LEASE RATE	SUITE NOTES
11022- Suite 185	±916 RSF	\$20.50 SF/YR	2nd Generation
11024 - Suite 145	±1,410 RSF	\$20.50 SF/YR	Spec Suite
11024 - Suite 205	±3,119 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 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>

FOR MORE INFORMATION, PLEASE CONTACT:

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	<b>Parking:</b> 4.17/1,000 (135 covered reserved)		<b>Common area breakroom</b>		<b>Full-sized elevators with air-conditioned cabs</b>		<b>On-site property management</b>
	<b>High speed internet &amp; fiber</b>		<b>Common area conferencing facilities</b>		<b>24-hr access, 7 days a week</b>		<b>Easy access to I-17</b>
<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				
							<a href="#">DOWNLOAD FLOOR PLANS</a>

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