

# Courtyard Medical / Office Building @ Indian School / SR-51

1710 E. Indian School Road, Phoenix, AZ 85016

## PROPERTY OVERVIEW

BUILDING SIZE:	25,753 – 32,424 SF*
CURRENT VACANT SF:	NOW 100% VACANT
ASKING RENT:	\$26.00/SF MG
TI ALLOWANCE:	NEGOTIABLE
PARKING:	92 CURRENT SPACES/UP TO 107
YEAR BUILT/CLASS:	1985 / B
APN:	163-28-010, 011, 012B, 015A, 013
ZONING:	C-2 & R-3

*\*32,424 SF is based on the 1<sup>st</sup> floor expansion and a parking ratio for an office tenant.*

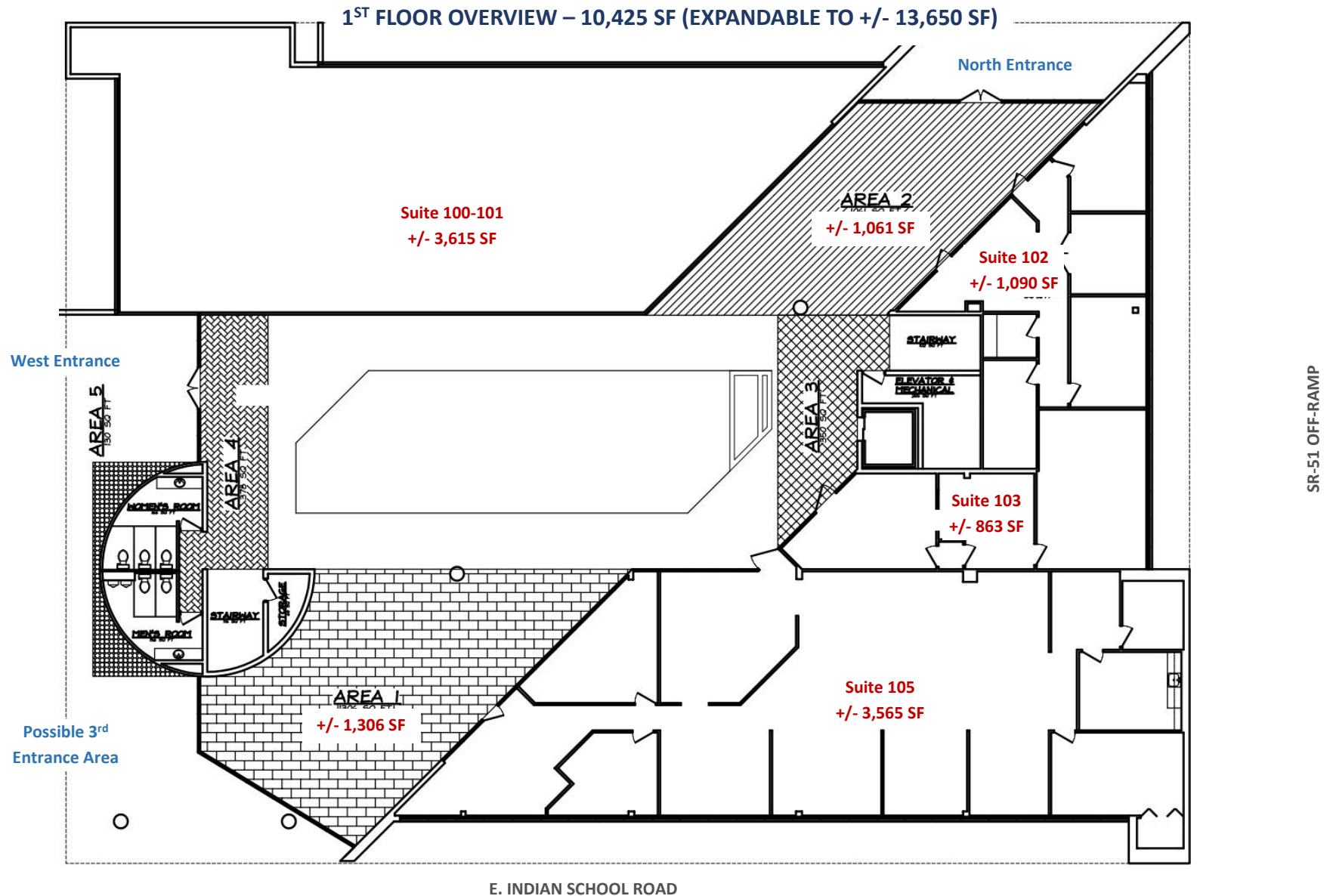
## ADDITIONAL HIGHLIGHTS

- 5 SEPARATE PARCELS TOTALING APPROXIMATELY 1.38 ACRES WITH ZONING OF C-2 & R-3.
- BUILDING HAS AN ENTRANCE ON THE WEST AND NORTH SIDE AND IS SERVED BY AN ELEVATOR.
- TENANT IMPROVEMENT PACKAGE AND COMMON AREA RENOVATIONS TALORED TO SUIT TENANT.
- BUILDING-TOP AND MONUMENT SIGNAGE IS AVAILABLE.
- HEATING / COOLING IS BY PACKAGE HVAC UNITS WHICH ARE INDIVIDUALLY CONTROLLED.



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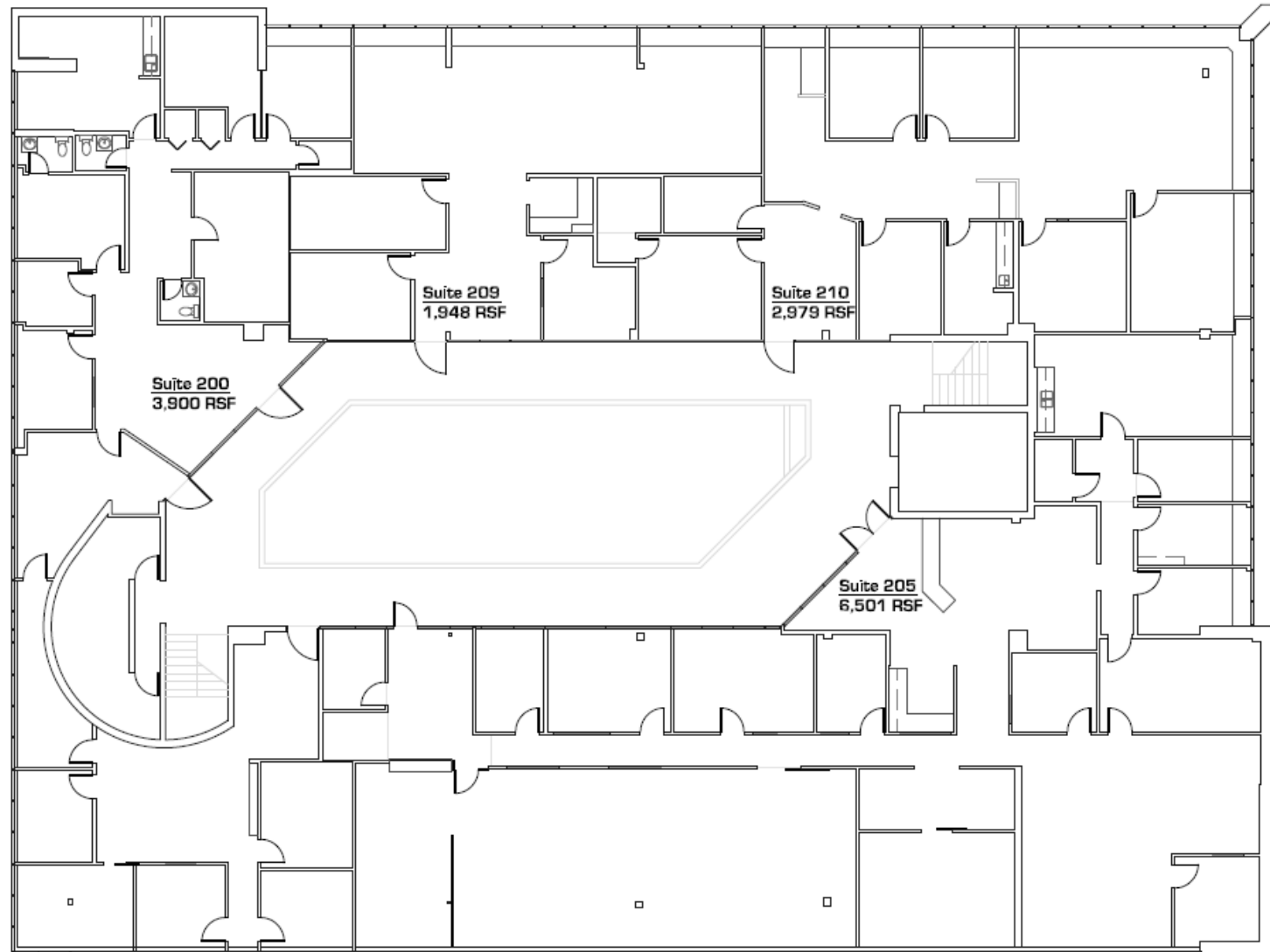
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2<sup>ND</sup> FLOOR OVERVIEW – 15,328 SF



SR-51 OFF-RAMP

E. INDIAN SCHOOL ROAD



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## CONCEPTUAL RENDERINGS



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