

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

1710 E. Indian School Road, Phoenix, AZ 85016

PROPERTY OVERVIEW

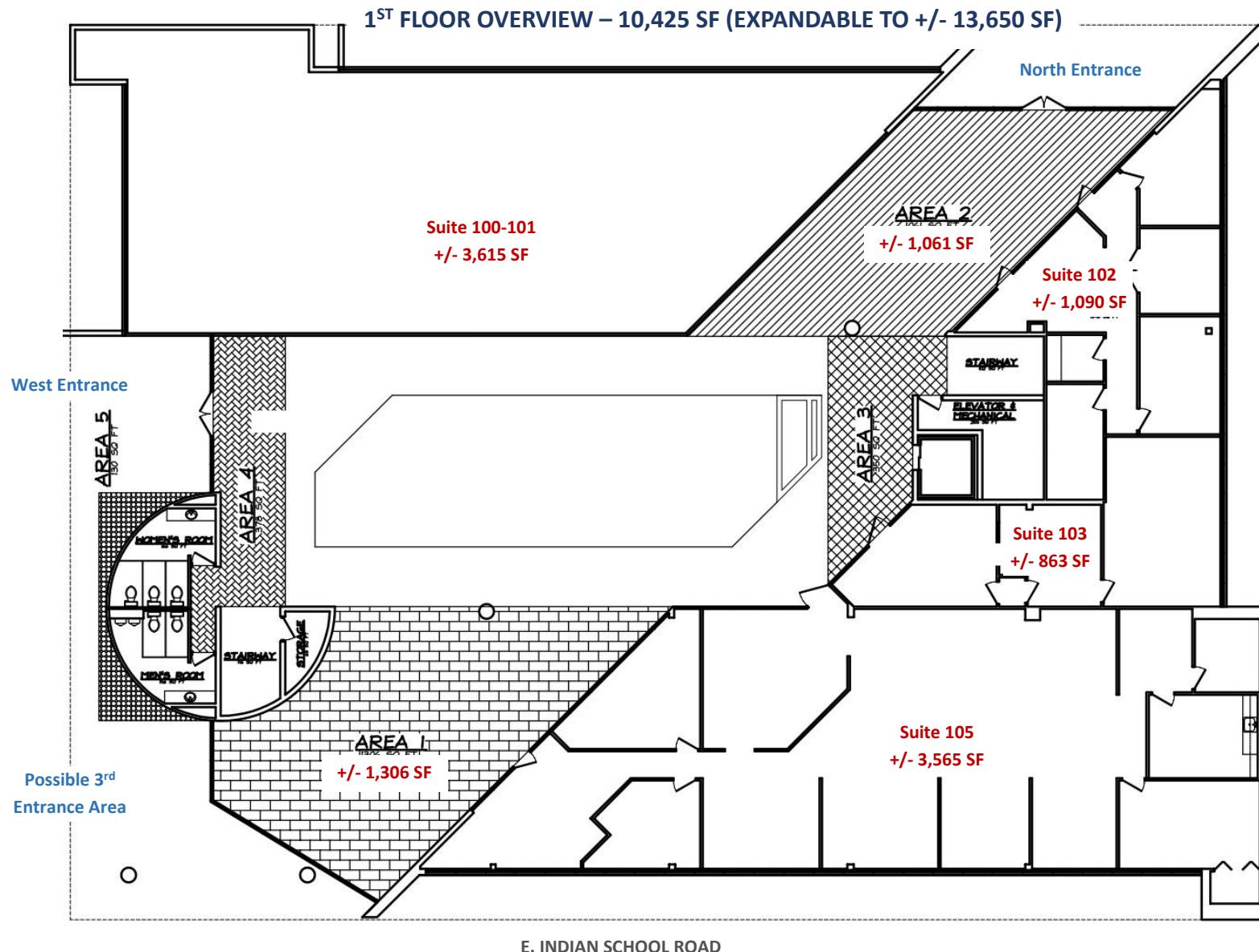
BUILDING SIZE:	25,753 – 32,424 SF*
CURRENT VACANT SF:	NOW 100% VACANT
ASKING RENT:	\$26.00/SF MG
TI ALLOWANCE:	NEGOTIABLE
PARKING:	92 CURRENT SPACES/UP TO 107
YEAR BUILT/CLASS:	1985 / B
APN:	163-28-010, 011, 012B, 015A, 013
ZONING:	C-2 & R-3

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



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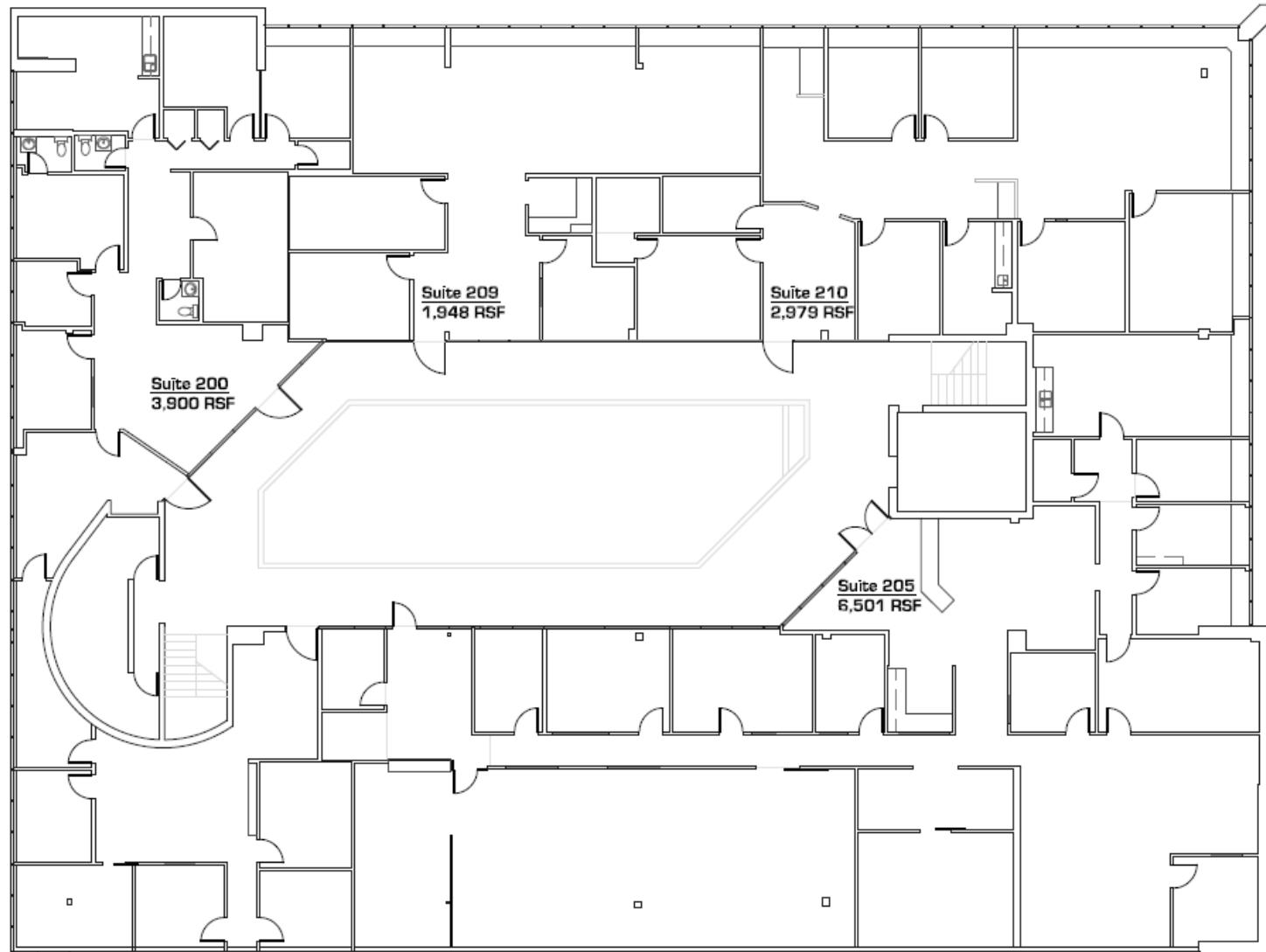
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2ND FLOOR OVERVIEW – 15,328 SF



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CONCEPTUAL RENDERINGS



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