

General Office Available For Lease

1838 W Parkside Lane, Phoenix, AZ 85027



- Office Space Available For Lease
- Suite 105: +/- 3,145 SF - Available October 1, 2026
- Suite 210: +/- 7,225 SF - Available April 1, 2026
- Modified Gross Rate Tenant pays electric and janitorial
- Plentiful Parking
- Covered Parking Available
- Building and Monument Signage Available
- Close proximity to TSMC semiconductor plant

www.menlocre.com/property

Stuart Milne, SIOR | CCIM

Executive Vice President

480.659.1777

stuart@menlocre.com

Steve Berghoff, SIOR, CCIM

Senior Vice President

480.659.1777

steve@menlocre.com

P: 480.659.1777 • F: 480.535.5854
www.menlocre.com

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Lease Spaces



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 3,145 - 7,225 SF Lease Rate: \$21 - \$22 SF/yr

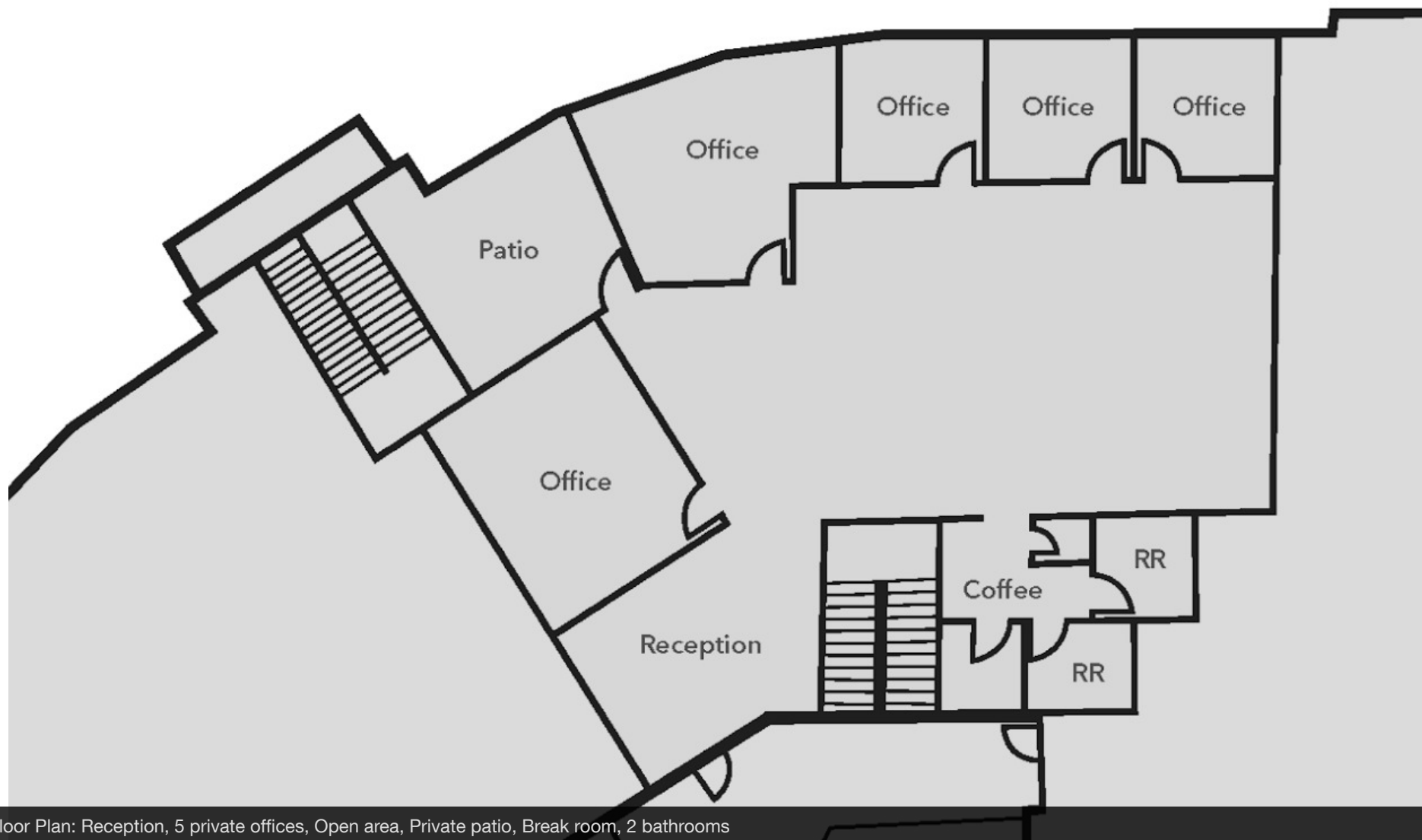
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|----------------|---------------|---------------------------|
| Suite 105 | Available | 3,145 SF | Modified Gross | \$22.00 SF/yr | Available October 1, 2026 |
| Suite 210 | Available | 7,225 SF | Modified Gross | \$21.00 SF/yr | Available April 1, 2026 |

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Suite 105 Floor Plan

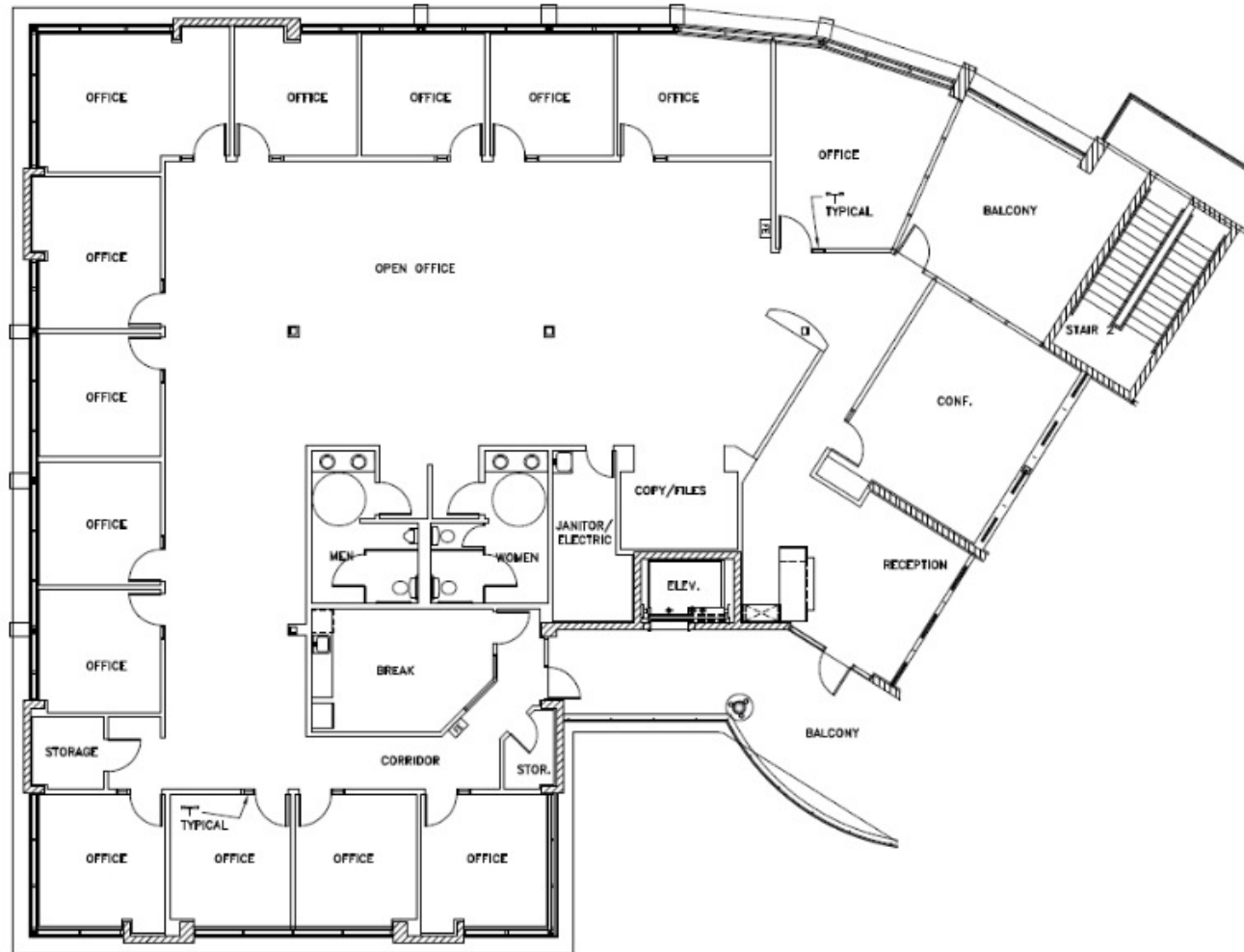


Floor Plan: Reception, 5 private offices, Open area, Private patio, Break room, 2 bathrooms

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Suite 210 Floor Plan



2nd FLOOR PLAN

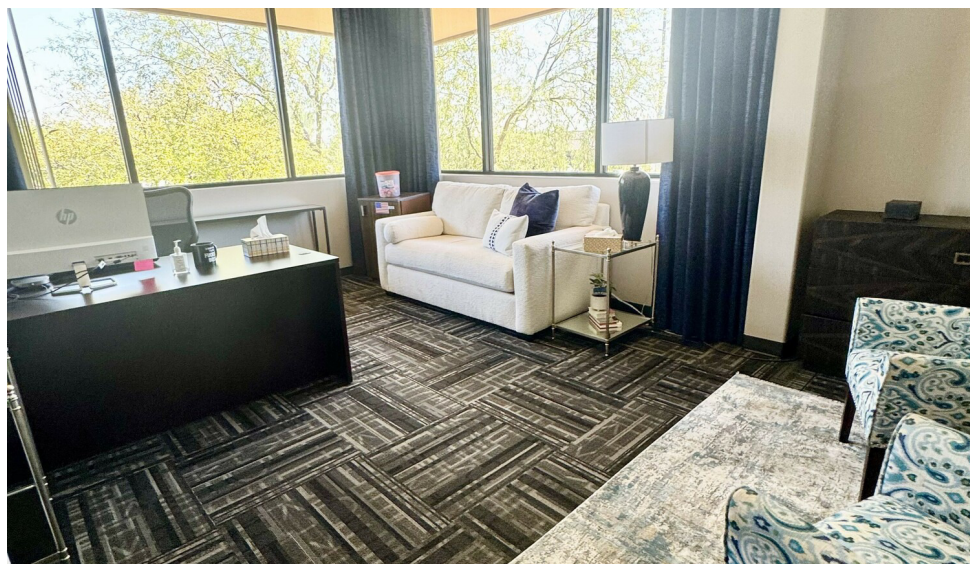


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Interior Photos

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MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
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Aerial Map



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