

UNION HILLS CORPORATE CENTER



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±154,106 SF OFFICE BUILDING
18444 N. 25TH AVENUE | PHOENIX, ARIZONA



UNION HILLS CORPORATE CENTER



±11,114 RSF AVAILABLE
on ground floor

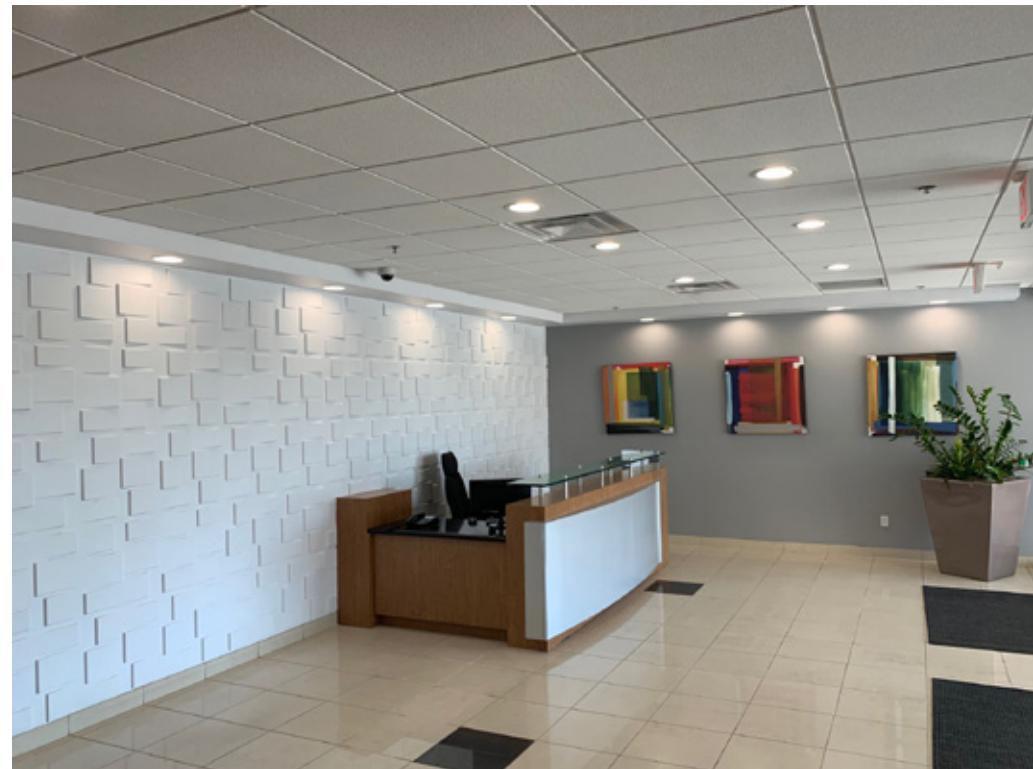
±13,784 RSF AVAILABLE
on fourth floor (Divisible)

BUILDING FEATURES

- 4-Story, ±154,406 SF office building
- Signage available along I-17 with unparalleled freeway exposure
- Up to 5/1000 parking ratio
- ±12' tall illuminated monument signage on Union Hills
- On site conference facility on plaza level
- On site cafe serving breakfast and lunch

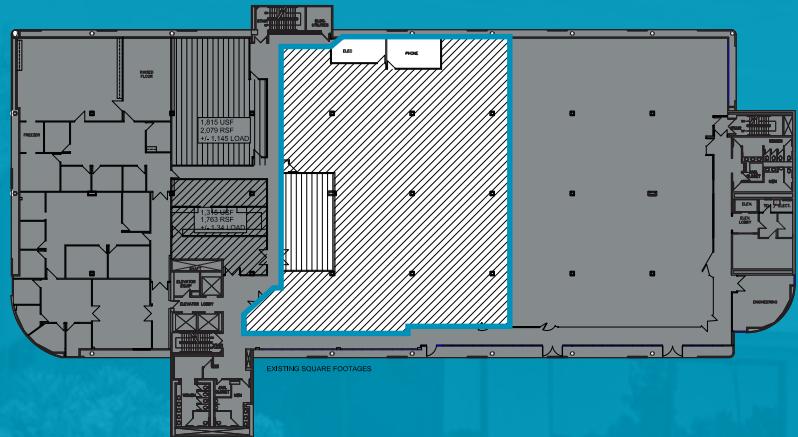
AREA HIGHLIGHTS

- Loop 101 and I-17 interchange located one approximately mile to the north
- Located on a full-diamond interchange at I-17 and Union Hills Drive
- Within one mile of Deer Valley Towne Center, which offers ±550,000 SF of retail amenities
- Over 90 restaurants and 17 hotels within two miles of the property.

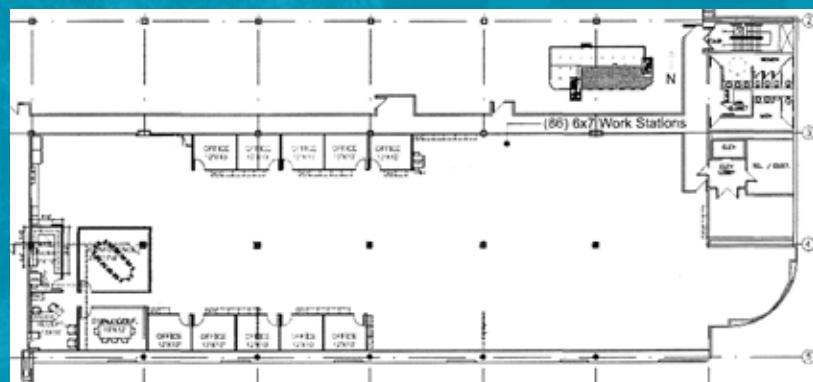




GROUND FLOOR PLAN - $\pm 11,114$ RSF



FOURTH FLOOR PLAN - $\pm 13,784$ RSF (DIVISIBLE)





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