



# Glenrose Professional Building Available Suites

Modified Gross Lease  
Office Spaces For Lease



#### AVAILABLE:

- 2,417 SF Suite 109
- 1,800 SF Suite 107
- 1,600 SF Suite 101

#### USES:

Office, Medical Office, Professional or Mixed Use.

#### LEASE RATE:

\$24.00 / PSF, Modified Gross

#### JOIN TENANTS:

Dental 32, North Phoenix Pediatric Dentistry,  
Cunningham Keith W MD,

#### LOCATION:

Located just West of 15th Ave on the North side of Glendale Ave in beautiful North-Central Phoenix. There is easy access to both the I-17 (West) and SR-51 (East). Located just a mile from Phoenix Spectrum Mall.

#### SUMMARY:

Glenrose is a vibrant community of medical and professional offices located in Central Phoenix. Gated entryways lead to a lush atrium that is beautifully landscaped and maintained. The single-story building offers large, recently renovated suites; designed with the modern professional office in mind. The parking lot provides abundant parking spaces, many of which are covered parking. The Suites includes a lobby, reception area, private offices, private restrooms, and a lab or shared workspace. Two of the suites were renovated in 2020. All in a modified gross lease.

#### Urban Pointe Development Inc.

29 W Thomas Road  
Suite 203  
Phoenix, AZ 85013

#### James Ridgeway

Leasing Agent  
(602) 430-7025 Mobile  
(602) 314-8018 Office  
jridgeway@urbanpointe.com



# OVERVIEW

## Glenrose Professional Building

Beautiful Office Space  
Located in Central Phoenix

### PROPERTY INFO:

- Year Built: 1985
- Gated Entrance
- Community Atrium
- Public Restrooms (ADA Compliant)
- Covered Parking
- Lot Size: 1 Acre
- Building Size: 11,960 SF

### SUITE INFO:

- Renovated in 2020
- Exam Rooms Feature Cabinets and Countertops
- Reception Area
- Storage Solutions Built Into Suite
- Private Restrooms in Suite
- Large Floor to Ceiling Glass Windows
- Recessed Lighting

### PROPERTY SUMMARY

- Daily Traffic Counts Up To 50,000
- 64 Parking Spaces (5.72 Ratio)
- Lot Size: 1 Acre
- Building SF: 11,960 SF

### SUITE HIGHLIGHTS

- \$24.00 PSF/ Modified Gross
- End-Cap Units
- Renovated in 2020
- Signage Available



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URBAN POINTE  
DEVELOPMENT



# BUILDING PHOTOS

## Glenrose Professional Building Suite 109

1.5 Miles to I-17  
2.5 Miles to SR-51  
1 Mile to Christown Mall



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# AERIAL MAP

## Glenrose Professional Building

**\$24.00 SF/YR**  
**Modified Gross Lease**



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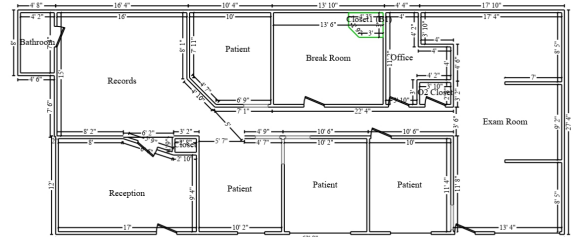
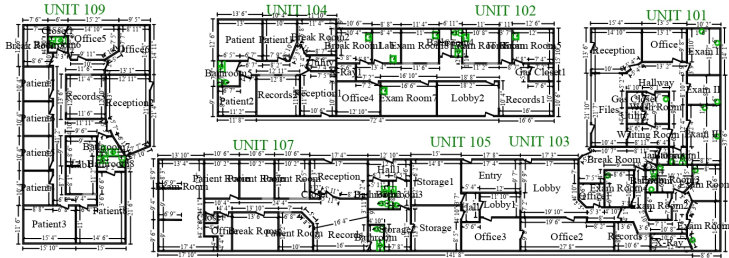


**URBAN POINTE**  
**DEVELOPMENT**

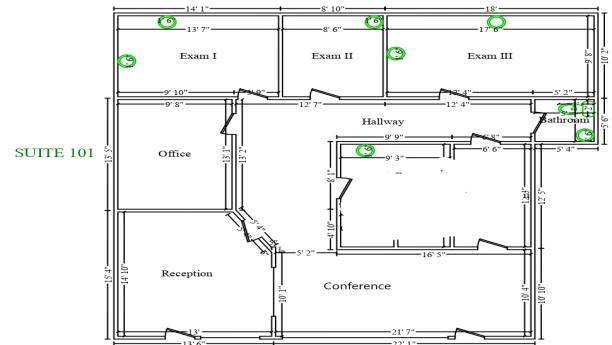
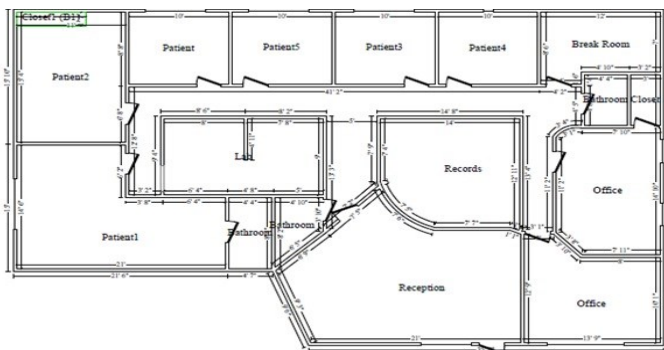


# FLOOR PLAN / DEMOGRAPHICS

**Glenrose**  
**Professional Building**  
 1.2 Miles from I-17 (West)  
 2.5 Miles from SR-51 (East)  
 1 Mile from Christown Mall



Suite 107  
1,752 Square Feet



SUITE 101

## Demographic Data by Zip Code

### Demographics By Zip Code As of 2020 Census

Total Population:	37,743
Population Density	5,612
Housing Units	17,619
Median Home Value	\$188,200
Median Population Age:	34.5
Median Household Income:	\$44,511



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