

N 23RD AVE & W ALAMEDA RD | PHOENIX, AZ



OFFICE \ RETAIL \ INDUSTRIAL

BUILDINGS ±300,000 TOTAL SF

BUILDING A

±75,000 SF (2-story)

BUILDING B

±75,000 SF (2-story)

BUILDING C



±150,000 SF (3-story)

GYBI RZON





PROPERTY FEATURES

- » Class A office with up to 7/1,000 parking ratio
- » Rideshare queuing areas
- » Indoor/outdoor amenity space
- » Large and efficient floor plates with low common area factors
- » Two-story flow-through lobby for ease of employee and customer entry
- » Building and/or monument signage available
- » Guest parking areas
- » Landscaping throughout
- » Adjacent to ±36,785 SF of retail



LOCATION **FEATURES**

- » ±3 miles north of the Agua Fria Loop 101 Freeway
- Within minutes of ± 2.6 million SF of restaurant, hotel and service retail amenities
- Abundant and affordable skilled labor market
- 142,000 population within a 5-mile radius
- ±20-minutecommutefromNorthScottsdale,Glendale, and North Central Phoenix communities

(N)

NOT TO SCALE

AREA AMENITIES



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