

1717 E GRANT
STREET
PHOENIX, ARIZONA

FLEXIBLE PLUG & PLAY SPACE



PLUG & PLAY

SPACE WITH DESIRABLE FEATURES



±54,392
SQUARE FEET,
EXPANDABLE



433
WORKSTATIONS



AVAILABLE FOR
IMMEDIATE
OCCUPANCY



±8/1,000
PARKING
RATIO



MULTIPLE
TRAINING &
CONFERENCE
ROOMS

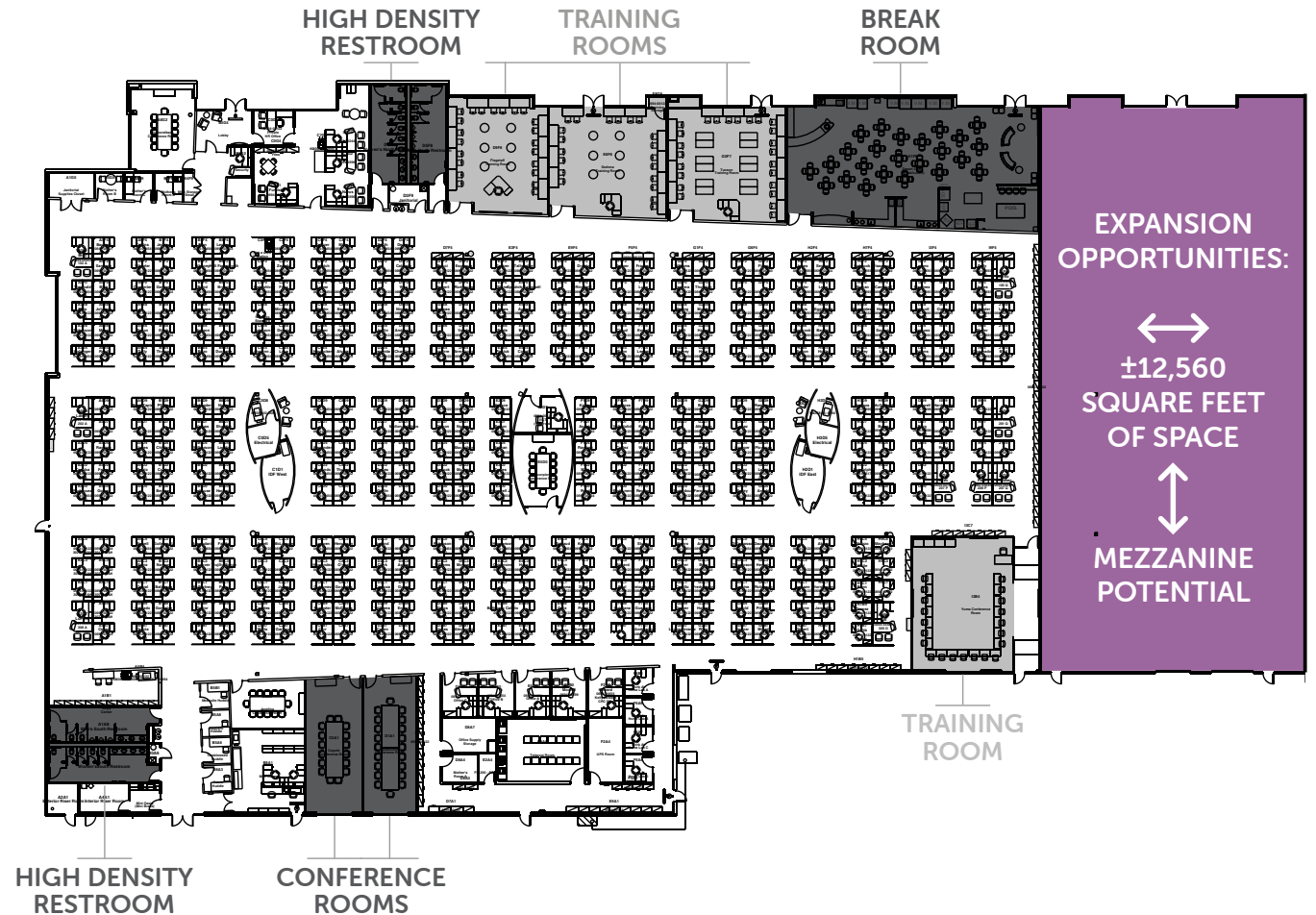


A LARGE FLOOR
PLAN WITH
HIGH CEILINGS



ON-SITE
BREAK AREA
& DELI

±54,392 SQUARE FEET EXISTING



FLEXIBILITY WITHIN A TENANT'S CONTROL

The ideal office takes many forms. 1717 East Grant offers the freedom to expand to fit a variety of tenant requirements.

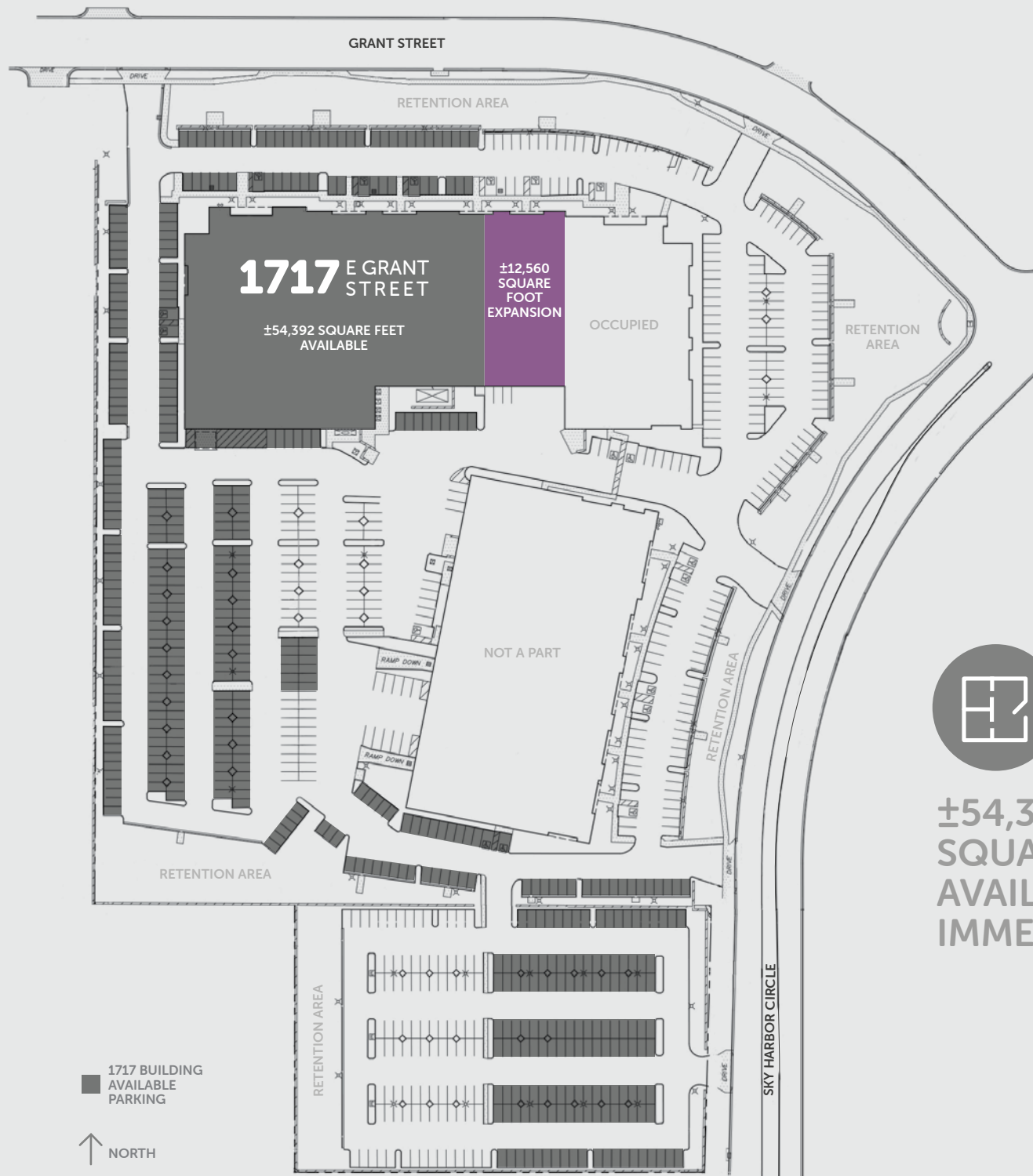
Expansion options include:



**±12,560
SQUARE FEET
OF SPACE**



**OPTION
TO ADD A
MEZZANINE**



1717 BUILDING
AVAILABLE
PARKING



±54,392
SQUARE FEET
AVAILABLE
IMMEDIATELY

PROJECT HIGHLIGHTS

1717 East Grant offers a efficient, high-density office option with low expenses and strong infrastructure in place:



**LOW OPERATING
EXPENSES**
2019: \$1.76 NNN (ESTIMATED)



**MULTIPLE FIBER
PROVIDERS**

NEW LOWER
RATE



**\$19.26 MODIFIED
GROSS RENTAL RATE**
TENANT PAYS ELECTRIC &
JANITORIAL



**BACK-UP
GENERATOR**



NEGOTIABLE TI'S



**EXISTING CAT5E
CABLING**



**NO PROPERTY
TAXES**





1717



CLOSE PROXIMITY
TO INTERSTATES
10 AND 17



IN THE SKY
HARBOR CENTER
DISTRICT



5 MINUTES TO
DOWNTOWN
PHOENIX



BUILDING
SIGNAGE
AVAILABLE



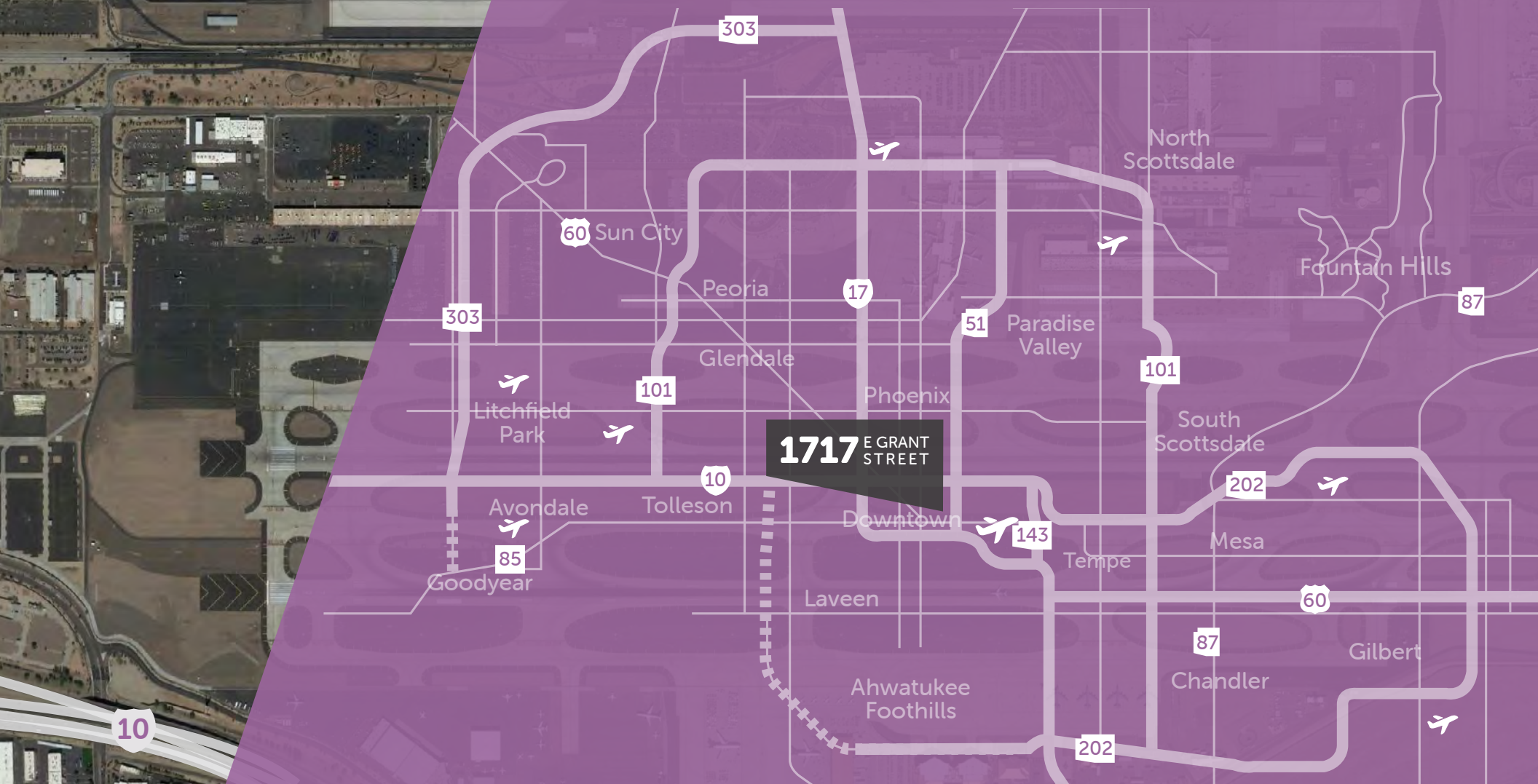
STRONG
CORPORATE
NEIGHBORS



PHOENIX
SKY HARBOR
INTERNATIONAL
AIRPORT

PREMIER FREEWAY & AIRPORT

LOCATION



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