

Casa Blanca Professional Center



Features

- Two-story, multi-tenant fully renovated office property situated near the intersection of I-17 and Northern Ave
- Monument signage available with excellent visibility
- Project includes common breakroom decorated with polished concrete floors, contemporary counter tops, multiple sinks, flat screen television and seating area
- Each suite equipped with keyless entry pad
- Newly renovated common restrooms on each floor

Rate & Term

- Contact broker for lease rates
- TI's: negotiable
- Load factor: 9%
- Annual Increases: 3%

Building

- 16,232 sf
- Built: 1985; Renovated: 2020

Parking

- Gated parking area with covered parking
- 65 spaces, 10 covered

Zoning

- C-2, City of Phoenix



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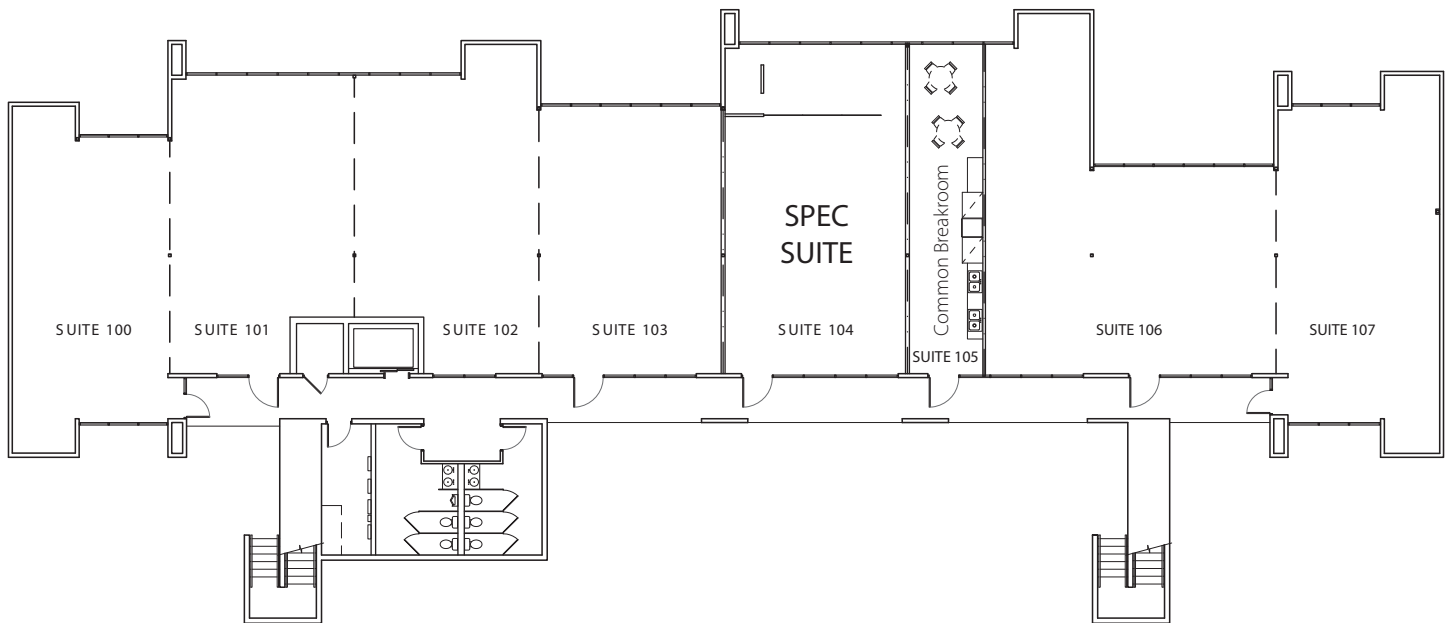
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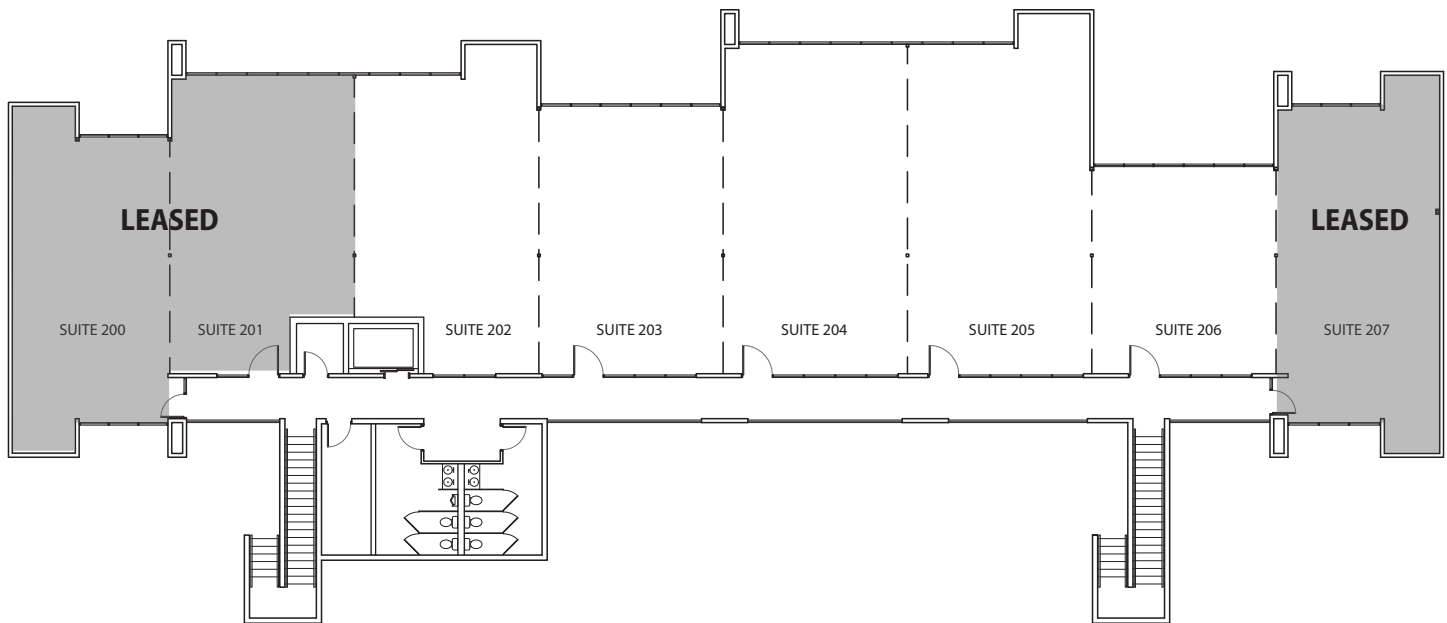


Availability

Suite	Rentable SF	Usable SF
Suite 100	909 rsf	834 usf
Suite 101	946 rsf	868 usf
Suite 102	981 rsf	909 usf
Suite 103	913 rsf	838 usf
Suite 104 (Spec Suite)	1,119 rsf	1,027 usf
Suite 105	Common Breakroom	
Suite 106	1,398 rsf	1,283 usf
Suite 107	1,012 rsf	928 usf



Largest contiguous space available on ground floor is 4,868 rsf



Availability

Suite	Rentable SF	Usable SF
Suite 200 LEASED	909 rsf	834 usf
Suite 201 LEASED	945 rsf	867 usf
Suite 202	981 rsf	900 usf
Suite 203	913 rsf	838 usf
Suite 204	1,119 rsf	1,027 usf
Suite 205	1,158 rsf	1,062 usf
Suite 206	709 rsf	650 usf
Suite 207 LEASED	1,012 rsf	928 usf



*Up to 4,880 rsf contiguous on second floor
(#202 to 206) - shell condition*

