

8900

NORTH 22ND AVENUE | PHOENIX, AZ



±125,172 SF
AVAILABLE FOR LEASE

CBRE

BUILDING INFORMATION

STRUCTURAL FRAME

REINFORCED CONCRETE POST AND TENSION SLAB

WALL COVERING

EFIS (EXTERIOR INSULATED FINISH SYSTEM),
CURTAIN WALL SYSTEM - INSULATED, TINTED, REFLECTIVE GLASS WITH
ALUMINUM SPANDRELS SYSTEM; ALUMINUM WINDOW WALL SYSTEMS
WITH INSULATED, TINTED REFLECTIVE GLASS

LOADING DOCK

THREE (3) BAYS

SIZE OF ELECTRICAL SERVICE

3,000 AMPS, 3-PHASE 277/480 VOLT - ONE METER

CENTRAL COOLING SYSTEM TYPE

CLOSED-CIRCUIT COOLING TOWER FOR HEAT PUMP EVAPORATIVE CON-
DENSING

HEATING

SYSTEM TYPE - HOT WATER HEATER FOR HEAT PUMPS
CENTRAL SYSTEM TYPE - WATER SOURCE HEAT PUMP SYSTEM
66 UNITS / ALL UNITS ARE 3.5 TONS

PARKING

500 TOTAL PARKING SPACES INCLUDING 355 IN THE STRUCTURED
PARKING GARAGE. NONE OF THE PARKING IS "COMPACT"

PUBLIC TRANSPORTATION

VALLEY METRO BUS STOP CONVENIENTLY LOCATED AT THE SEC OF DUNLAP
AND 23RD AVENUE. LIGHT RAIL ON DUNLAP WILL BE COMPLETED IN 2023.

PROJECT FEATURES

FLOOR TO FLOOR HEIGHTS ARE 12', TYPICAL FINISHED CEILING IS 8'6".
EACH FLOOR HAS TWO SETS OF RESTROOMS, A BREAKROOM, AND TWO IDF
ROOMS

HIGH SPEED INTERNET

PROVIDERS ARE CENTURYLINK AND INTEGRA TELECOM;
CALL CENTER INFRASTRUCTURE



GENERAL DYNAMICS 500



19TH AVENUE

8900

NORTH 22ND AVENUE | PHOENIX, AZ



NOT TO SCALE

AREA AMENITIES



Less than a mile to Interstate 17



Close to Starwood Sheraton Crescent Hotel

- 342 rooms
- 20 state-of-the-art meeting spaces
- Upscale dining, fitness center, olympic pool,
- tennis courts, basketball courts,
- sand volleyball courts



Close to Metrocenter, a mall with over 125 shops and eateries including Macy's, Dillard's, Sears, Sports Chalet, Aeropostale, American Eagle, Old Navy and Harkins Theatres



8900

NORTH 22ND AVENUE | PHOENIX, AZ

CONTACT US

ASHLEY BROOKS, JR.
Senior Vice President
602.735.1758
ashley.brooks@cbre.com

JASMINA SUBASIC
Client Services Specialist
602.735.5262
jasmina.subasic@cbre.com

CBRE

© 2019 CBRE, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. CBRE AND THE CBRE LOGO ARE SERVICE MARKS OF CBRE, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE