

1919

WEST FAIRMONT

+/- 35,859 SF AVAILABLE | NEWLY RENOVATED LOBBY
FRESHLY PAINTED EXTERIOR AND UPDATED LANDSCAPING



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PROPERTY FLOORPLAN



NEW CONFERENCE ROOM



DROP CEILING BULLPEN
(16' CLEAR HEIGHT)



RENOVATED LOBBY

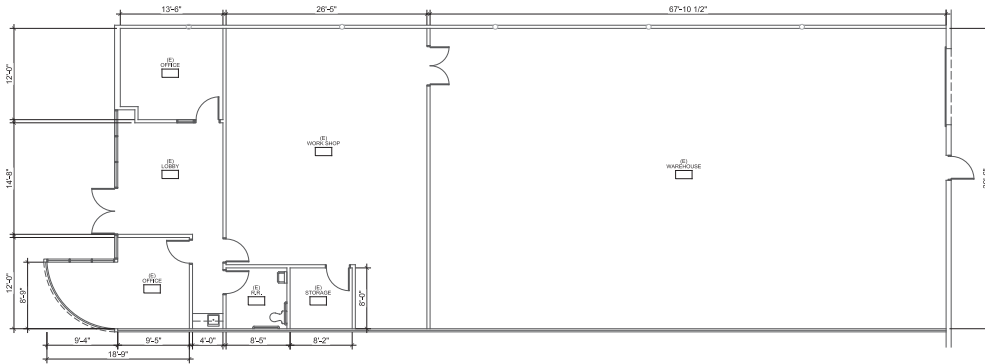
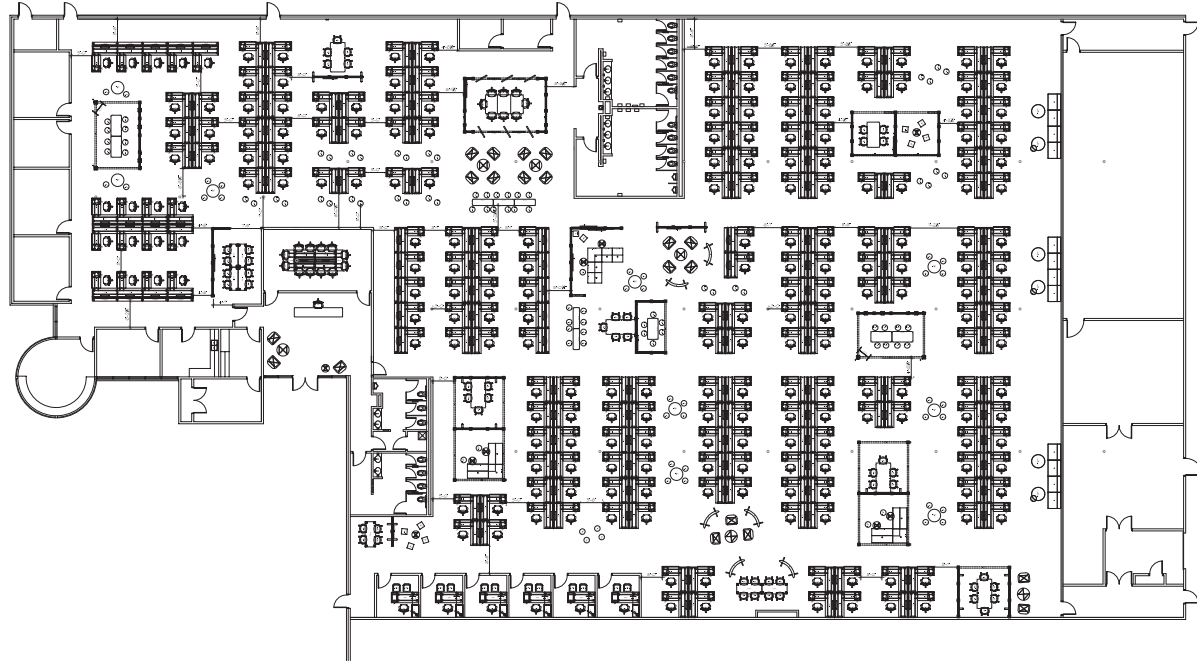


NEW RESTROOMS



POTENTIAL FOR OPEN
CEILING BULLPEN
(20' CLEAR HEIGHT!)

**CONCEPTUAL
FLOORPLAN
SUITE 8**
+35,859 SF
AVAILABLE



**FLOORPLAN
SUITE 5**
+4,715 SF
COMING
4/1/19

PROPERTY FEATURES

- 100% Office
- Large Open Bullpen
- Building Parking Ratio: 6.5:1,000 (8.5:1,000 for Suite 8)
- 750 KW Cummins Backup Generator Available
- Phone/internet/cable available: CenturyLink (1.5 MB Speed), Cox & Direct TV)
- I-10 Freeway Frontage
- Lease Rate: \$14.40 / SF IG



MORE THAN **280,000** CARS
DAILY AT I-10 AND ALAMEDA



LABOR POOL
1,281,003



20+
FAST CASUAL
RESTAURANTS
within ONE Mile!

1919



AVERAGE AGE
37%
between the ages
of 25 and 45



AVERAGE
HOUSEHOLD INCOME
\$75,278



**US-60 FREEWAY
VISIBILITY**

**I-10 FREEWAY
VISIBILITY**

**ADDITIONAL PARKING
2:1,000 (8.5:1,000 TOTAL
FOR SUITE 8 ONLY)**

**PARKING
6.5:1,000**

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SUITE 8
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AVAILABLE**

**SUITE 5
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