

±18,400 SF FREE STANDING OFFICE/FLEX



SPECTRUM RIDGE I

21025 N 8th Way, Phoenix, Arizona 85024
1/2 mile from 101-Interchange

Available Within the Highly Sought
After Deer Valley/North Phoenix Area



Mike Ciosek, SIOR
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**km Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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Property Features

Features

AVAILABLE:	±18,400 total SF (entire building available)
PARKING:	Ratio of 5/1,000 SF / including covered parking
ZONING:	A-1, Light Industrial, City of Phoenix
PRODUCT TYPE:	100% Air-conditioned office / flex
ACCESS:	Immediate access to Loop 101
LEASE RATE:	\$13.20 PSF NNN



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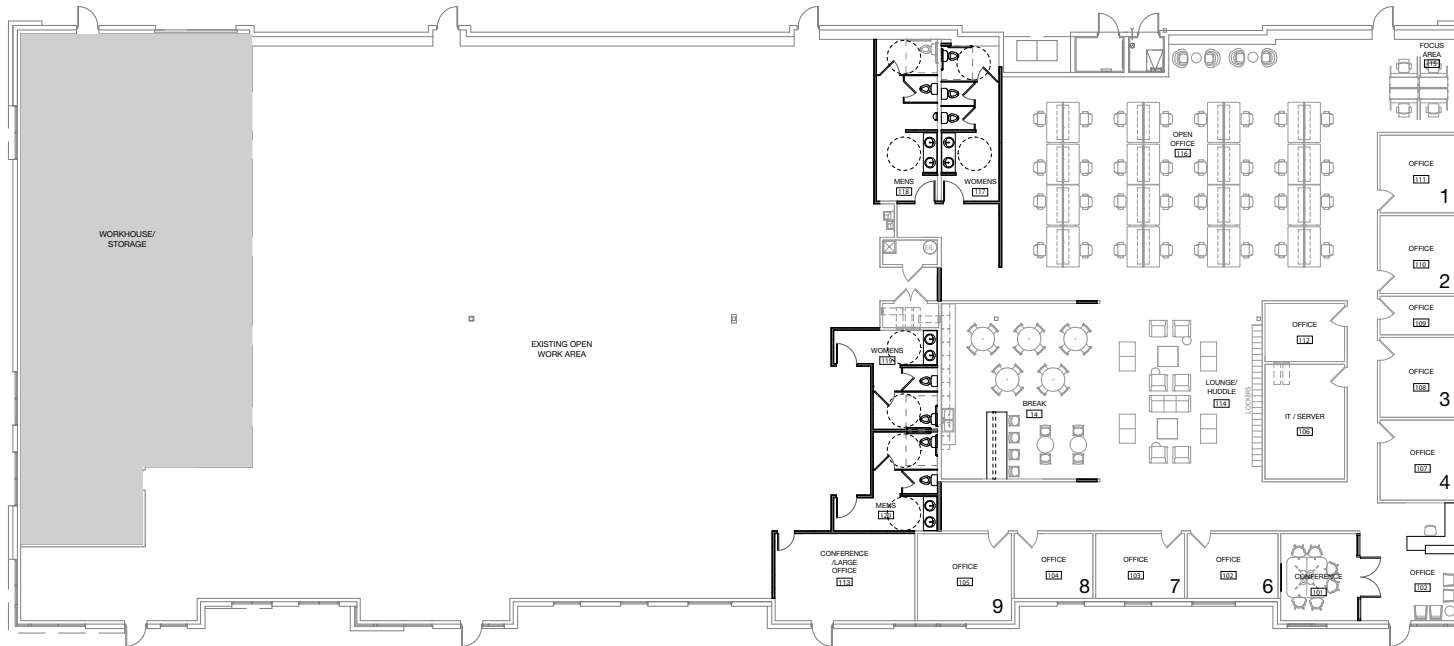


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Floor Plan



LEASE SPACE
.....
±18,400 SF

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Deer Valley Submarket

Well positioned in the sought-after Deer Valley submarket with prominent corporate neighbors and numerous retail amenities nearby.

2M SF of retail and dining within 2.5 miles

Several brand new hotels within minutes, including Hilton Garden Inn, Drury Inn, Marriott, Homestead Inn, and Courtyard

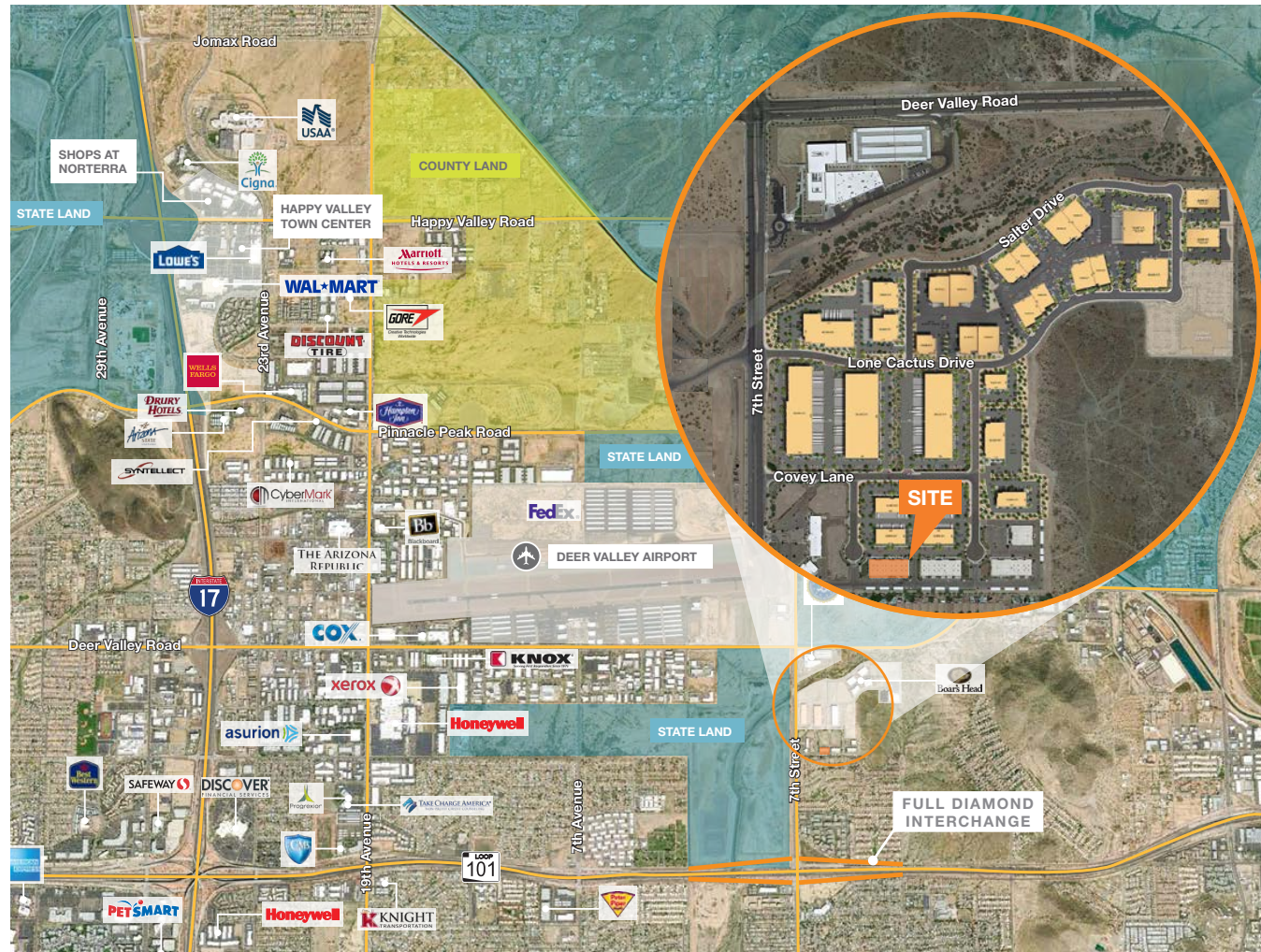
Corporate neighbors include Discover, FedEx, Honeywell, Microsoft, Safeway, USAA, Discount Tire and Cox

Less than 1/2 mile from full-diamond 101 interchange

30 minutes to Phoenix Sky Harbor International Airport

10 minutes to Scottsdale Airport

2 minutes to Deer Valley Airport



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