



**INVESTMENT
OPPORTUNITY**



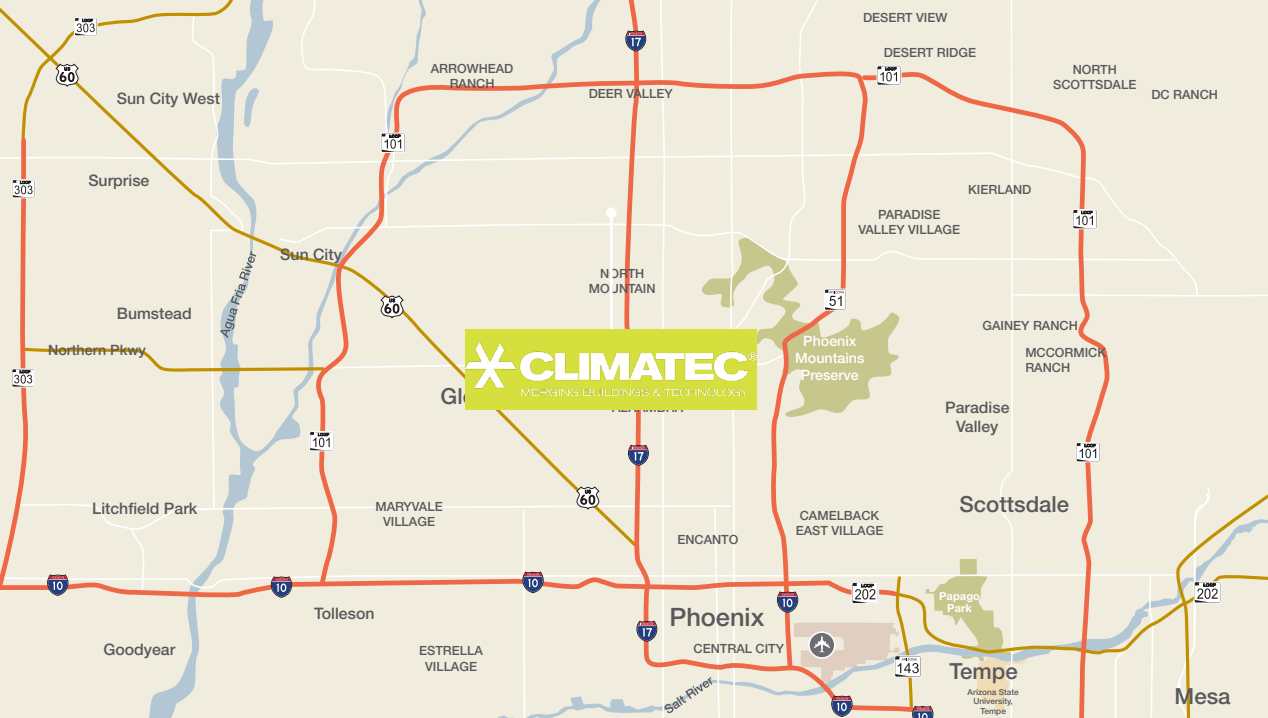
2851 W KATHLEEN RD | PHOENIX, AZ 85053

**100% Leased
Class-A
Flex-Office**



kiddermathews.com

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PROPERTY DESCRIPTION

Property Address	2851 W Kathleen Road Phoenix, AZ
Property Type	Class-A Flex-Office Warehouse Campus
Zoning	Lot 1: IND PK (Industrial Park) Lot 2: CP/GCP
Size	±145,850 SF
Land Area	17.10 AC
Floors	Two (2) - Ground Level; Basement
Tenants	Tenant Subtenant: Varitec Climatec
Occupancy	100%
Remaining Term	Five (5) years
Year Built	1998; Renovated in 2009
Construction	Masonry
Building Exterior	Masonry with Block, Steel Fascia and Glass building exterior
Power	4,000 amps 277/480v
Telecommunications	Fiber distributed throughout property
Plumbing	City of Phoenix
Roof	Steel deck with build-up roofing system
Parking	427 Spaces 3.95/1,000 parking ratio
APN Number	207-42-322 207-42-323

DEMOGRAPHICS



ESTIMATED
HH INCOME

\$64,622



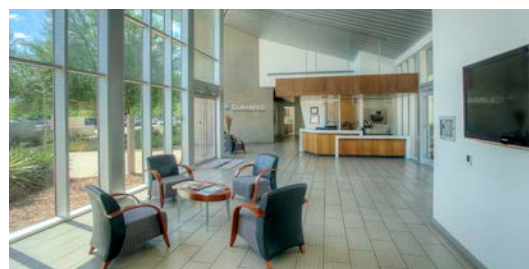
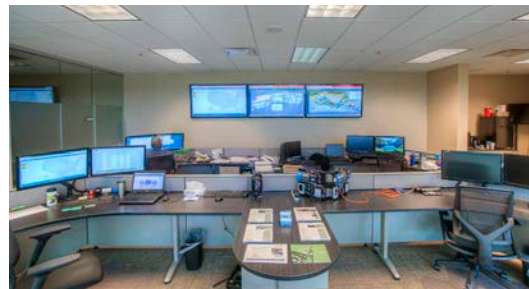
MEDIAN HOME
VALUE

\$176,850



ESTIMATED
POPULATION

361,864



AERIAL OVERVIEW

AMERICAN EXPRESS
CORPORATE HQ

HONORHEALTH

DISCOVER
FINANCIAL SERVICES

SAFeway
REGIONAL HQ

DVT
PHOENIX DEER VALLEY AIRPORT

LOOP 101

ALIGNED
DATA CENTERS

University of Phoenix

W Bell Rd

BELL TOWNE PLAZA

LA FITNESS

BABIES'RUS

SPROUTS FARMERS MARKET

FedEx Office

Bank of America

TARGET

PEI WEI

Famous Footwear

Chipotle

peter piper

Jamba Juice

DEER VALLEY TOWNE CENTER

ROSS DRESS FOR LESS

Macaroni GRILL

Chipotle

Chick-fil-A

Michaels

PET SMART

AMC THEATRES

Chipotle

TARGET

PANDA EXPRESS

BELL CANYON PAVILLIONS

P+

TeleTech
BUSINESS SERVICES

ANTHEM COLLEGE ONLINE

PAYCHEX
REGIONAL FACILITY

FARMERS INSURANCE FEDERAL CREDIT UNION

TRIWEST
HEALTHCARE ALLIANCE

WM
WASTE MANAGEMENT

CLIMATEC
MERGING BUILDINGS & TECHNOLOGY

NORTHERN ARIZONA UNIVERSITY

Arizona State University

ciOX HEALTH
Rockwell Automation

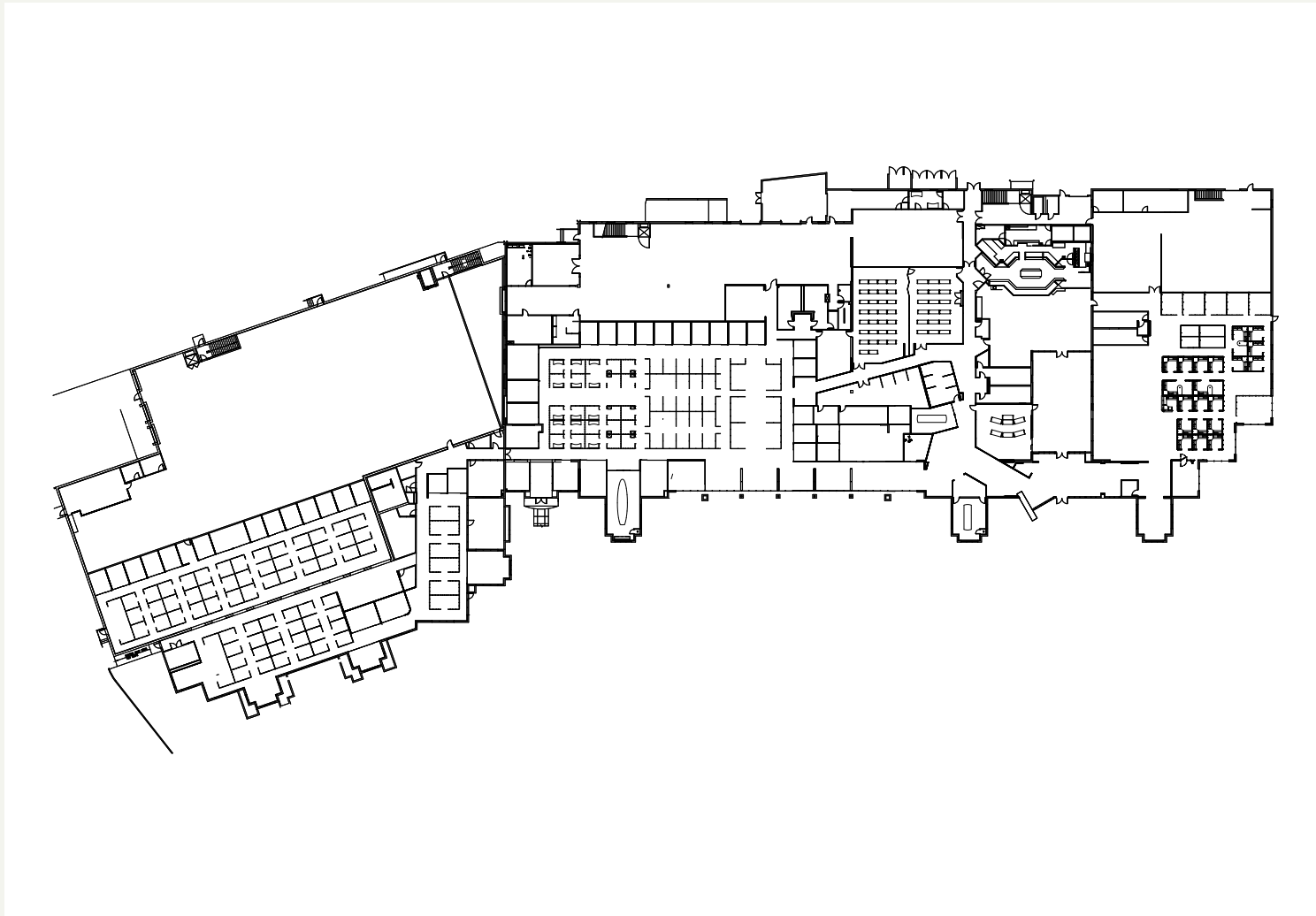
Retinal Consultants of Arizona



W Greenway Rd

17

BUILDING SITE PLAN



TOTAL GROSS
BUILDING SIZE

145,850 SF

SITE

17.10 AC

PARKING SPACES

427

FLOORS

2

Investment Contacts

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