

UNION HILLS CORPORATE CENTER



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±154,106 SF OFFICE BUILDING
18444 N 25TH AVENUE | PHOENIX, ARIZONA



UNION HILLS CORPORATE CENTER



±11,114 RSF AVAILABLE
on ground floor

±13,784 RSF AVAILABLE
on fourth floor (Divisible)

BUILDING FEATURES

- 4-Story, ±154,406 SF office building
- Signage available along I-17 with unparalleled freeway exposure
- Up to 5/1000 parking ratio
- ±12' tall illuminated monument signage on Union Hills
- On-site conference facility on plaza level
- On-site cafe serving breakfast and lunch

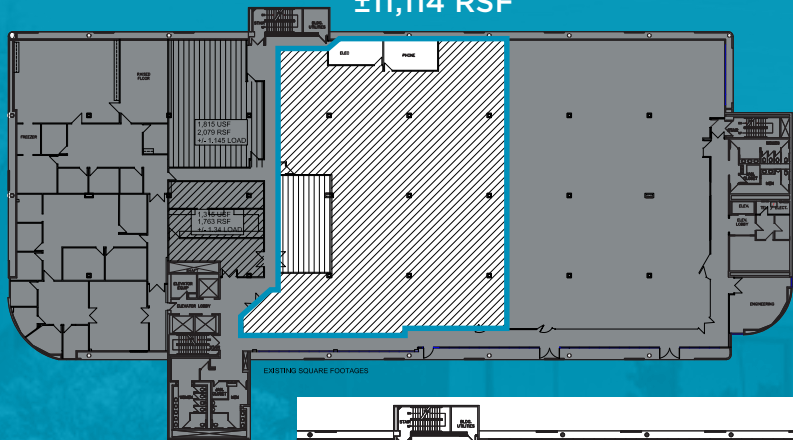
AREA HIGHLIGHTS

- Loop 101 and I-17 interchange located one approximately mile to the north
- Located on a full-diamond interchange at I-17 and Union Hills Drive
- Within one mile of Deer Valley Towne Center, which offers ±550,000 SF of retail amenities
- Over 90 restaurants and 17 hotels within two miles of the property

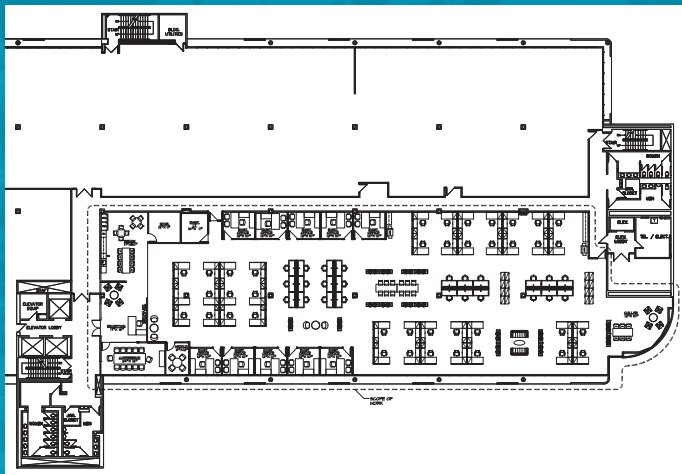




GROUND FLOOR PLAN
±11,114 RSF



FOURTH FLOOR PLAN
±13,784 RSF
(DIVISIBLE)





6 MINS TO:

IN-N-OUT BURGER COSTCO

Starbucks Chick-fil-A

TARGET CHIPOTLE MEXICAN GRILL

CLAIM JUMPER Restaurant & Saloon AMC THEATRES

4 MINS TO:

Little Caesars Fry's

DEL TACO DUNKIN'

Walgreens

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