



*For Lease*

**Foothills Corporate Centre I** - 14415 South 50th Street, Phoenix, AZ  
±40,197 r.s.f Plug & Play Opportunity

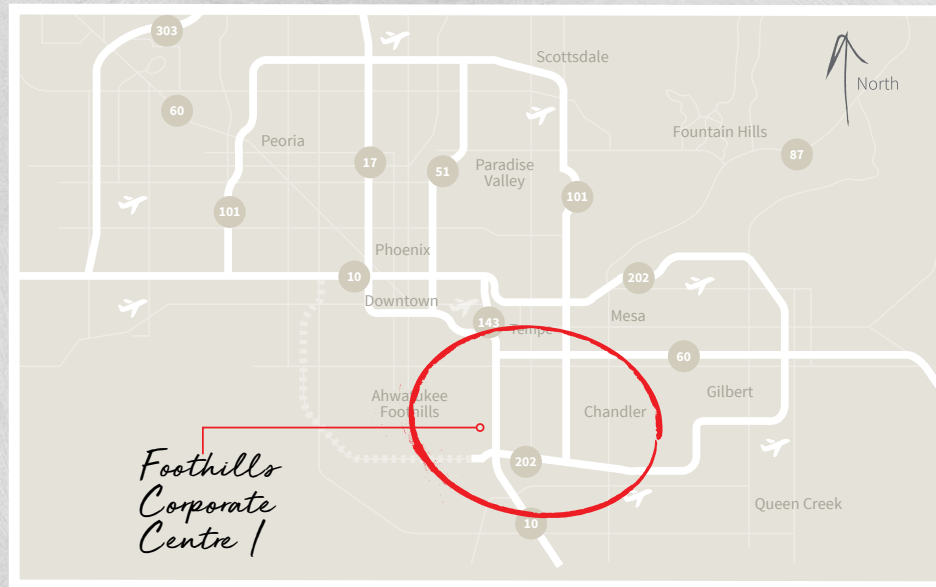


# Foothills Corporate Centre I

14415 South 50th Street, Phoenix, AZ

## Property Description & Features

- + Building size: ±110,630 s.f.
- + Available Space: ±40,197 r.s.f. on 3/1/2018
- + Plug & Play: ±392 cubes (6x6 Herman Miller with Cat 5e cabling)
- + Lease Rate: \$16.00 p.s.f., NNN
- + Operating Expenses: \$3.71 (2019 est.), \$3.93 (2018 est.), \$4.03 (2017 est.)
- + Fiber optics provided by AT&T & CenturyLink
- + Parking Ratio: 6.25/1000
- + Building signage and monument signage available
- + Walking distance to numerous restaurants



## Restaurants in the Area

- |                |                 |                     |                    |
|----------------|-----------------|---------------------|--------------------|
| Ahipoki Bowl   | Einstein Bagels | On The Border       | Rudy's BBQ         |
| Arriba Mexican | Fleming's       | Outback             | Sandbar Mexican    |
| Barro's Pizza  | Hong Kong       | Steakhouse          | Spinato's Pizzeria |
| Buca di Beppo  | Gourmet Buffet  | Panera Bread        | Starbucks          |
| Burger King    | IHOP            | Pei Wei             | Sweet Tomatoes     |
| Carrabba's     | In-N-Out Burger | Perfect Pear Bistro | Taco Bell          |
| Chipotle       | LongHorn        | Peter Piper Pizza   | Teharu Sushi       |
| Chick-fil-A    | Steakhouse      | Pita Jungle         | Tilted Kilt        |
| Cracker Barrel | Los Dos Molinos | Red Lobster         | Va Bene            |
| Dairy Queen    | McDonald's      | Roy's               | Whataburger        |
| Denny's        | Mellow Mushroom | Rubio's             | Z'Tejas            |



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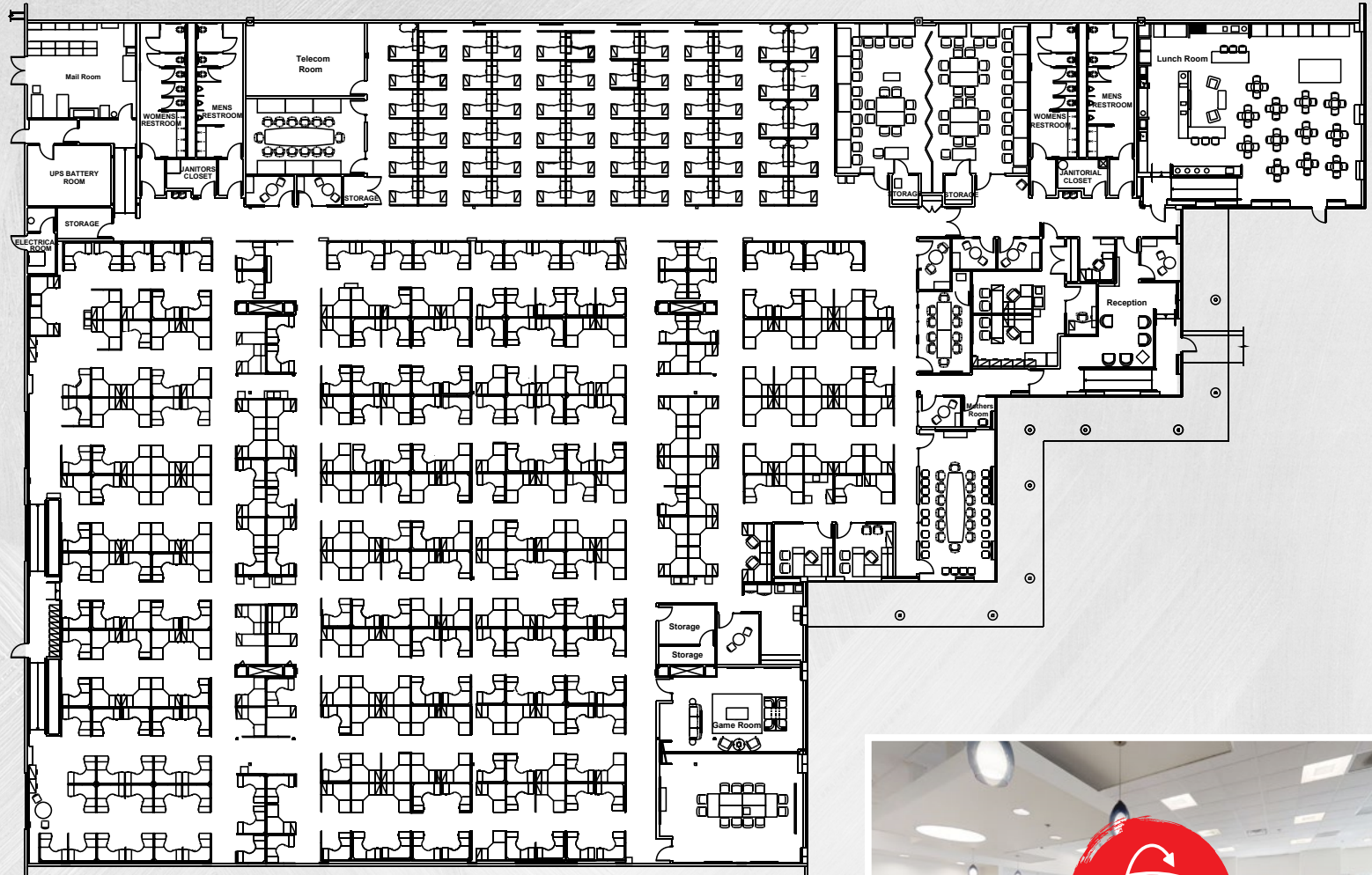


# SUITE 150

approximately 40,197 r.s.f.  
plans not to scale

±392 cubes  
6x6 Herman Miller  
Cat 5e cabling

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