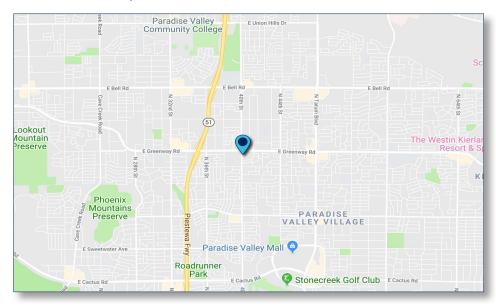
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OFFICE/MEDICAL FOR LEASE

Greenway Professional Park

The subject offers prominent signage on N 40th Street with building signage per the City of Phoenix and Association review and approval. Close to numerous service and restaurant amenities. Located near the SR-51 Freeway and the Abrazo Scottsdale Campus.



15255 N 40TH ST PHOENIX, AZ 85032

- Prominent building and monument signage available
- Move-in ready
- Prior call center
- Lush landscaping
- High ceilings and lots of glass line
- Furniture can be made available to Tenant (negotiated separately)

Bret Isbell

Senior Vice President 602.300.4112 bret.isbell@avisonyoung.com

Partnership. Performance.

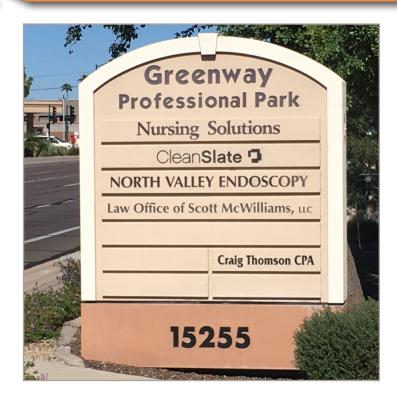
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revised: 05/29/19

OFFERING SUMMARY

PROPERTY PHOTOS





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YEAR BUILT 2006 **BUILDING SIZE** ±46,400 SF **AVAILABILITY** 5,825 RSF **Building 3** Building 7, Suite 155 1,576 RSF **Total Available** 7,401 RSF \$16.50 - 25.00/SF, MG LEASE RATE (Net Electric & Janitorial) **ANNUAL INCREASES** Negotiable Office: Negotiable TENANT **IMPROVEMENTS** Medical: Negotiable up to \$60/SF PARKING 5:1,000 SF APN **Building 3** 215-71-524, 215-71-525, 215-71-527 **Building 7** 215-71-543 ZONING C-1, City of Phoenix

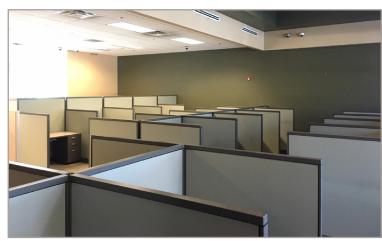
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PROPERTY PHOTOS









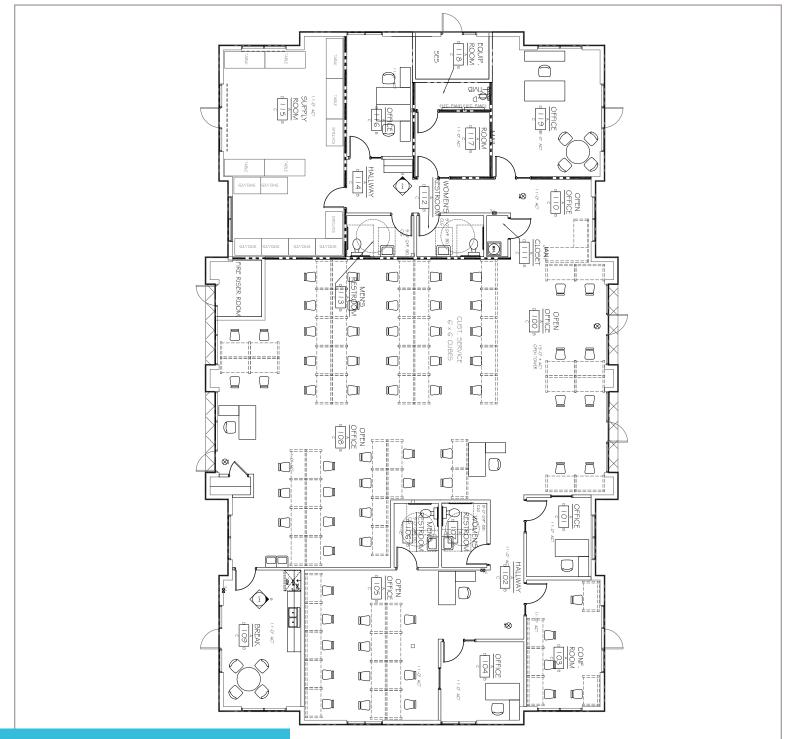






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FLOOR PLAN

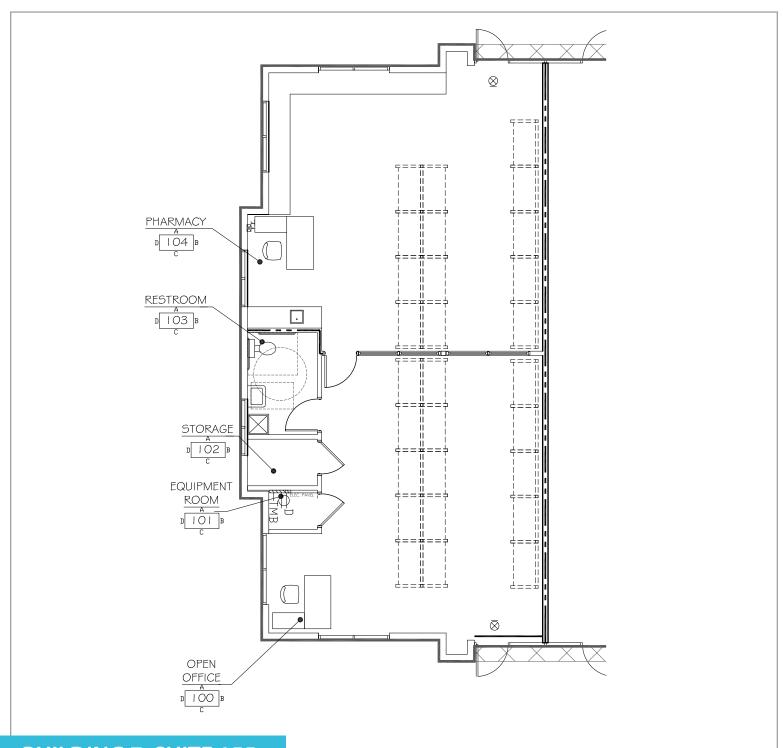


BUILDING 3 5,825 SF

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FLOOR PLAN

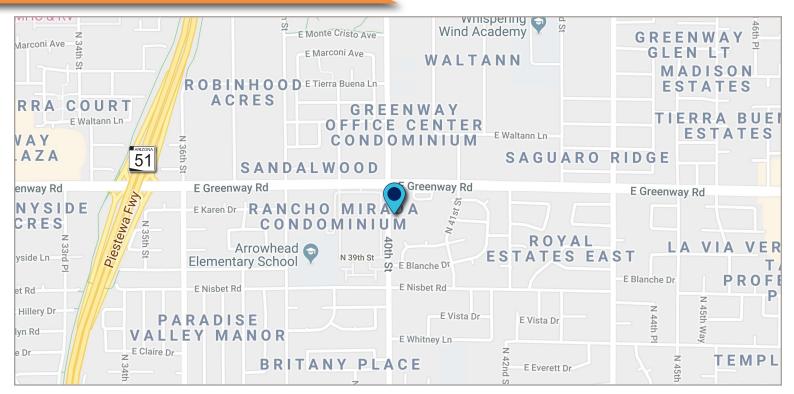


BUILDING 7, SUITE 155 1,576 SF

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REGIONAL MAP



AERIAL



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