

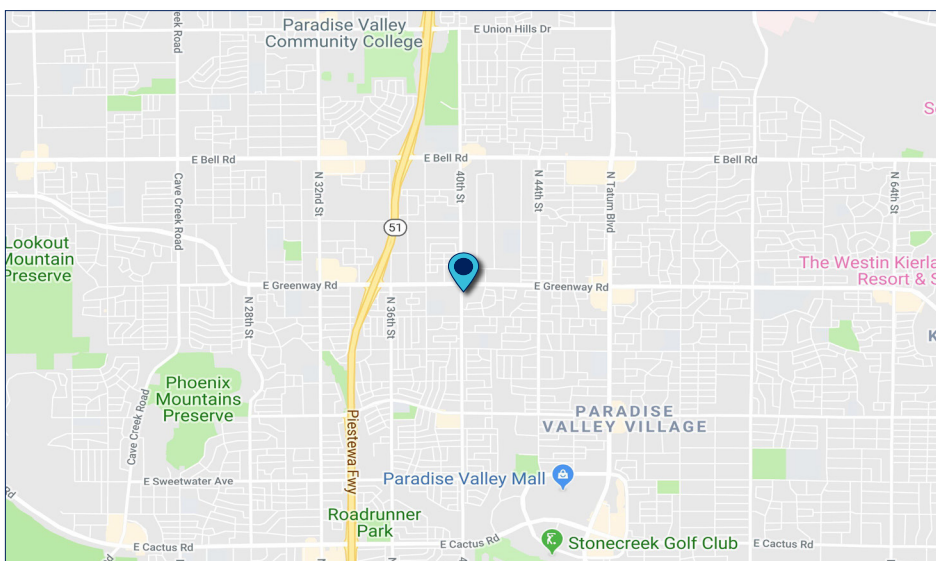


OFFICE/MEDICAL FOR LEASE

15255 N 40TH ST
PHOENIX, AZ 85032

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.



- *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

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OFFERING SUMMARY

YEAR BUILT	2006
BUILDING SIZE	±46,400 SF
AVAILABILITY	
Building 3	5,825 RSF
Building 7, Suite 155	1,576 RSF
Total Available	7,401 RSF
LEASE RATE	\$16.50 - 25.00/SF, MG (Net Electric & Janitorial)
ANNUAL INCREASES	Negotiable
TENANT IMPROVEMENTS	Office: Negotiable 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

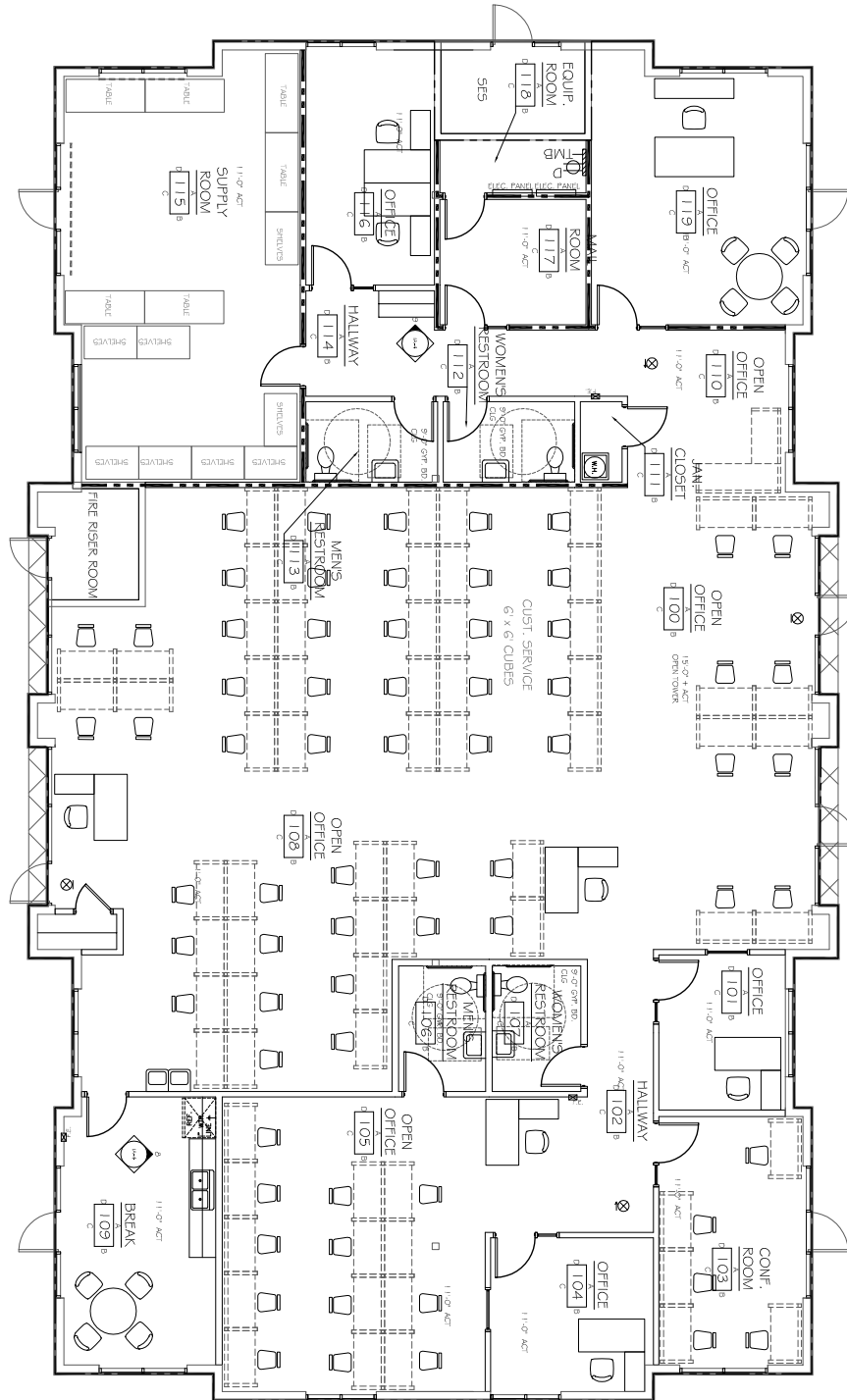
PROPERTY PHOTOS



PROPERTY PHOTOS



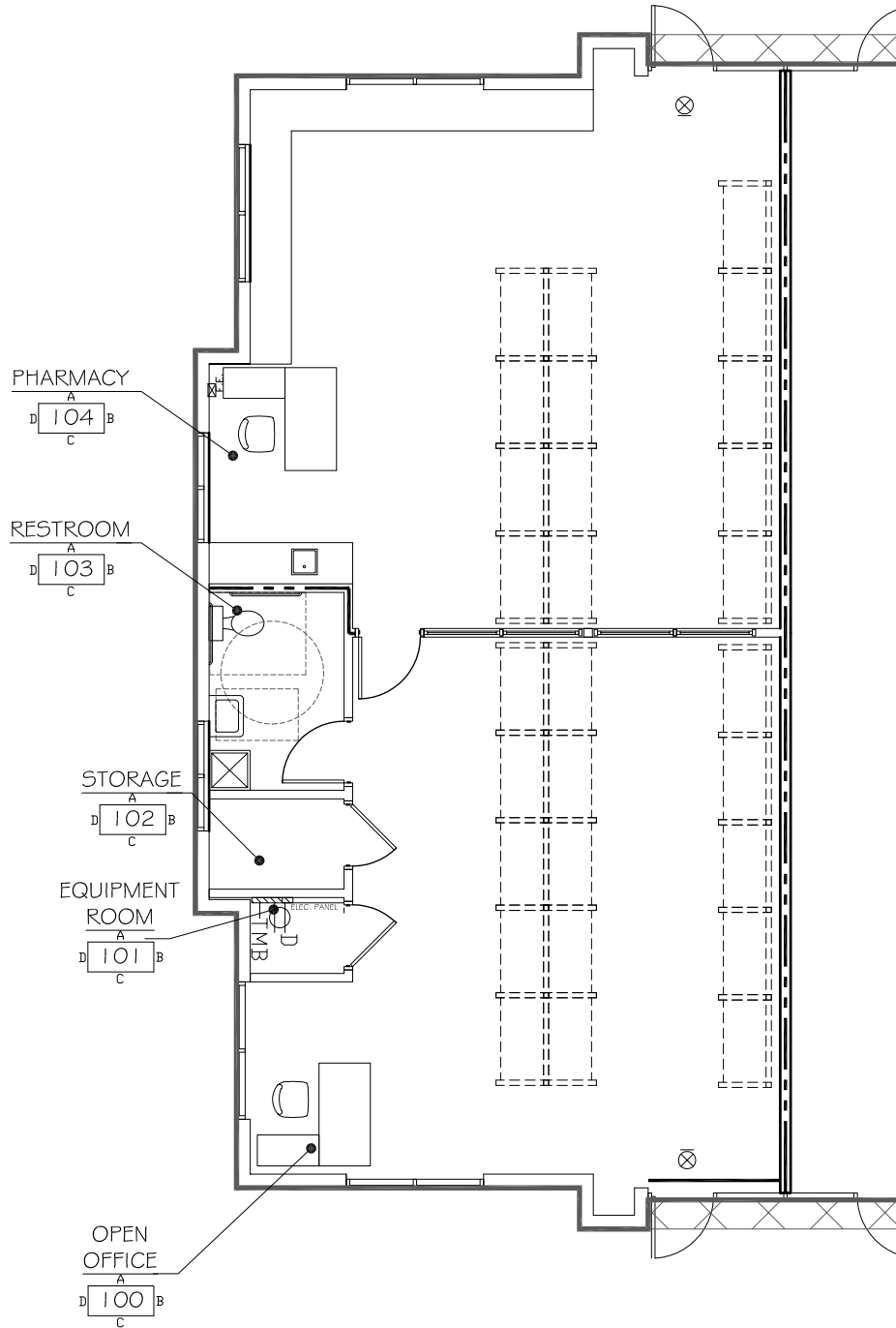
FLOOR PLAN



BUILDING 3

5,825 SF

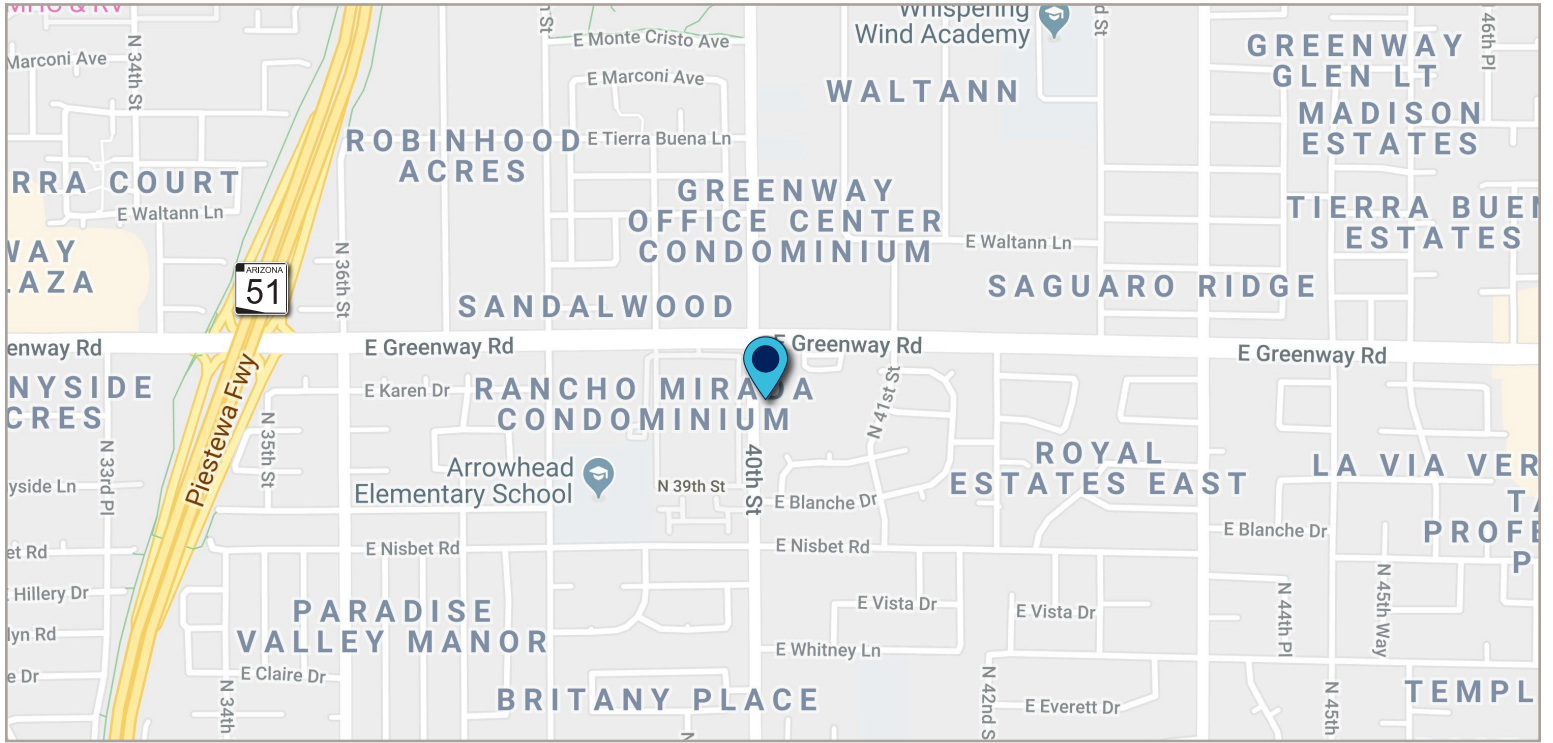
FLOOR PLAN



BUILDING 7, SUITE 155

1,576 SF

REGIONAL MAP



AERIAL

