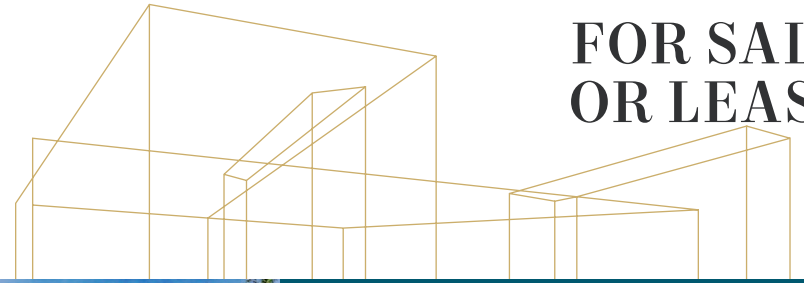




# Brookside Office Park

11851 NORTH 51ST AVE GLENDALE, AZ 85304

## FOR SALE OR LEASE



**\$70/SF TI  
ALLOWANCE\***



## Office/Medical for Sale or Lease

**±6,162/SF DIVISIBLE**

**IDEAL** for Medical or Office build out

**PROMINENT** building and monument signage available

**MODERN** garden office setting

**LUSH** courtyard

**SLAB** included in shell

**51ST AVENUE** frontage

**CLOSE** proximity to I-17 and Banner Thunderbird Medical Center

**WELL** established local community

**GREAT** alternative to Metrocenter with numerous retail and restaurant amenities in immediate area

\* TI allowance contingent upon review of tenant financials and lease terms

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## PROPERTY OVERVIEW

<b>Sale price</b>	\$115/SF
<b>Lease price</b>	\$17/SF NNN with TI's negotiable
<b>Total Project Size</b>	±49,296 SF
Max Available	±12,324 SF
Contiguous	±6,162 SF (divisible to ±3,081 SF)
<b>APN</b>	BLDG C      BLDG H 148-02-329    148-02-349 148-02-330    148-02-350 148-02-331    148-02-351 148-02-332    148-02-352
<b>Zone</b>	C-O
<b>Parking</b>	5:1000 overall 11 covered/reserved per building
<b>Year Built</b>	2008
<b>Intersection</b>	S, SEC Cactus and 51st Ave

**BRET ISBELL**  
602.300.4112  
[bret.isbell@kidder.com](mailto:bret.isbell@kidder.com)

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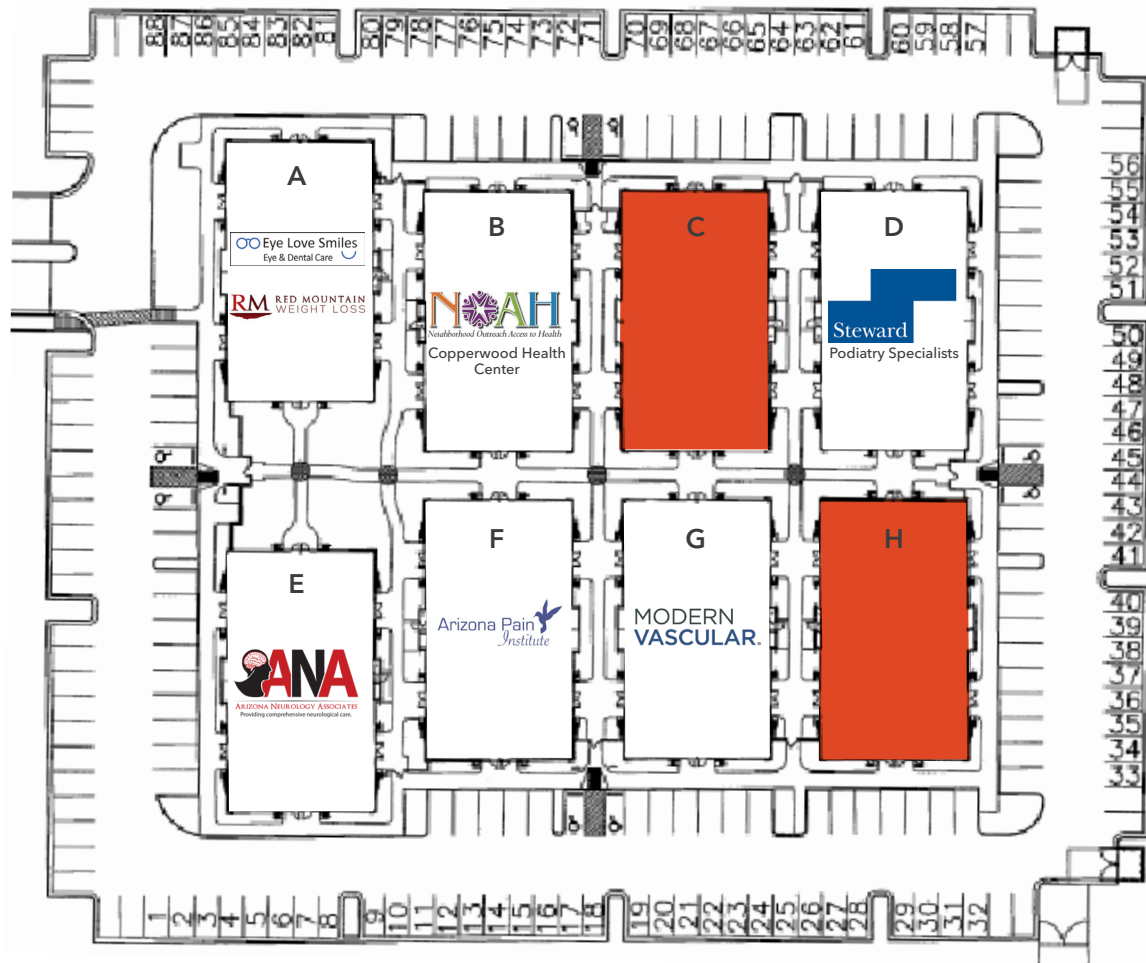


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## Site Plan



### AVAILABILITY

**Building C** ±6,162 SF

**Building H** ±6,162 SF  
(divisible to ±3,081 SF)

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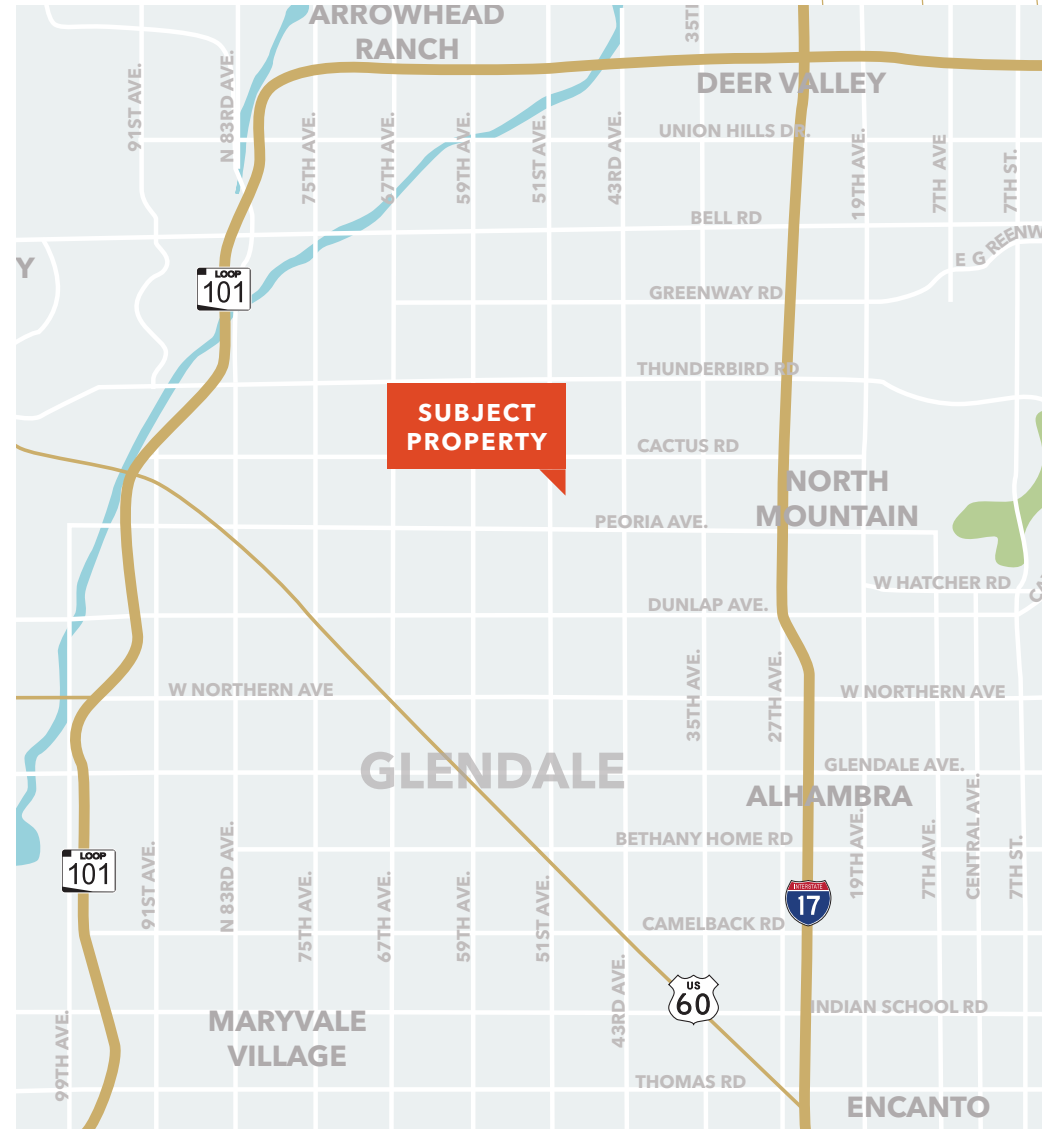
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**km** Kidder Mathews