

Newly Refurbished 100% AC'd Office/Production/Lab Space

Park Thomas Business Center

3617 W. Cambridge Ave, Suite C - Phoenix, AZ 85009



FLEX/OFFICE
LEASE OPPORTUNITY

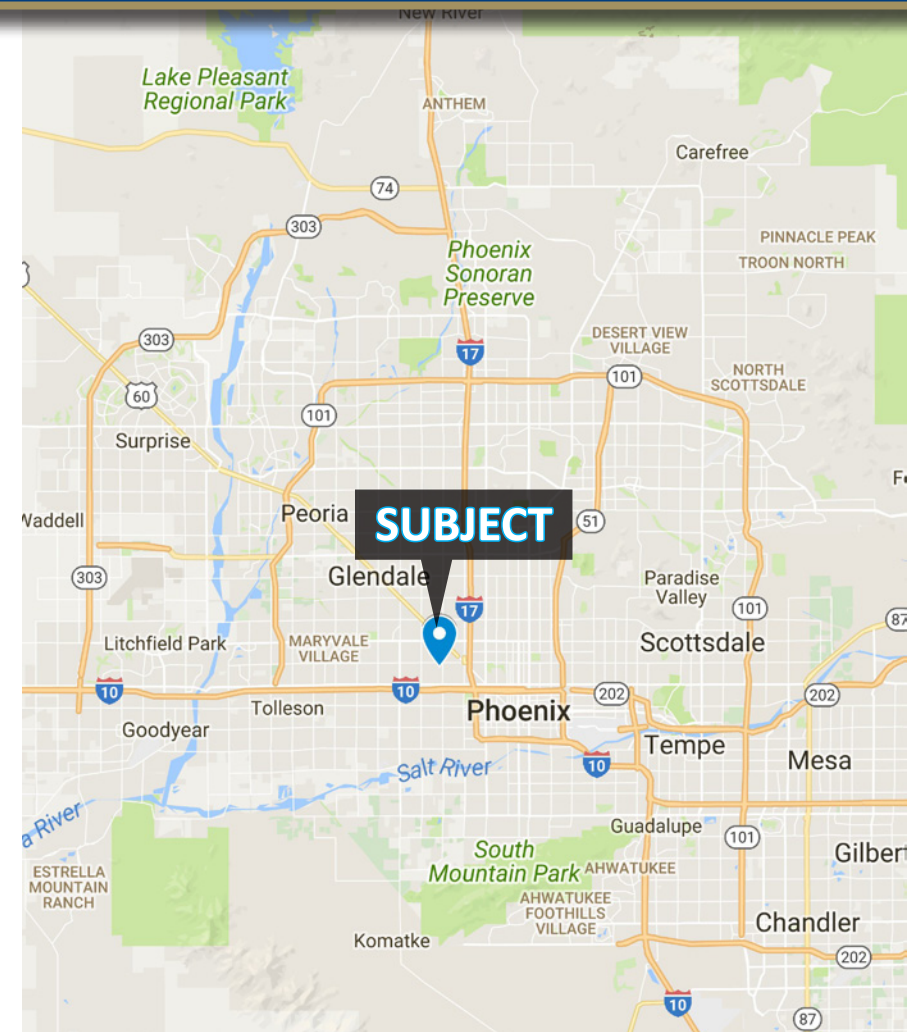
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Park Thomas Business Center

The Property

Address:	3617 W. Cambridge Ave, Phoenix, Arizona 85009
Building Type:	Multi-Tenant, Fully Air Conditioned, Flex/Office
Total Square Feet:	Approximately 20,851 rentable square feet
Available:	±7,248 SF
Land Area:	Approximately 1.47 Acres
Year Built:	1998
Zoning:	IP, City of Phoenix
Construction:	Masonry
Clear Height:	16'
Doors:	Seven (7) 12' x 14' Grade Level Overhead Doors
Heavy Electrical:	1,200 Amp; 120/208 Volt; 3 Phase



Exclusive Contact:

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*Professionally managed by Commercial Properties, Inc.
– Property Management Group*



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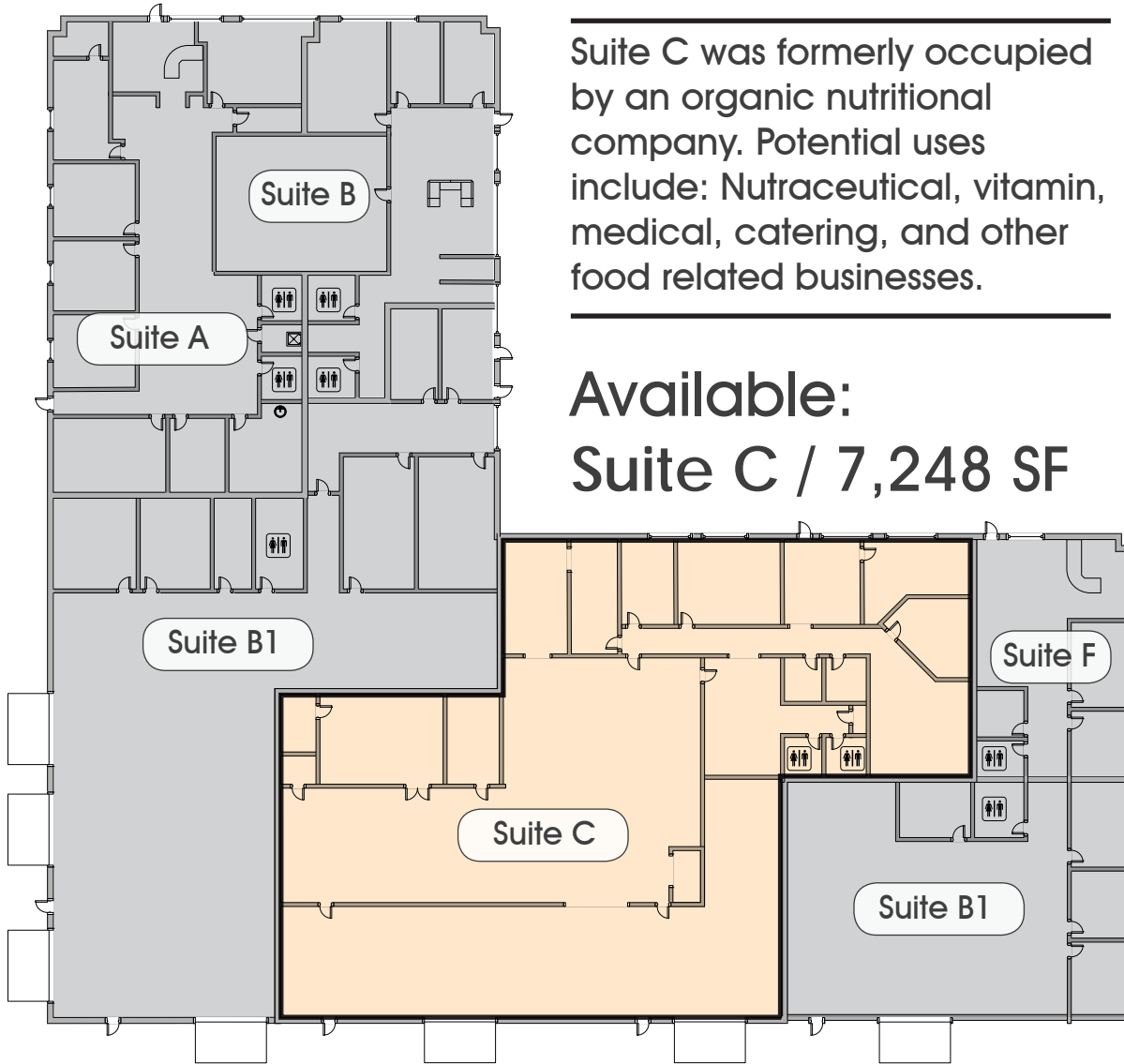
Aerial



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Building Floor Plan



Suite C was formerly occupied by an organic nutritional company. Potential uses include: Nutraceutical, vitamin, medical, catering, and other food related businesses.

Available:
Suite C / 7,248 SF

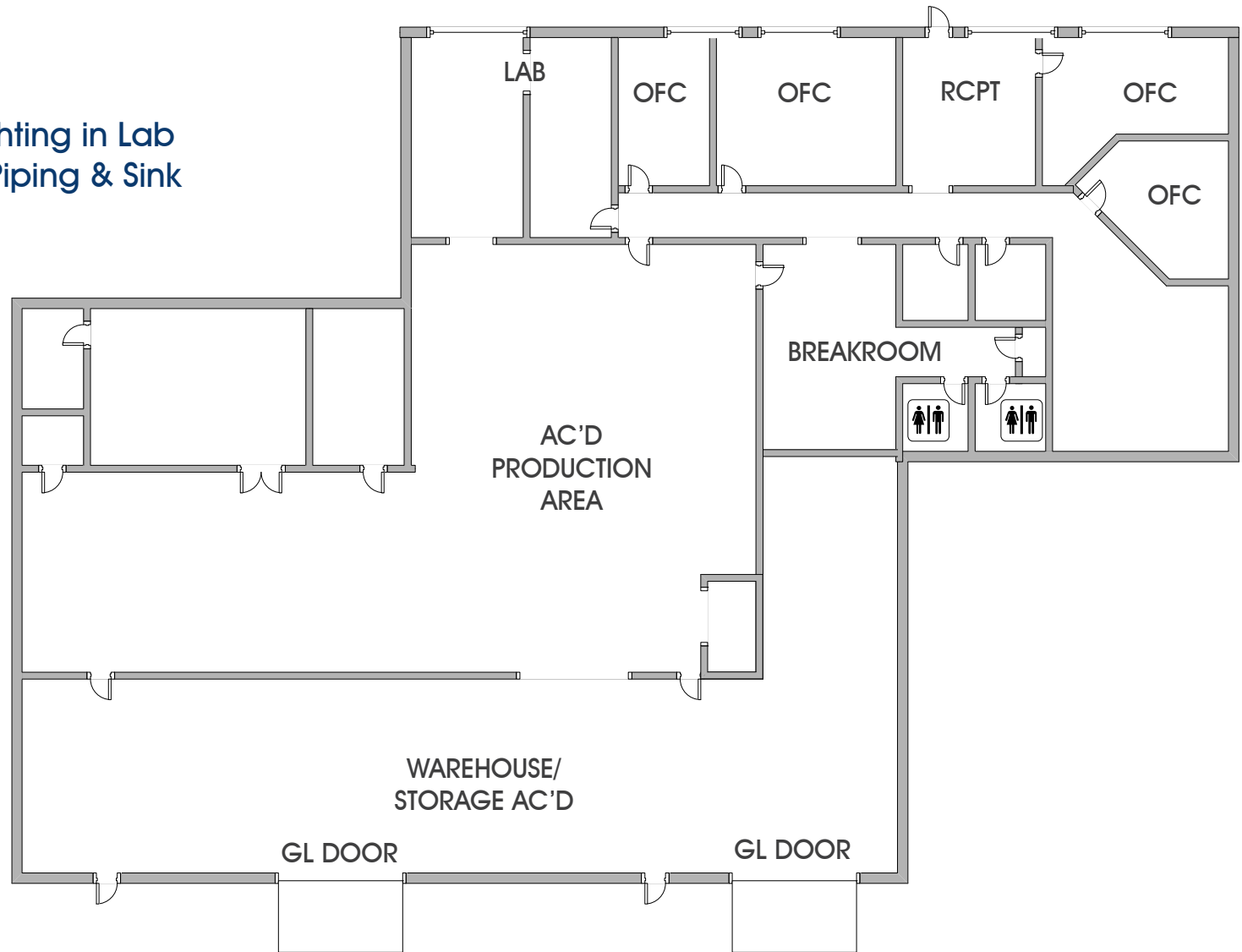


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Floor Plan – Suite C / 7,248 SF

\$1.05 PSF M/G

- LED & Motion Sensor Lighting in Lab
- Sanitary Stainless Steel Piping & Sink
- 100% AC'd Suite
- (2) 12' x 14' GL Doors
- 6 Floor Drains w/Sealed Floors
- Air Lines
- Space was refurbished less than 1 year ago



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