## The Nursery

N 23RD AVE & W ALAMEDA RD | PHOENIX, AZ



OFFICE \ RETAIL \ INDUSTRIAL

## SOFFICE BUILDINGS ±300,000 TOTAL SF

**BUILDING A** 

**BUILDING B** 

**BUILDING C** 







±75,000 SF (2-story)

±75,000 SF (2-story)

±150,000 SF (3-story)





## PROPERTY FEATURES

- » Class A office with up to 7/1,000 parking ratio
- » Rideshare queuing areas
- » Indoor/outdoor amenity space
- » Large and efficient floor plates with low common area factors
- » Two-story flow-through lobby for ease of employee and customer entry
- » Building and/or monument signage available
- » Guest parking areas
- » Landscaping throughout
- » Adjacent to ±36,785 SF of retail



## LOCATION FEATURES

- » ±3 miles north of the Agua Fria Loop 101 Freeway
- » Within minutes of ±2.6 million SF of restaurant, hotel and service retail amenities
- » Abundant and affordable skilled labor market
- » 142,000 population within a 5-mile radius
- ±20-minutecommutefromNorthScottsdale, Glendale, and North Central Phoenix communities

POTENTIAL EXCESS PARKING

PARKING STRUCTURE





PARKING RATIO 7/1,000





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