



The Nursery

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



CBRE

OFFICE \ RETAIL \ INDUSTRIAL

3 OFFICE BUILDINGS

±300,000 TOTAL SF

BUILDING A



±75,000 SF (2-story)

BUILDING B



±75,000 SF (2-story)

BUILDING C



±150,000 SF (3-story)



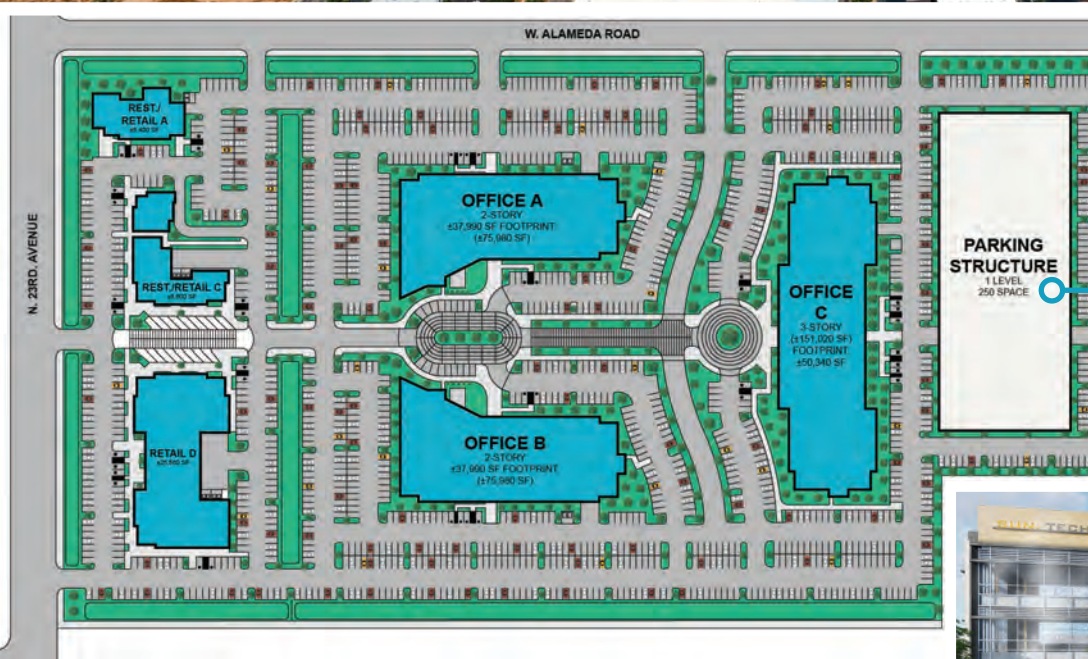
PROPERTY FEATURES

- » 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-minute commute from North Scottsdale, Glendale, and North Central Phoenix communities



POTENTIAL EXCESS PARKING



PARKING
2,100 Total Spaces

PARKING RATIO
7/1,000



NOT TO SCALE

AREA AMENITIES



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