



# Union Hills

CORPORATE CENTER

**18444 & 18456** NORTH 25TH AVENUE | PHOENIX, ARIZONA

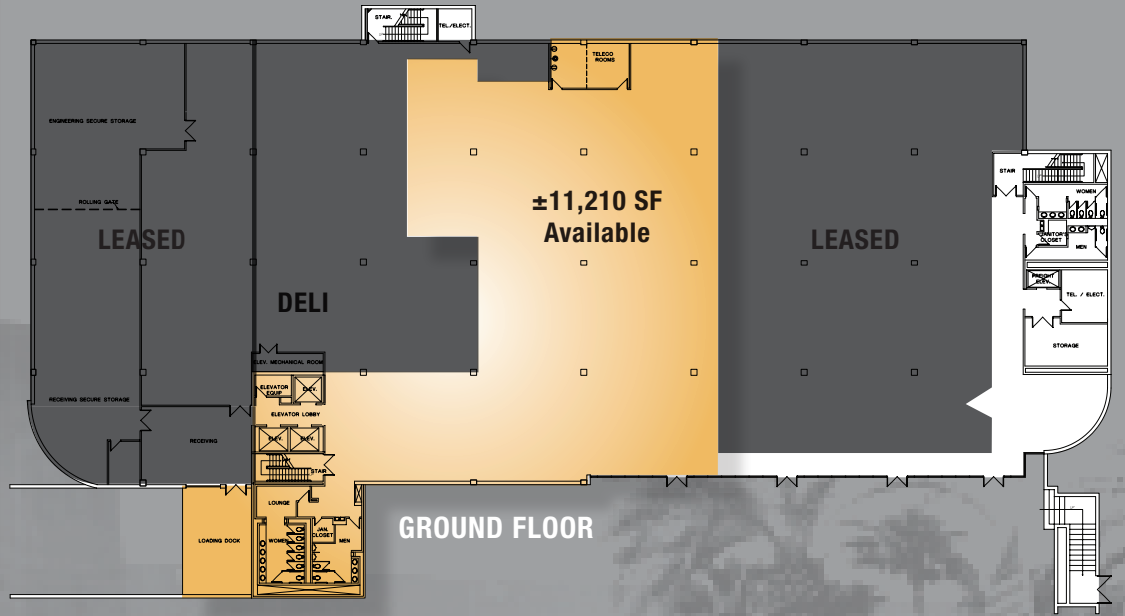


**ASHLEY BROOKS, JR. SIOR**  
Senior Vice President  
602.735.1758  
ashley.brooks@cbre.com

**JAMES BAYLESS**  
Senior Vice President  
602.735.1794  
james.bayless@cbre.com

**JASMINA SUBASIC**  
Client Specialist  
602.735.5262  
jasmina.subasic@cbre.com





FLOOR PLAN  
NOT TO SCALE

### BUILDING HIGHLIGHTS

- » 4-Story office building consisting of ±154,106 RSF plus an adjacent ±4,898 RSF building
- » Renovated in 2011
- » Signage available along I-17 with unparalleled freeway exposure
- » Parking Ratio: 5.0/1,000
- » Perimeter glass line provides sweeping valley views
- » 12' tall illuminated monument signage on Union Hills

### BUILDING FEATURES

- » Utilities: City of Phoenix and Arizona Public Service
- » Fiber available via Cox Communications & Integra Telecom
- » Served by five elevators
- » Superstructure consists of steel frames and columns with concrete topping
- » HVAC provided by 700 ton chiller/boiler on roof with two air handlers
- » Dock High Loading - two positions



### AVAILABILITIES:

- » Ground Floor: — ±11,210 RSF
- » Adjacent building available ±4,898 RSF

### AREA HIGHLIGHTS

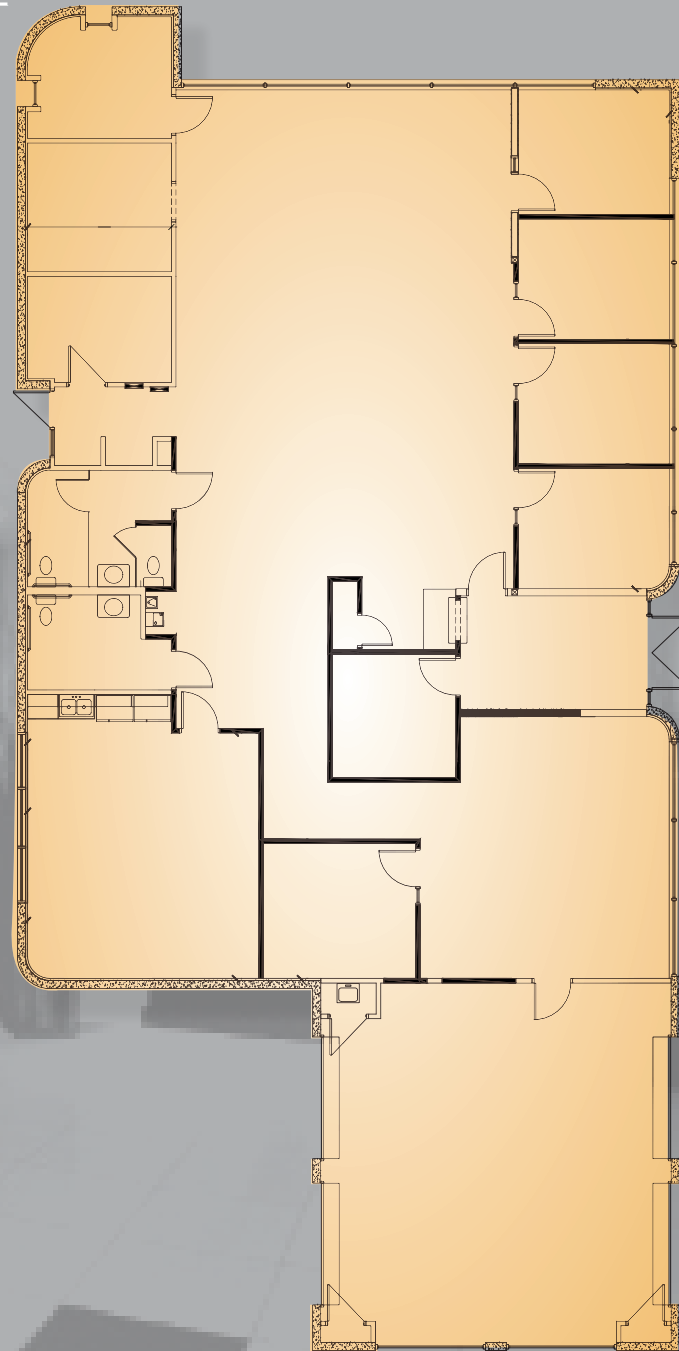
- » Located on a full-diamond interchange at I-17 and Union Hills Drive
- » Loop 101 and I-17 interchange located one approximately mile to the north
- » Within one mile of Deer Valley Towne Center, which offers ±550,000 SF of retail amenities
- » Over 90 restaurants and 17 hotels within two miles of the property

### EXISTING TENANTS

- » Aetna
- » CORE Institute
- » Federal Hearing Office
- » Plaza Executive Suites
- » Valley Radiology

### ADJACENT BUILDING:

±4,898 RSF

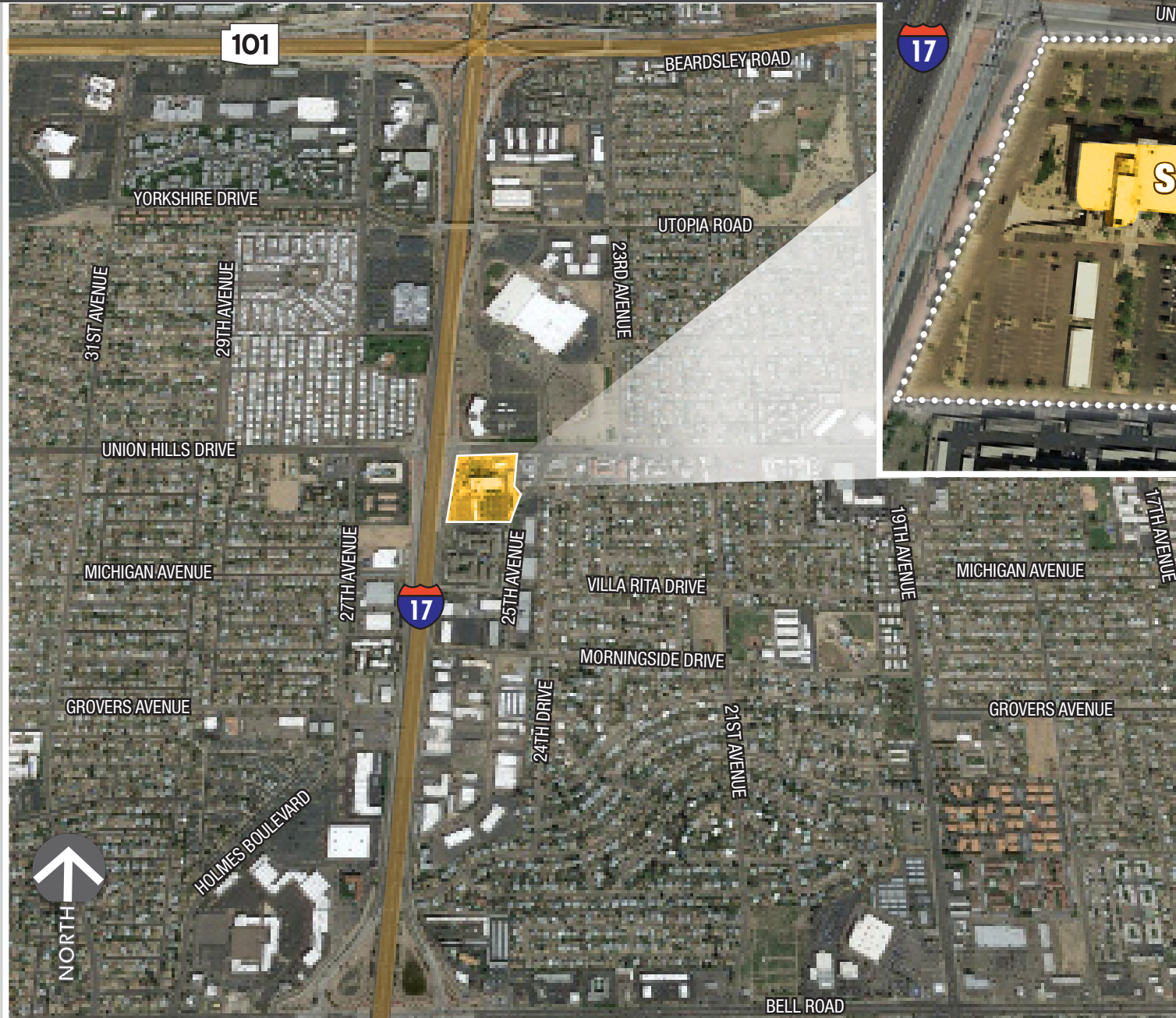


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**CBRE**

2415 East Camelback Road  
Phoenix, Arizona 85016  
T 602.735.5555 | F 602.735.5655  
www.cbre.us/phoenix