# CORPORATE CENTER

# 18444 & 18456 NORTH 25TH AVENUE PHOENIX, ARIZONA





ASHLEY BROOKS, JR. slor 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

CBRE





### **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:

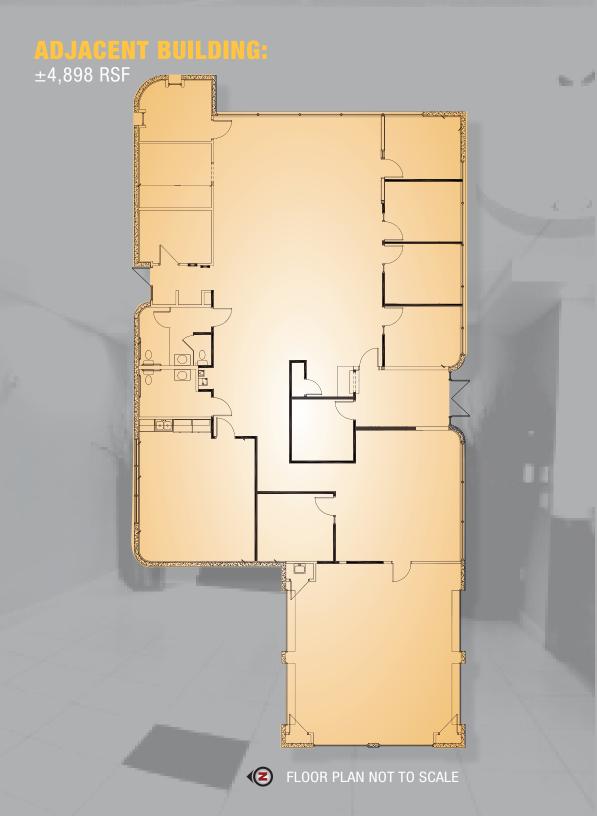
- » Ground Floor: ±11,210 RSF
- » Adjacent building available ±4,898 RSF

### **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

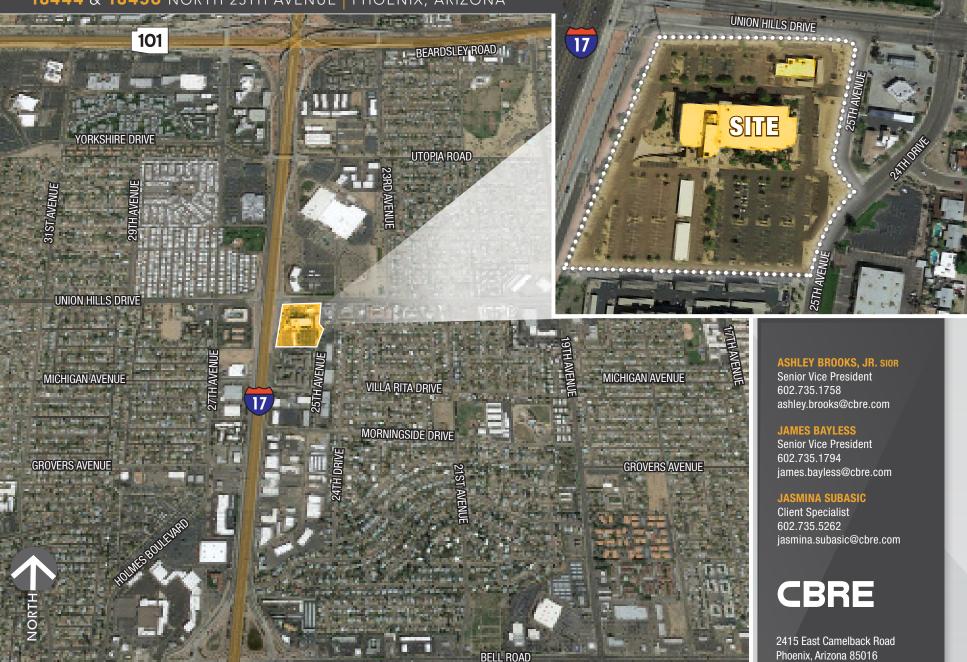
# **EXISTING TENANTS**

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





## 18444 & 18456 NORTH 25TH AVENUE PHOENIX, ARIZONA



T 602.735.5555 | F 602.735.5655

www.cbre.us/phoenix

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudia\_November2017