CORPORATE CENTER

18444 & 18456 NORTH 25TH AVENUE PHOENIX, ARIZONA





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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:

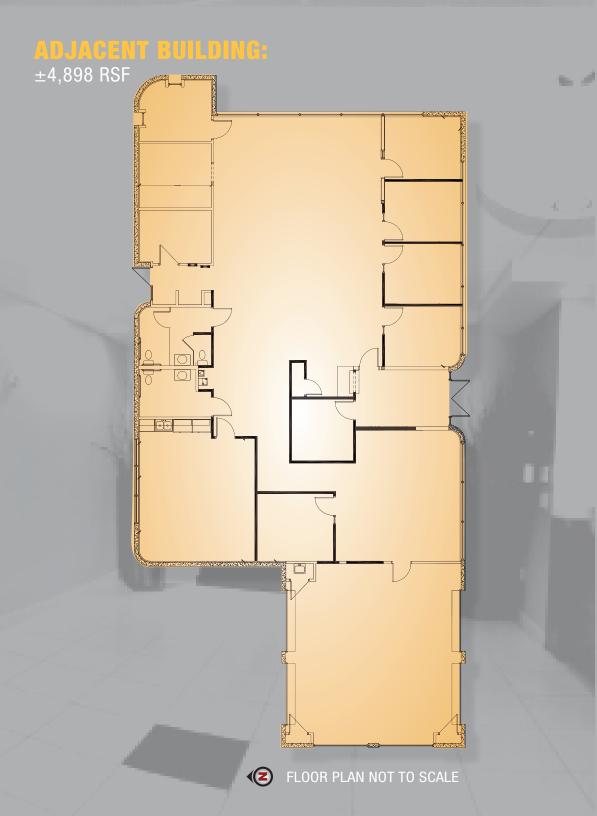
- » Ground Floor: ±11,210 RSF
- » Adjacent building available ±4,898 RSF

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

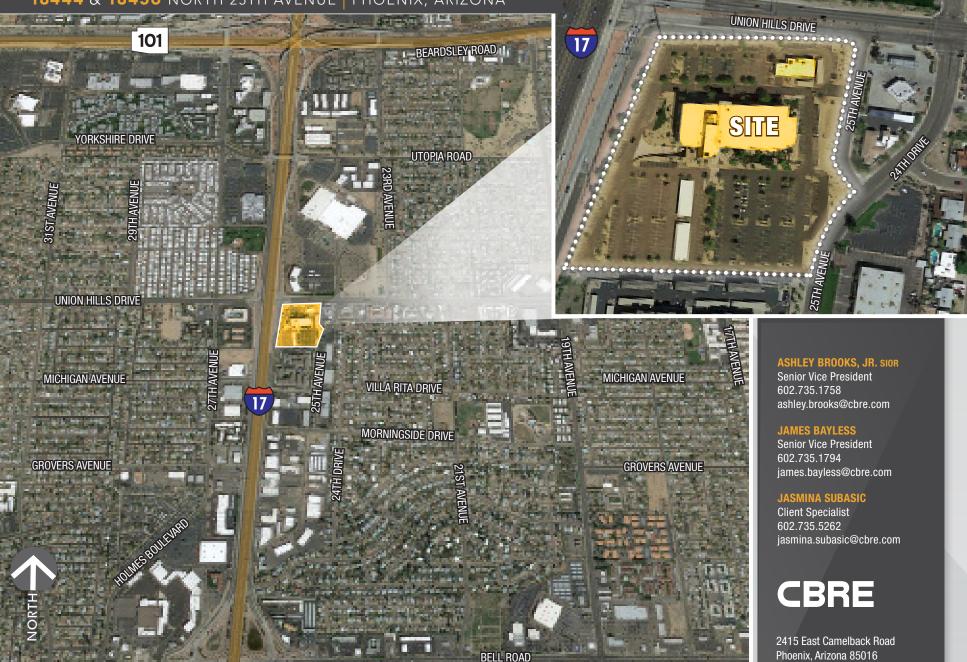
EXISTING TENANTS

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





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