

2531 West Dunlap Avenue  
Phoenix, Arizona  
Single Tenant Corporate Headquarters Available for Lease



*Cutler  
Commercial*



**CUTLER COMMERCIAL**  
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## Property Features

- ◆ Building Size: 23,514+/- SF
- ◆ Land Size: 1.13 Acres (+/- 49,418)
- ◆ Year Built: 1983
- ◆ Number of stories: 2
- ◆ Building/Monument signage available
- ◆ Potential Use: Corporate Headquarters, School, Office, or Church, Call Center
- ◆ Rate: \$15/SF Full Service Gross
- ◆ Tenant Improvements: Negotiable
- ◆ Parking 4:1,000
- ◆ Up to Approximately 7:1000 parking can be accommodated
- ◆ Covered/ gated employee parking available
- ◆ Excellent Natural Light

## Area Features/Amenities

- ◆ Great Freeway Access to I-17 and close vicinity to the Phoenix Metro Light Rail which is currently under construction
- ◆ Half Mile to Metro Center Amenities
- ◆ Walking Distance to Restaurants and Hotels



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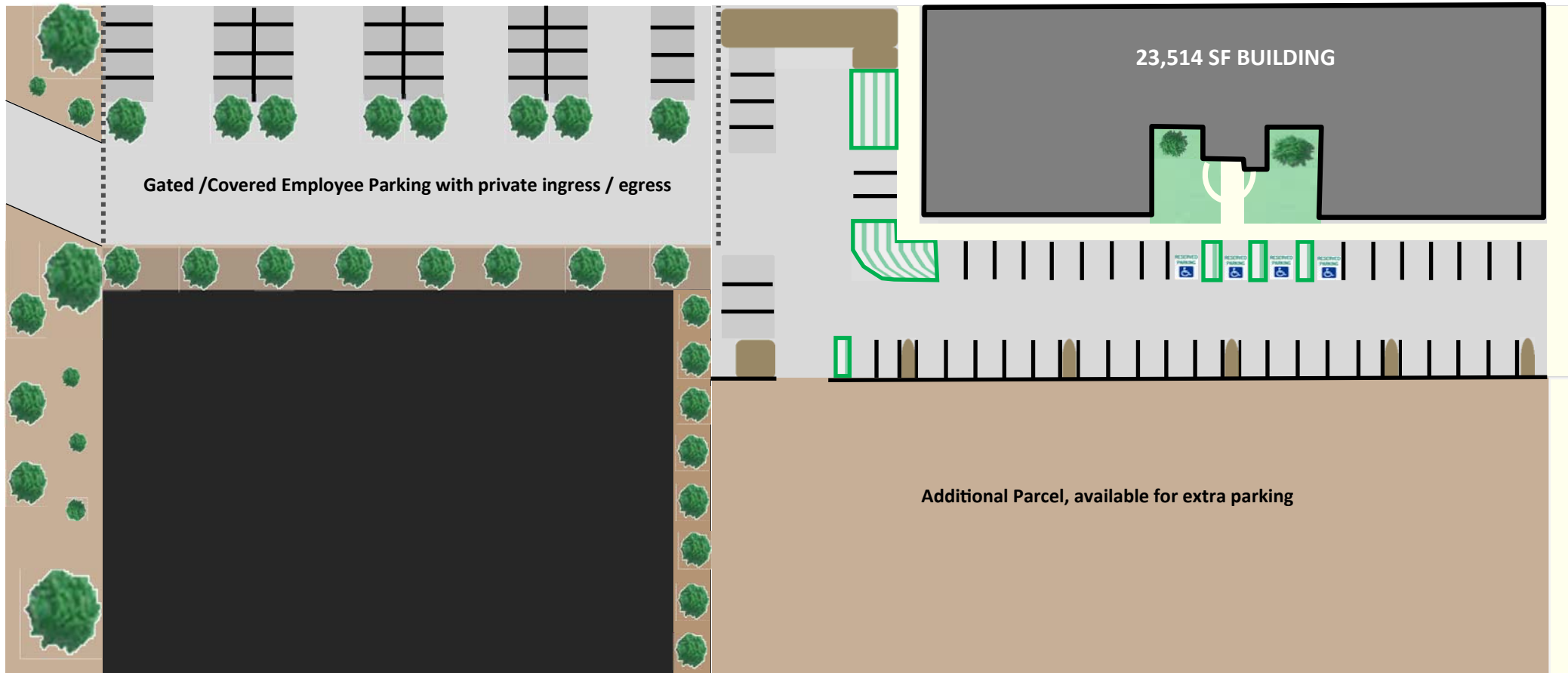
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2531 West Dunlap Avenue - New to Market  
Phoenix, Arizona

**SITE PLAN**



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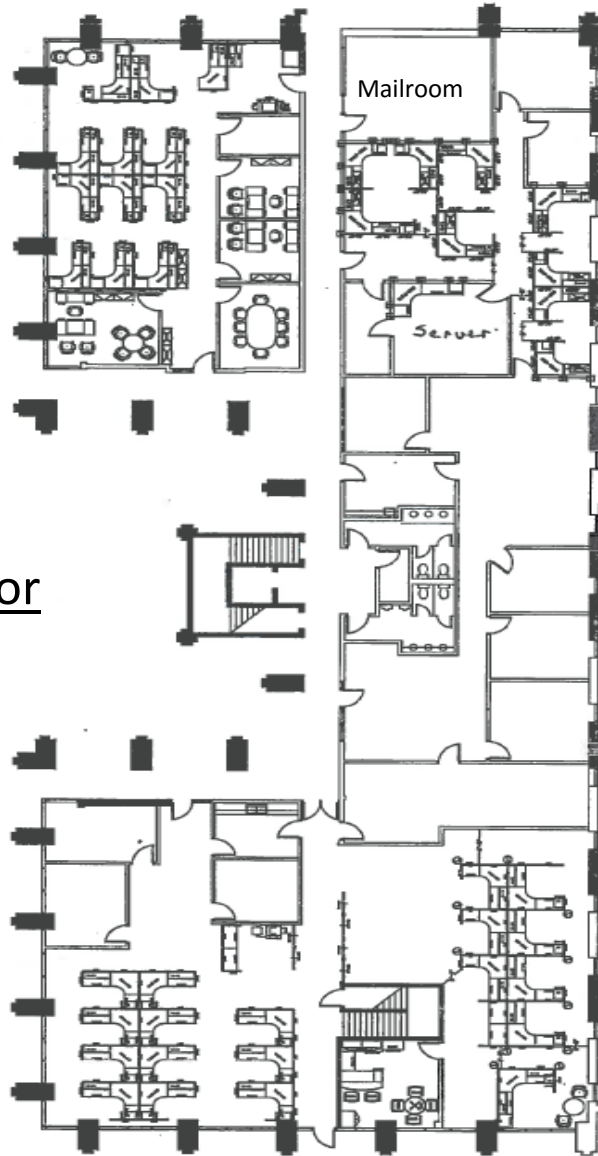
Phoenix, Arizona

**FLOOR PLANS**

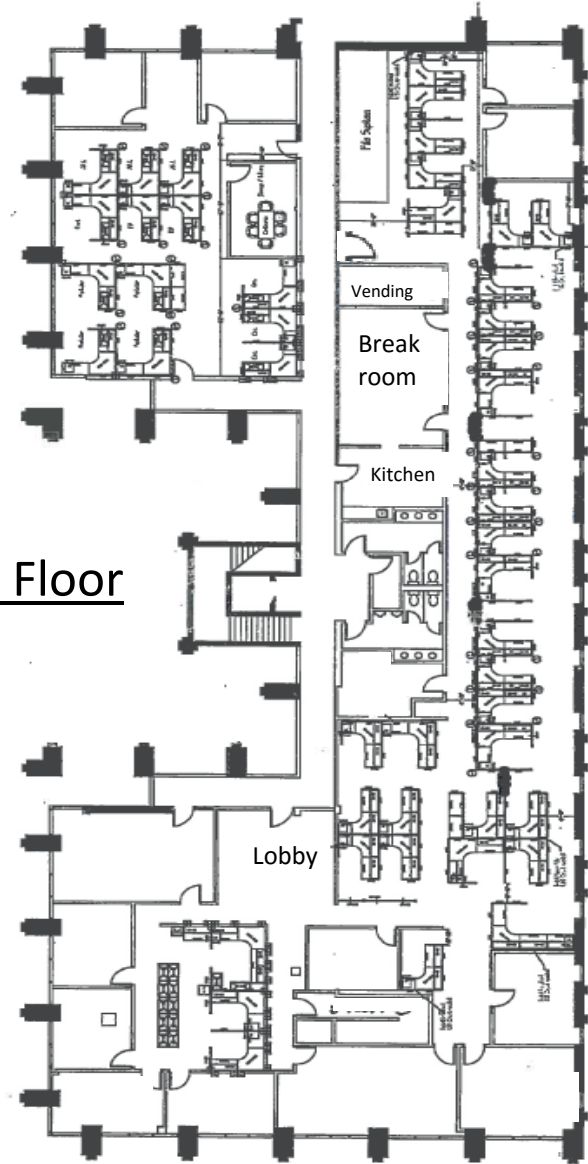


*Cutler  
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1st Floor



2nd Floor



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