



OFFICE SPACE
FOR LEASE

227,603 SF Mixed-Use Business Park Strategically
Positioned within the North I-17 Corridor

Features

AVAILABLE	±1,315 – ±6,655 SF
LEASE RATE	\$12.60 PSF Modified Gross
TYPE	Office
PARKING	Ratio of 3/1,000 SF

Amenities

Contemporary finishes and extensive glass lines

Outstanding visibility

Strong identity with frontage on Dunlap Ave

Superior freeway access to I-17, Loop 101 and SR 51 freeways

2 million SF of retail nearby

Efficient loading areas and drive-up surface parking

Energy efficient exterior/interior lighting

Well maintained with lush landscaping



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■ AVAILABLE ■ OCCUPIED



Availabilities

BUILDING	SUITE	TOTAL SF	ASKING RENT
2440 W Mission Ln	6	1,315 SF	\$12.60
9014 N 23rd Ave	9-10	3,352 SF	\$12.60
2340 W Mission Ln	1-5	6,897 SF	\$12.60
2340 W Mission Ln	6-13	6,655 SF	\$12.60



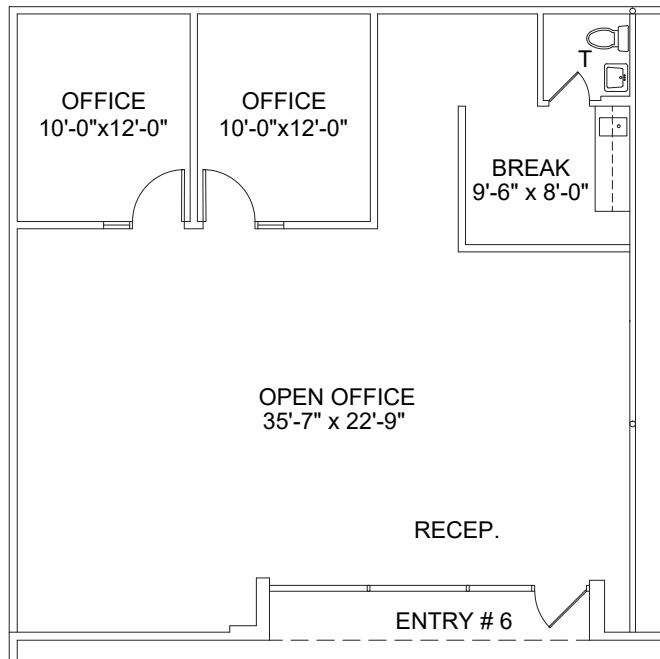
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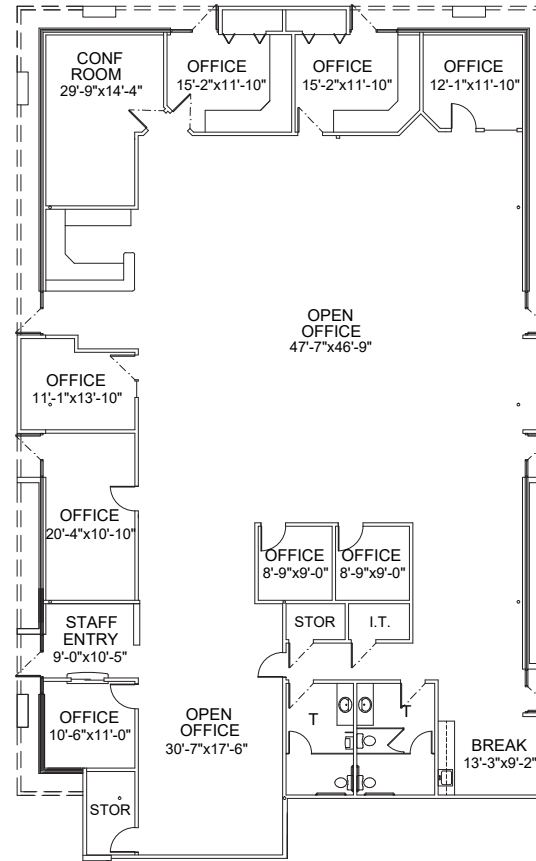


Floor Plans

2440 W MISSION LN, SUITE 6 | ±1,315 TOTAL SF



2340 W MISSION LN, SUITES 6-13 | ±6,665 TOTAL SF



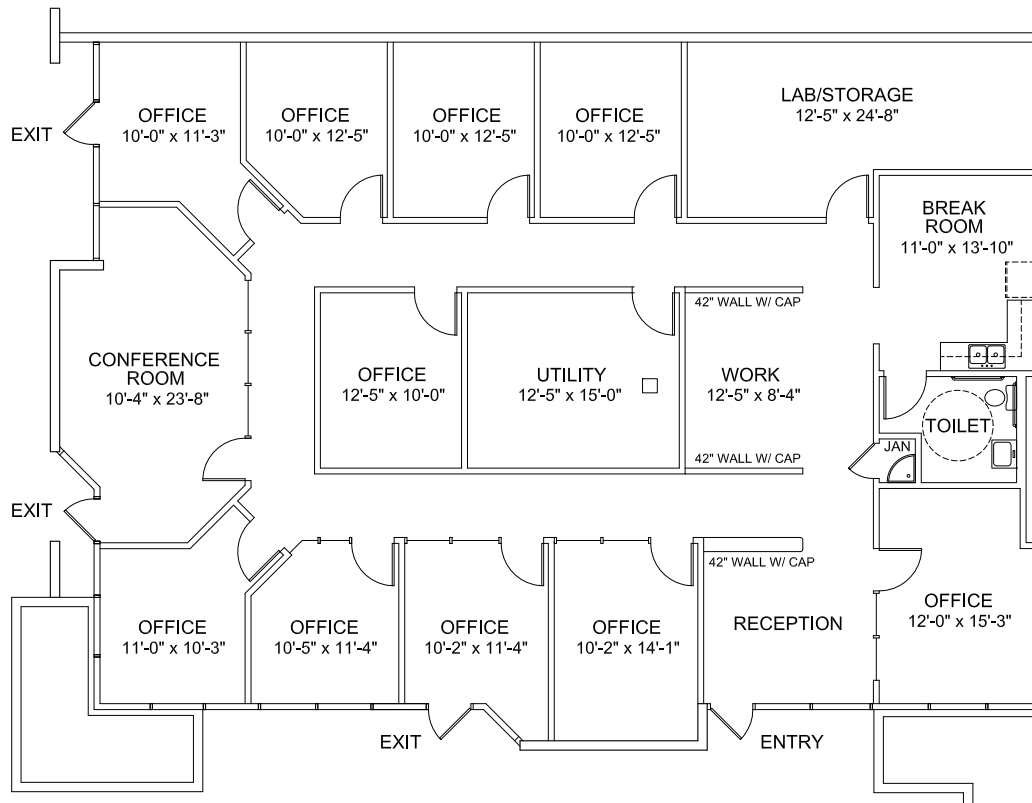
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Floor Plans

9014 N 23RD AVE, SUITES 9-10 | ±3,352 TOTAL SF



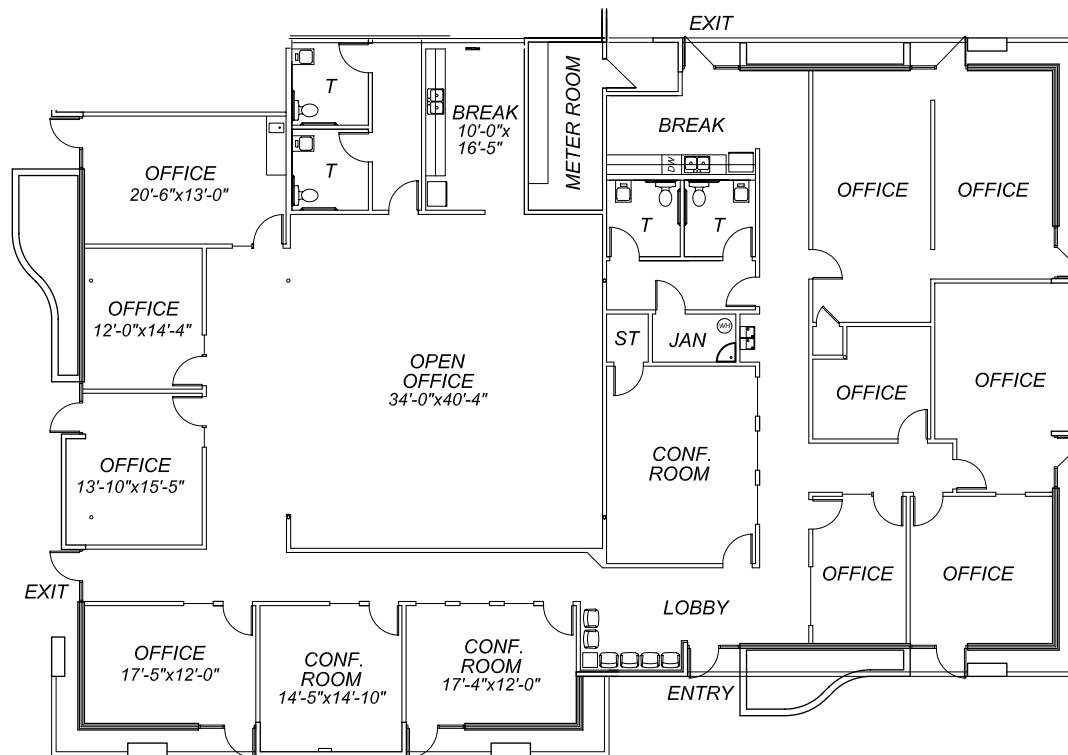
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Floor Plans

2340 W MISSION LN, SUITES 1-5 | ±6,897 TOTAL SF



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