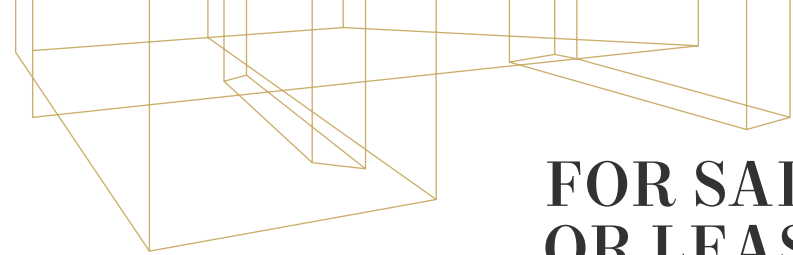




Canyon Trails Professional Center

700-750 N ESTRELLA PKWY | GOODYEAR, AZ



FOR SALE OR LEASE



OFFICE SPACE
AVAILABLE

70K

TOTAL
PROJECT
SIZE



NEAR
HOSPITALS

I-10

EASILY
ACCESSED



POST 2000
CONSTRUCTION

Kidder Mathews

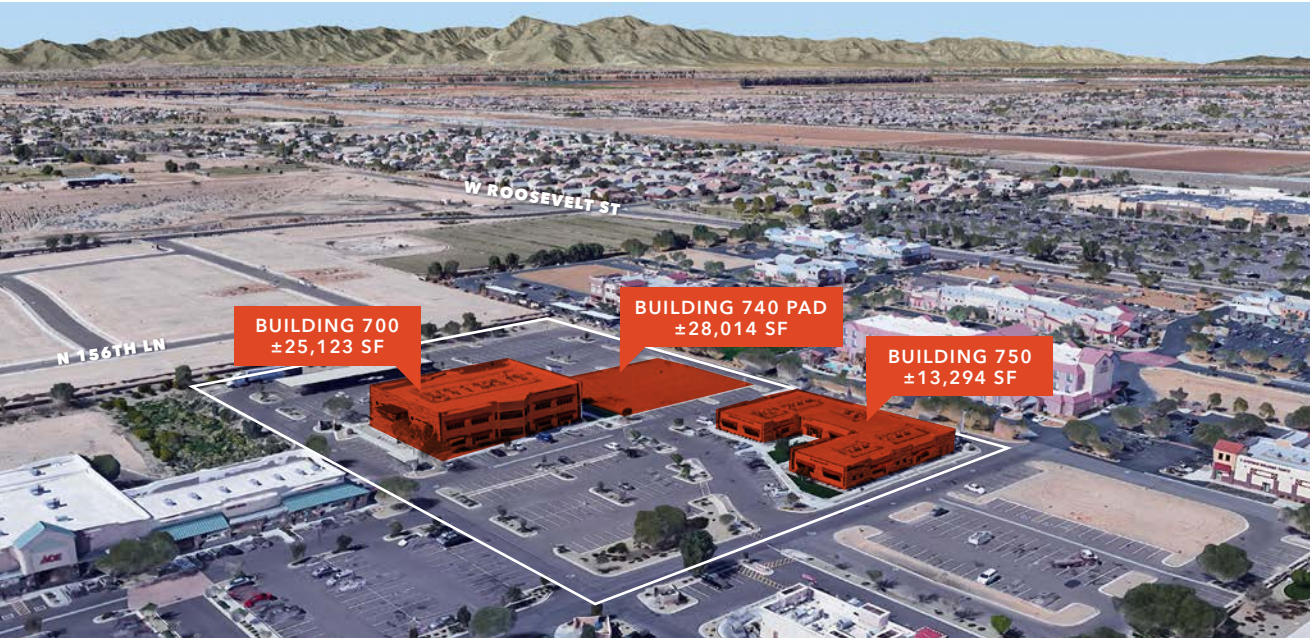
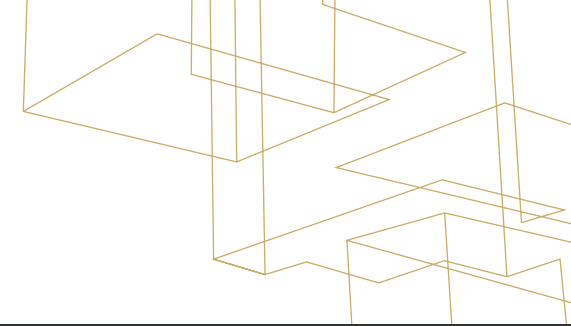
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FOR SALE / LEASE

Canyon Trails Professional Center

700-750 N ESTRELLA PKWY | GOODYEAR, AZ



A ±70,000 SF Medical/
Office Center with Frontage
to Estrella Pkwy

AVAILABLE SUITES

Building 700

SUITE 205	1,253 SF	Spec office
SUITE 225	1,127 SF	Contiguous 2,385 SF
SUITE 230	1,258 SF	Contiguous 2,385 SF



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PROPERTY FEATURES

TOTAL project size of $\pm 70,000$ SF

POST year 2000 construction

AVAILABLE spaces range from $\pm 1,127$ SF - $\pm 2,385$ SF

LESS than one mile to I-10

NEAR West Valley Hospital and Banner Estrella Hospital

NUMEROUS walkable amenities

PARKING ratio of ± 5.6 per 1,000 SF

\$20.00 NNN

SPEC SUITES

\$18.00 NNN

SHELL SUITES

\$115 PSF

SALE SHELL

\$220 PSF

SALE BUILDOUT

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