



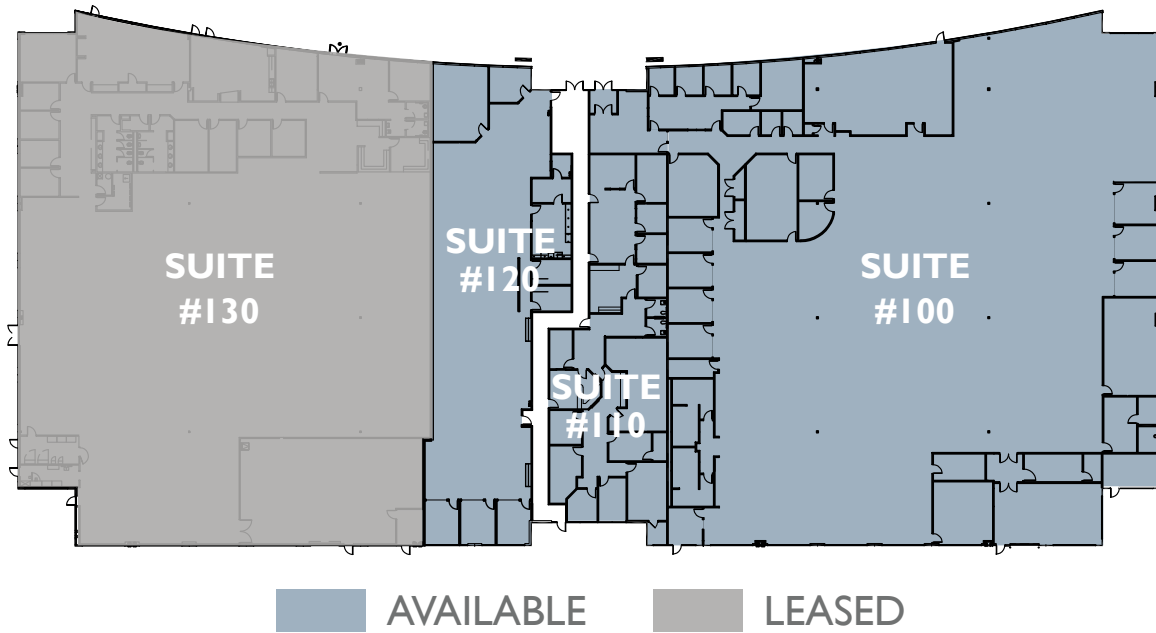
Rose Garden Commerce Center

2411 W Rose Garden, Phoenix, Arizona 85027



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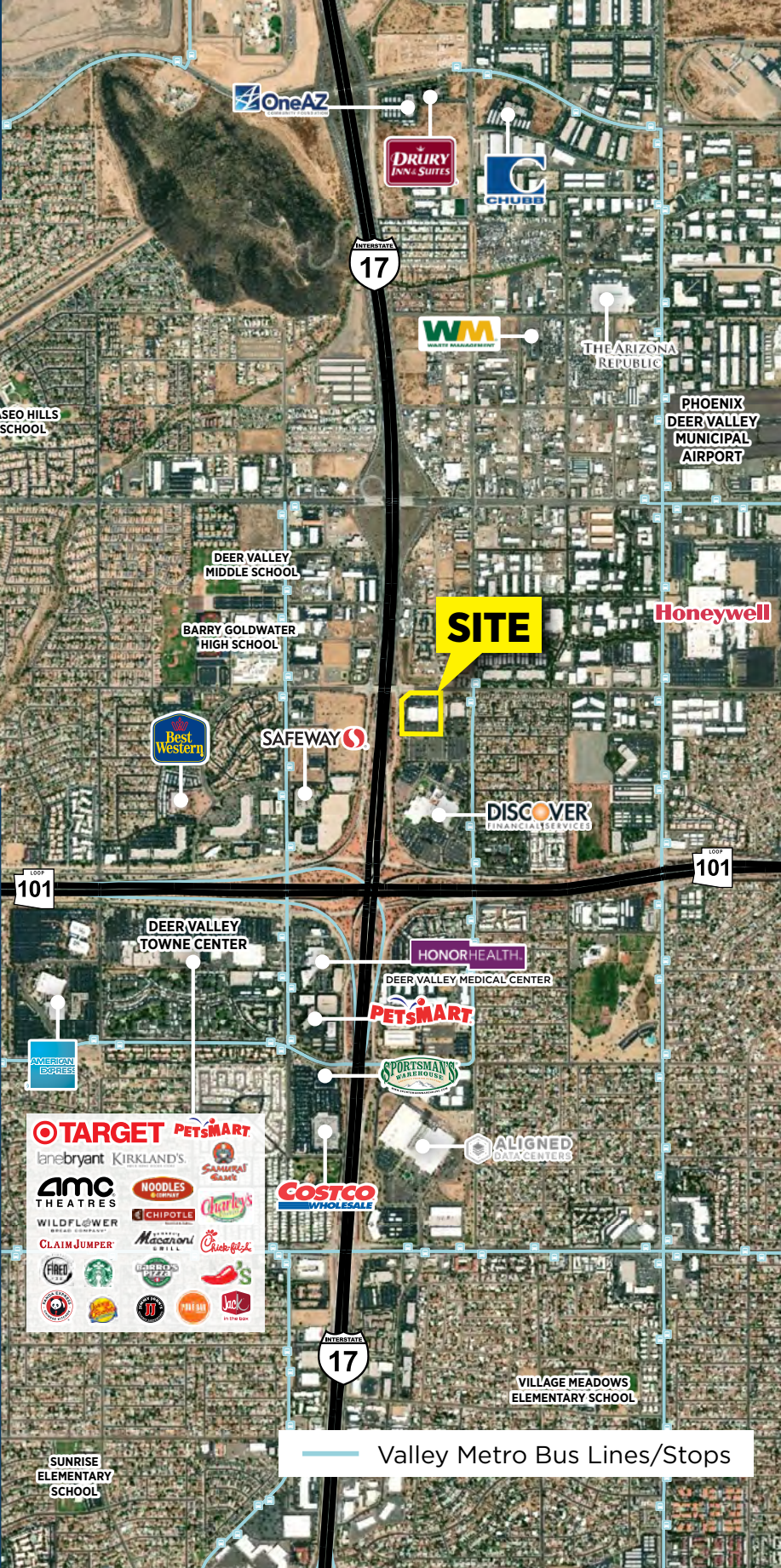
SUITE #	RSF
100	±30,125
110	±4,705
120	±7,405

Building Features

-  ±68,600 SF, single-story office building
-  7/1,000 parking ratio
-  Built in 1998, quality glass and brick exterior
-  12' dropped ceiling, 18' clear height
-  Building and monument signage opportunity
-  Large, efficient, single-floor plate
-  Cox and Century Link with power redundancy
-  Dedicated back-up generator in place, specific to premises
-  Institutional and responsive ownership

The Location

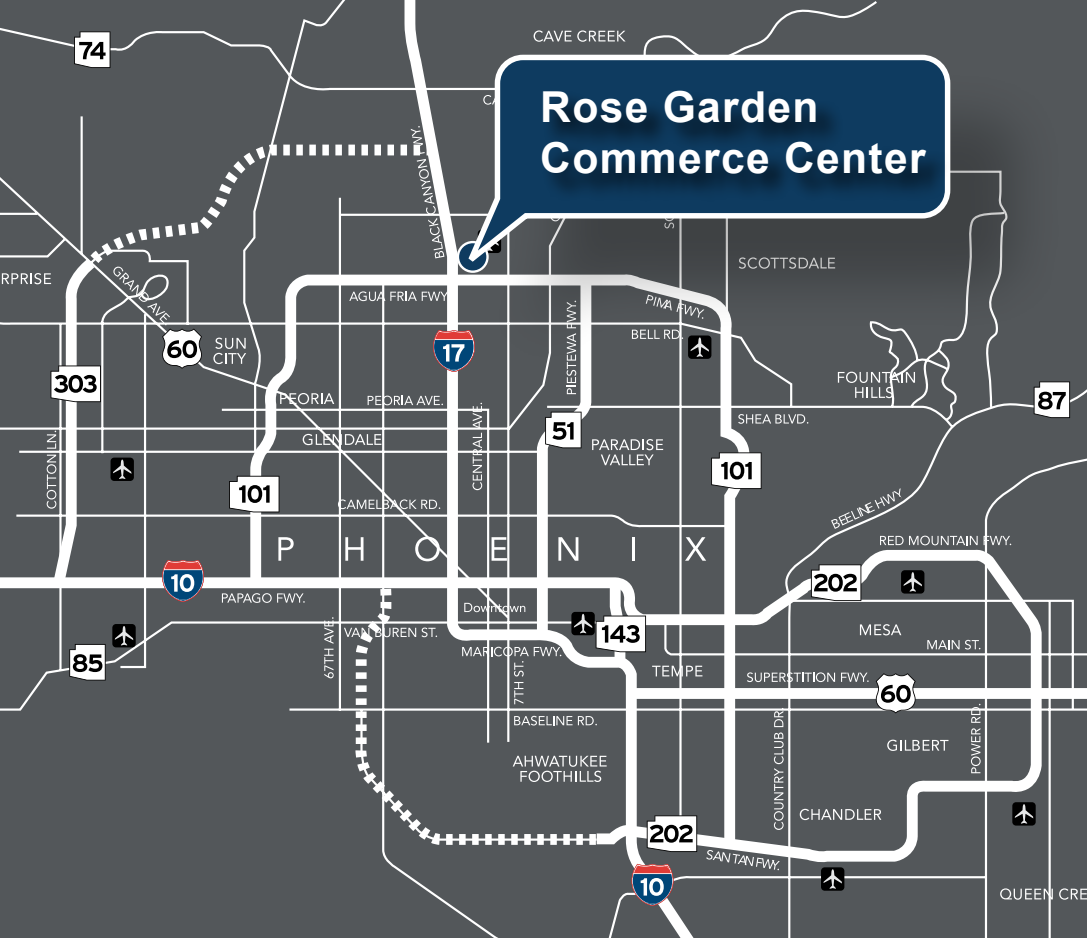
-  Located at the northeast corner of I-17 and Loop 101 on Rose Garden Lane
-  Adjacent to Valley Metro Bus Route 27, stops at 23rd Avenue and Rose Garden Lane
-  Proximity to strong labor force
-  Corporate neighbors include PetSmart HQ, Discover Card, Wells Fargo, Safeway Regional HQ, American Express, Best Western Data Center and others
-  One-half mile to Deer Valley Towne Square with ±350,000 SF of retail amenities, including casual and fine dining
-  2.5 miles to I-17 and Happy Valley Road, featuring over 1,000,000 SF of retail amenities



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