



**AHWATUKEE EXECUTIVE PLAZA**

**11022 S 51ST ST  
PHOENIX, AZ 85044**

Efficient office space 10 minutes from Sky Harbor Airport. The building features southwest character in a great location near numerous restaurant and retail amenities.

- **Convenient access to I-10 & US 60**
- **15 minutes to Downtown Phoenix**
- **10 minutes to Sky Harbor International Airport**
- **Numerous retail and dining amenities within minutes**
- **Large conference room with coffee bar available for tenant use**
- **Located across from the post office**

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<b>PROJECT</b>	Two-Story Office Building
<b>BUILDING SIZE</b>	±15,400 SF
<b>AVAILABILITY</b>	
Suite 100	1,337 RSF
Suite 103	2,227 RSF
Suite 200	2,128 RSF
Suite 205	628 RSF
Suite 250	2,065 RSF
<b>LEASE RATE</b>	\$16.95/RSF, Full Service
<b>ANNUAL INCREASES</b>	\$0.75/RSF
<b>TENANT IMPROVEMENTS</b>	Negotiable
<b>PARKING</b>	4:1,000 SF \$35/Covered, Reserved

## PROPERTY PHOTOS



## FLOOR PLANS



**SUITE 100**

1,337 RSF

## FLOOR PLANS

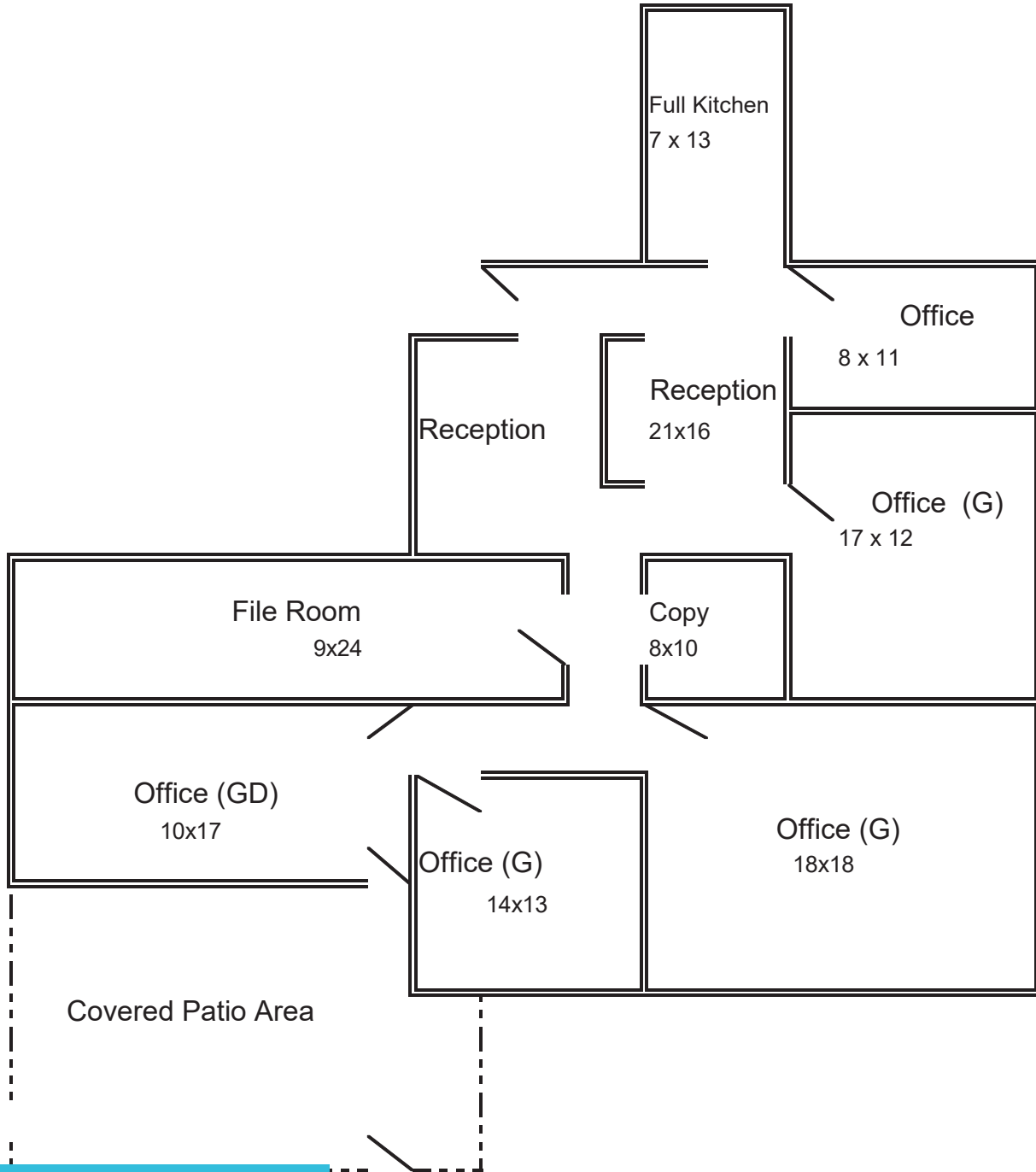


**SUITE 103**

2,227 RSF



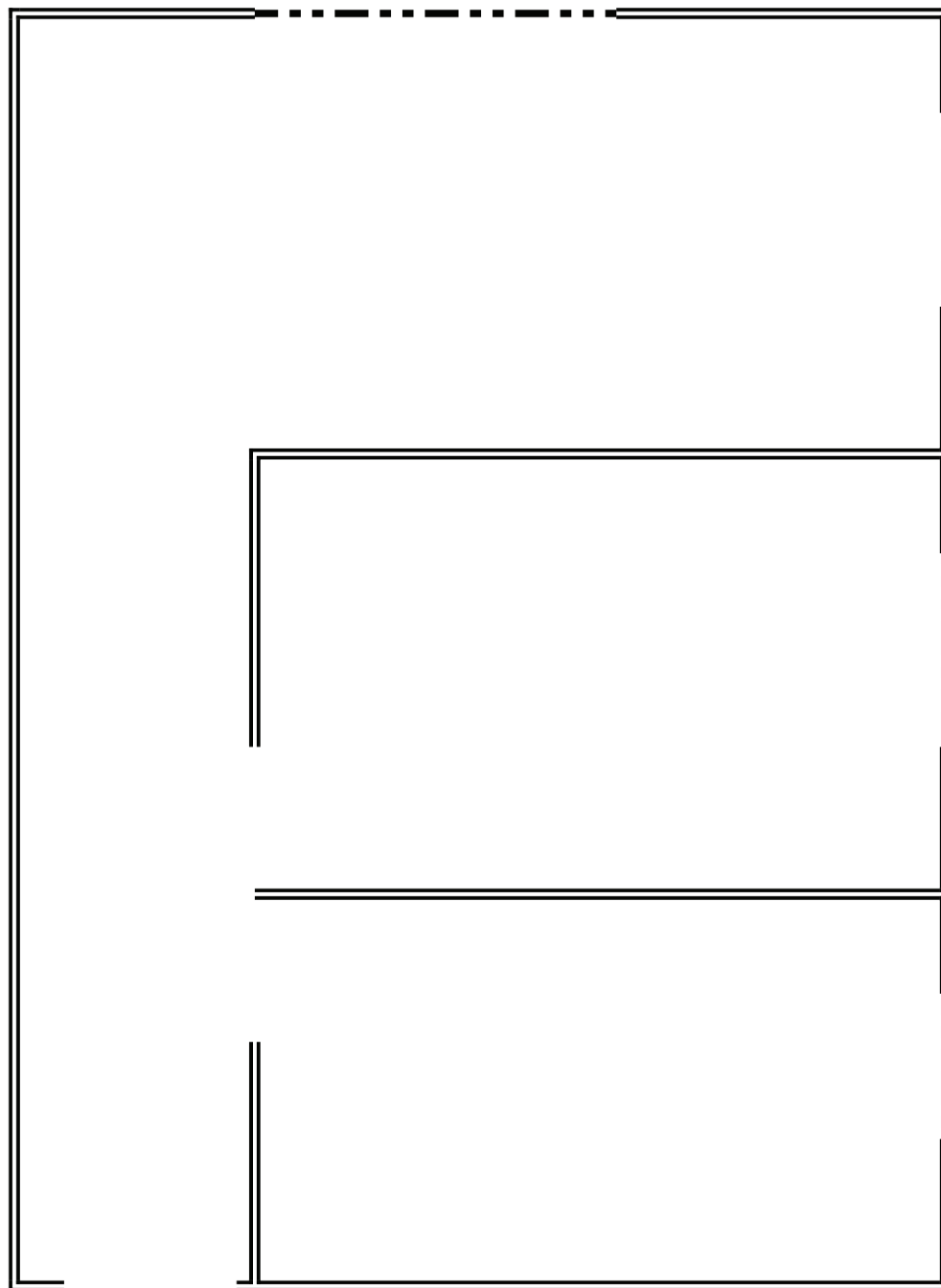
## FLOOR PLANS



**SUITE 200**

2,128 RSF

## FLOOR PLANS



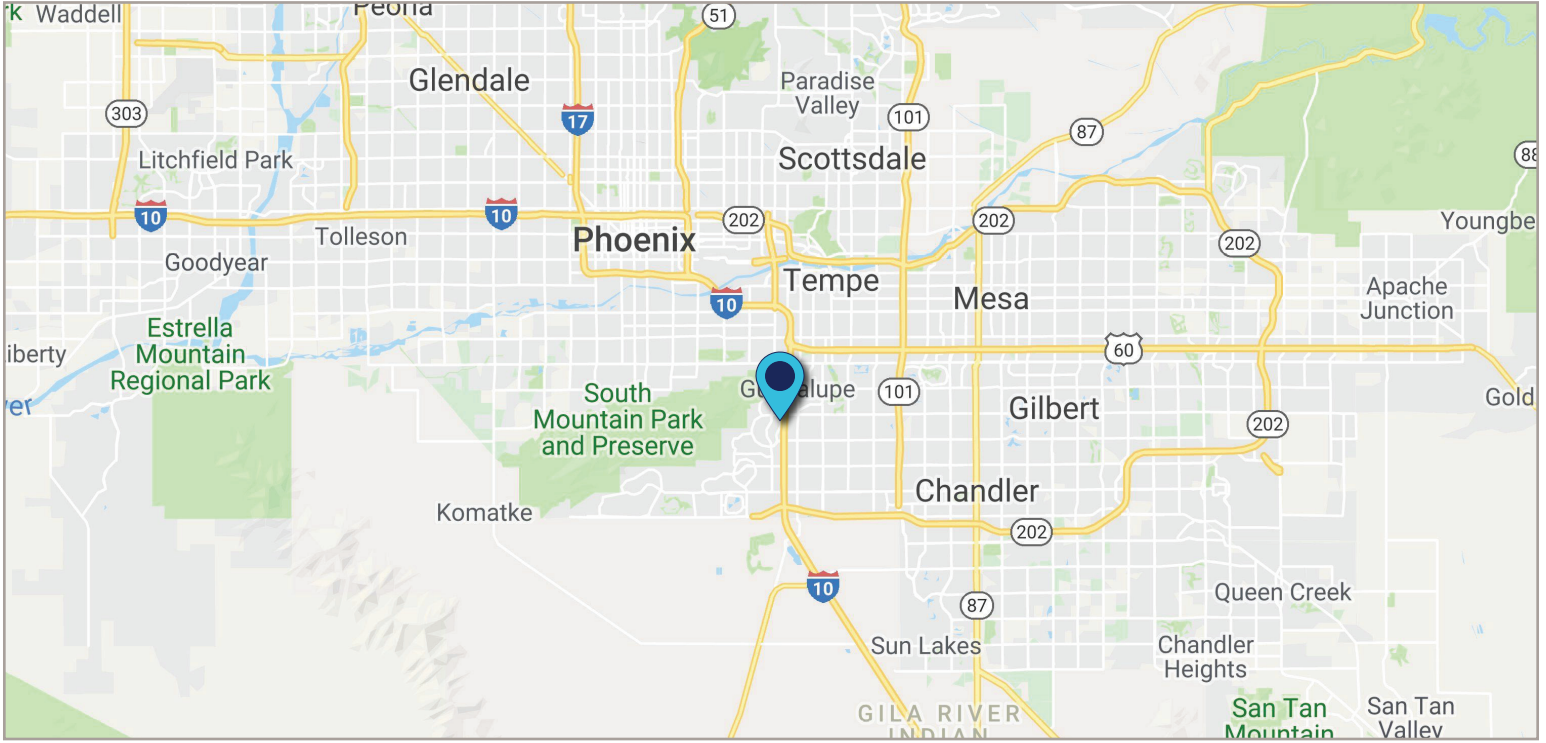
**SUITE 205**

628 RSF





## REGIONAL MAP



## AERIAL

