



Rose Garden BUSINESS PARK



FOR LEASE

1819-20823 W ROSE GARDEN LN, 20801-20823 N 19TH AVE, PHOENIX, AZ 85027

FOR MORE INFORMATION:

Mike Ciosek, SIOR
o. 602.513.5135
mikeciosek@kiddermathews.com

Eric Bell, SIOR
o. 602.513.5151
ebell@kiddermathews.com

Dylan Scott
o. 602.513.5104
dscott@kiddermathews.com

Kidder Mathews
2555 E Camelback Rd, St 100
Phoenix, AZ
www.kiddermathews.com

PROPERTY FEATURES

- » Nine buildings totaling ±157,101 SF (office/industrial)
- » Available suites ranging from ±1,297 to ±5,673 SF ready for immediate occupancy, with various percent office build-outs
- » 18' clear height and 10x10 grade level loading; 2.6:1,000 parking ratio; shared truckwell
- » Frontage on 19th Ave and Rose Garden Ln, in close proximity to the Loop 101 and I-17 Freeways
- » Lease Rates: \$0.85/SF and \$1.00/SF
- » 2017 improvements completed: Roof, landscaping, parking lot, and signage
- » Aggressive ownership



Updated: 03/16/2018

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

km Kidder
Mathews



SITE PLAN

■ AVAILABLE
 ■ OCCUPIED



AVAILABILITIES

INDUSTRIAL/FLEX

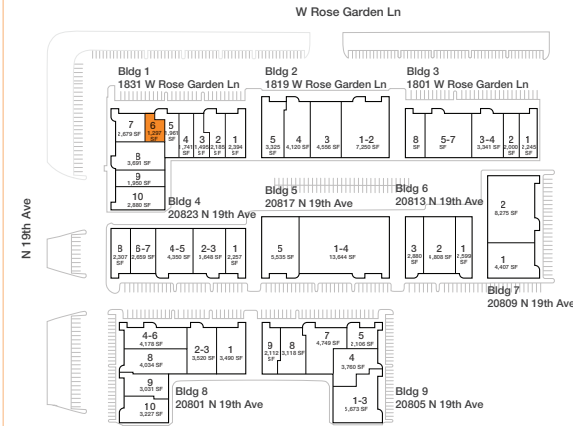
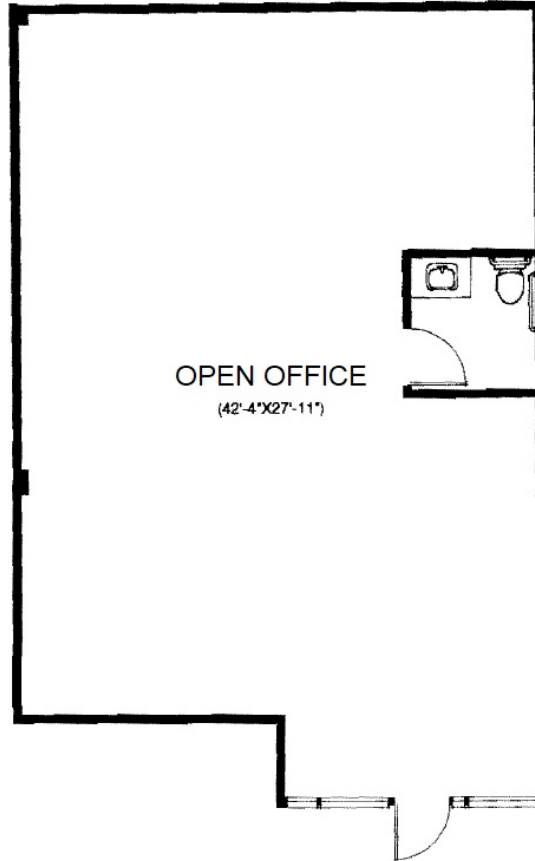
BUILDING	SUITE	TOTAL SF OFFICE SF	LEASE RATE
1831 W Rose Garden Lane	5	±1,961 SF	\$0.95
20813 N 19th Avenue	1	±2,599 SF	\$0.91
20801 N 19th Avenue	8	±4,034 SF	\$0.95
20805 N 19th Avenue	7	±4,749 SF ±2,482 SF	\$0.91

OFFICE

BUILDING	SUITE	OFFICE SF	LEASE RATE
1831 W Rose Garden Lane	6	±1,297 SF	\$1.00
20805 N 19th Avenue	5	±2,106 SF	\$1.00

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 PHOENIX, AZ

TOTAL | ±1,297 SF



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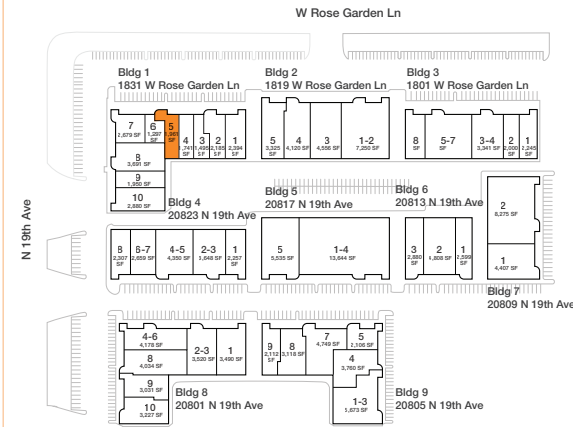
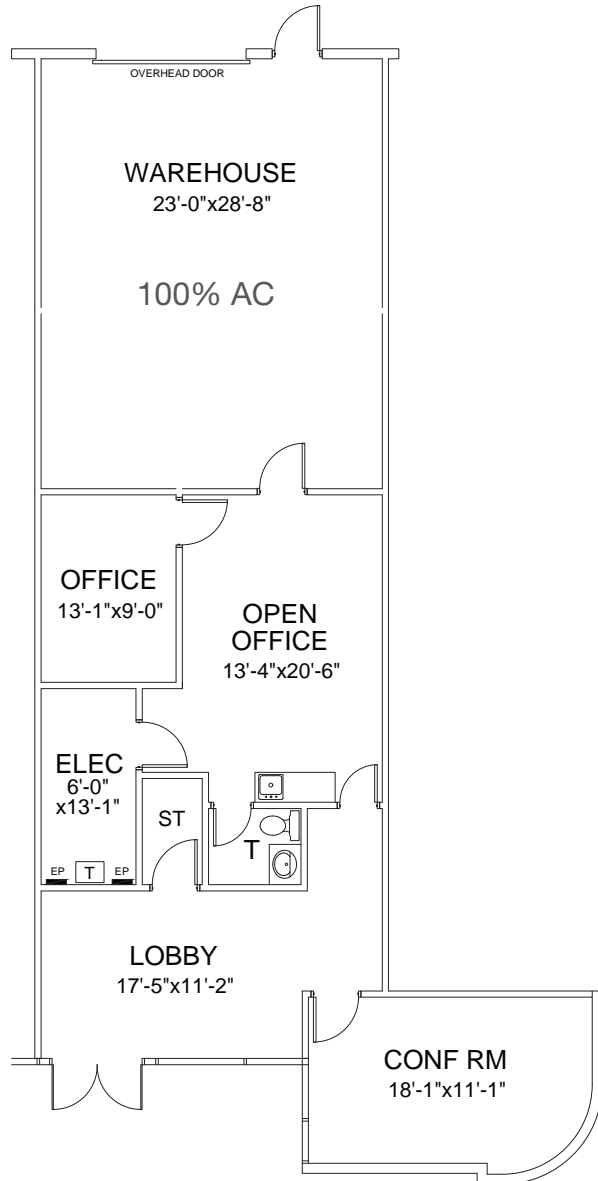
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20805 N 19TH AVE, SUITE 5

TOTAL | ±1,961 SF



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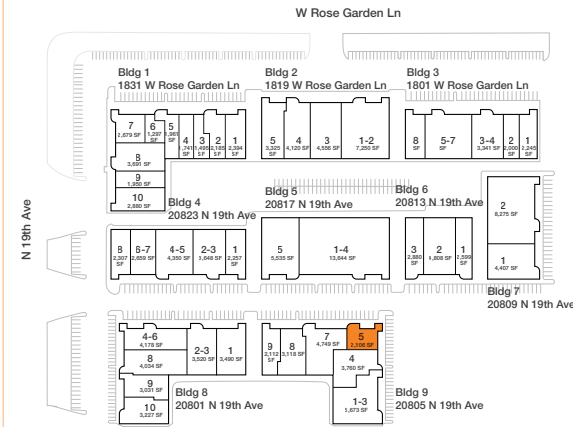
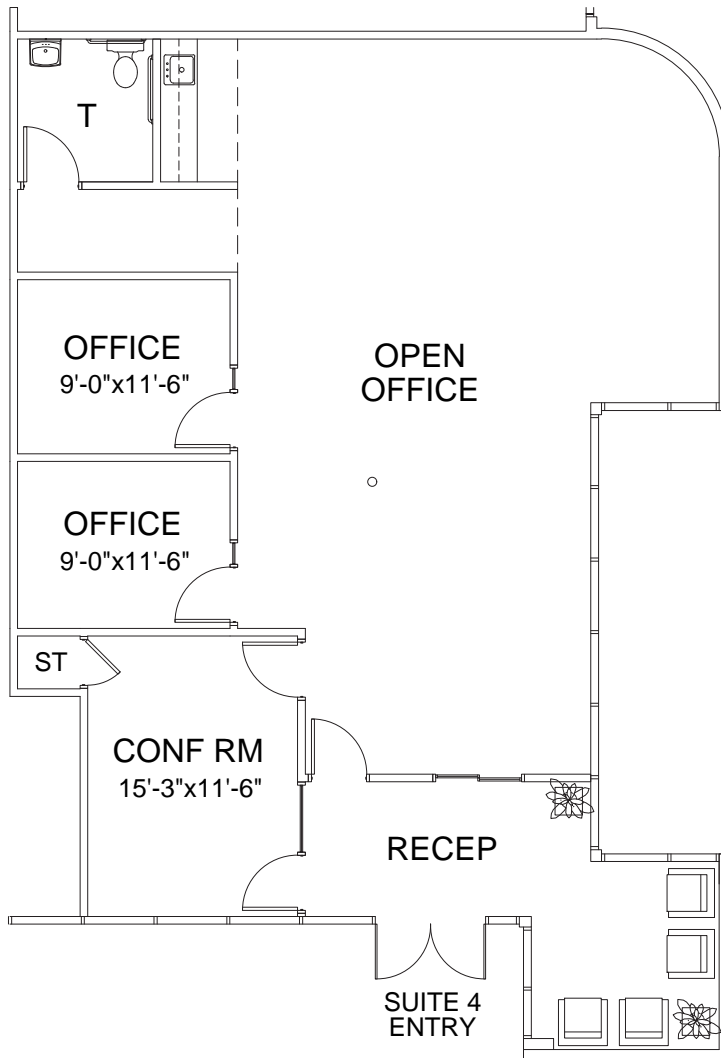
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20805 N 19TH AVE, SUITE 5

TOTAL | ±2,106 SF OFFICE | ±2,106 SF SHELL CONDITION - BUILT TO SUIT OPPORTUNITY



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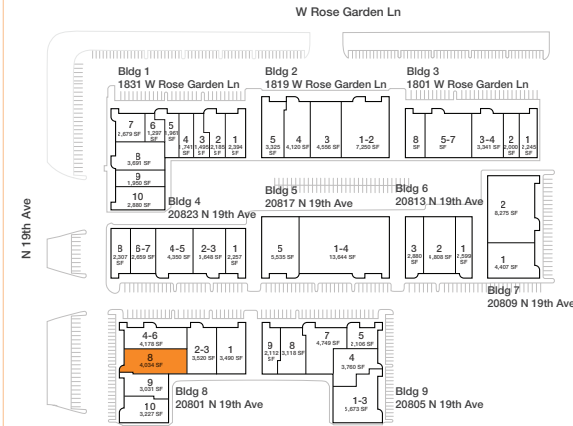
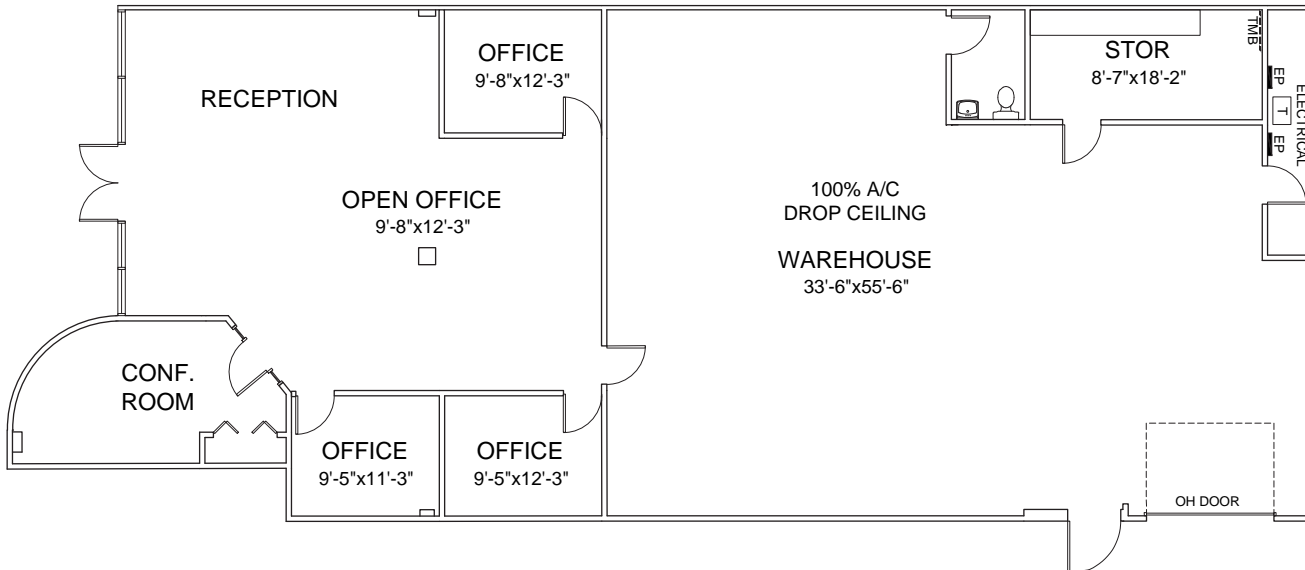
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20805 N 19TH AVE, SUITE 8

TOTAL | ±4,034 SF OFFICE | 40%



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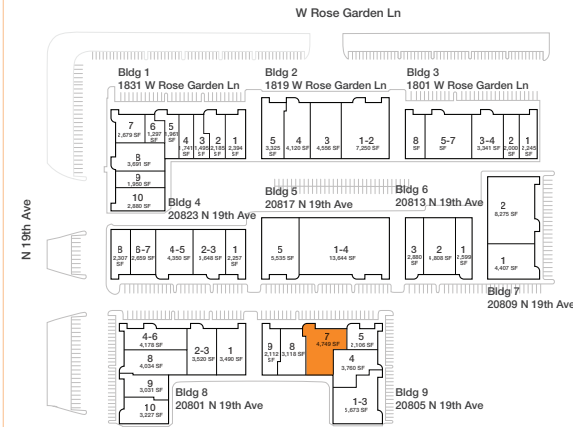
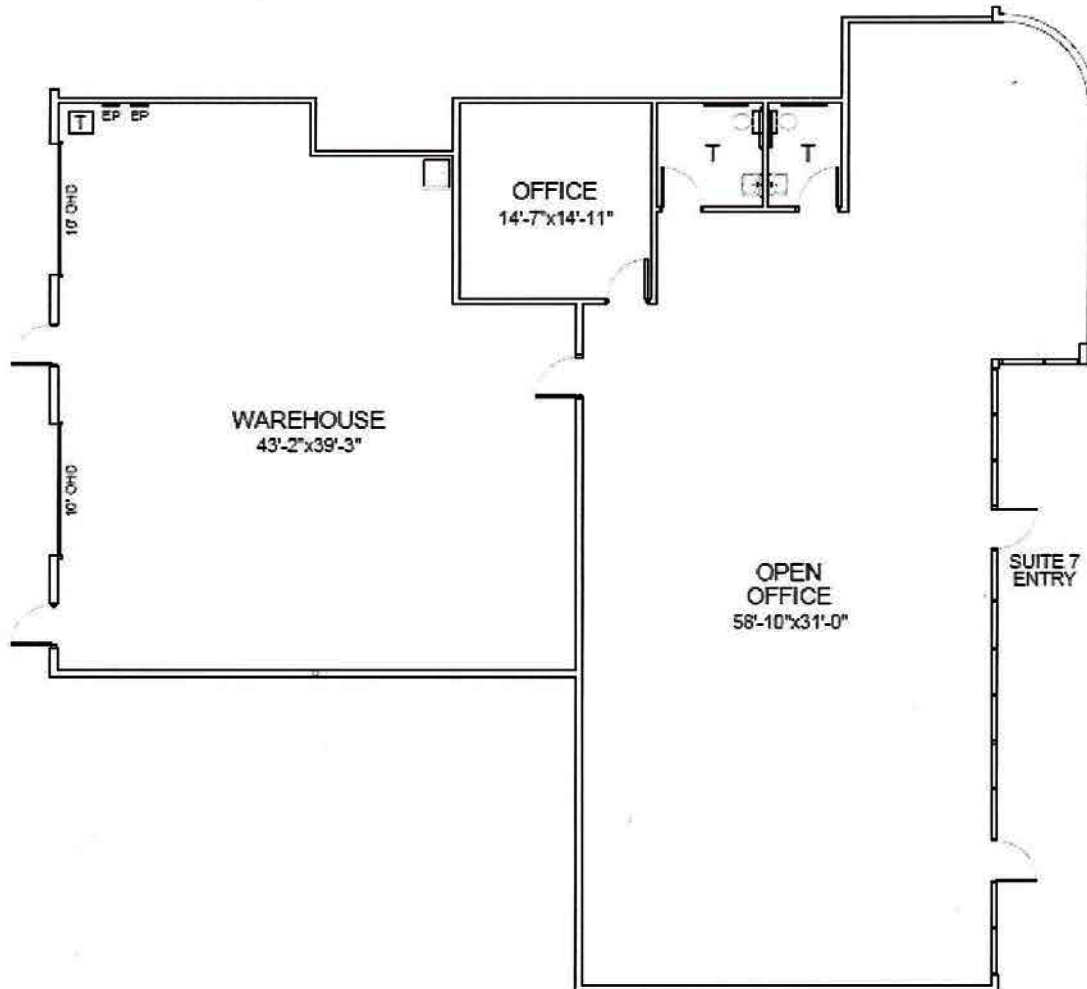
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20805 N 19TH AVE, SUITE 7

TOTAL | ±4,749 SF

OFFICE | ±2,482 SF



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 **Kidder
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AMENITIES AERIAL



NEARBY AMENITIES

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