

# 17/UNION HILLS BUSINESS CENTER

**Available:**

*Suite 110 7,262 SF (August 2019)*



2350 & 2400 West Union Hills Drive, Phoenix, Arizona 85027

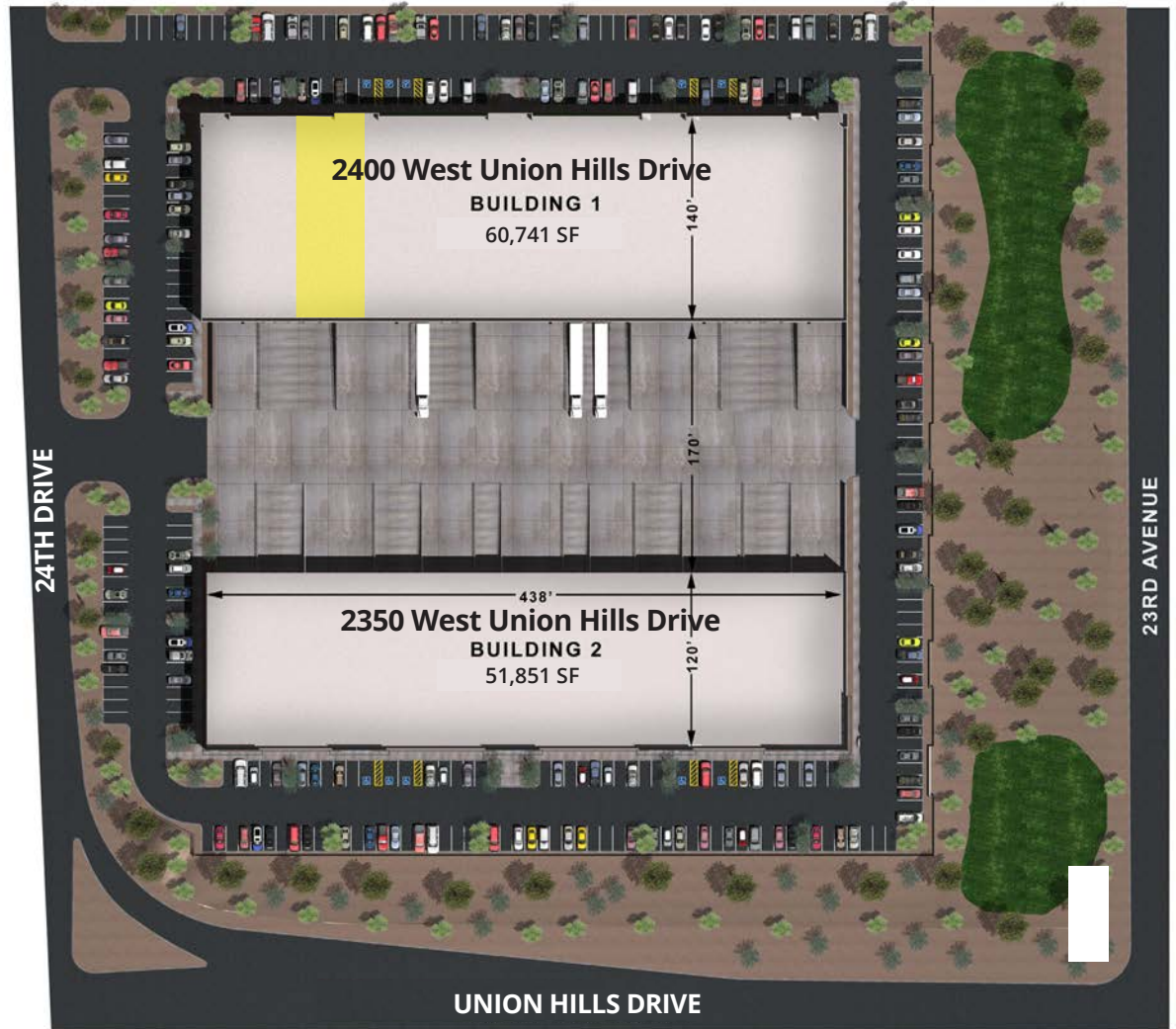
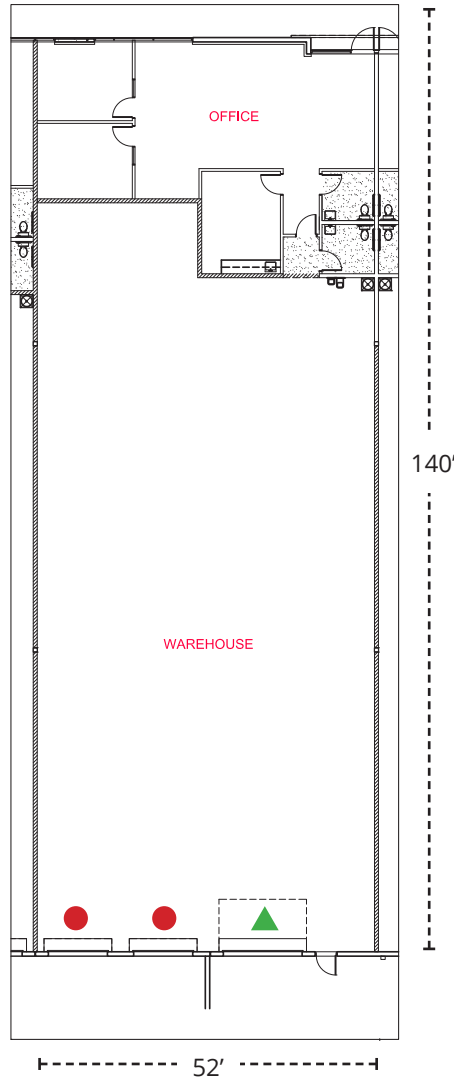
**112,592 SF**  
**2 Building Project**  
**FOR LEASE**



# 2350 & 2400 West Union Hills Drive Phoenix, AZ 85027

## FOR LEASE

SUITE 110  
FLOORPLAN  
7,262 SF



**MATT HOBAICA, SIOR**  
PRINCIPAL  
602.954.3755  
mhobaica@leearizona.com

**JEFF CONRAD, SIOR**  
PRINCIPAL  
602.954.3743  
jconrad@leearizona.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **SUNSTATE BUILDERS**

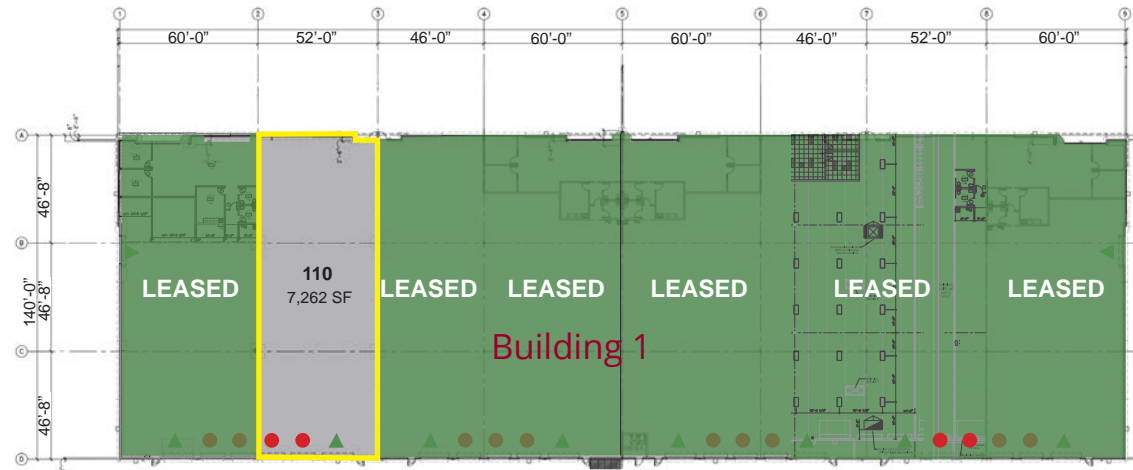
# 2350 & 2400 West Union Hills Drive Phoenix, AZ 85027

## FOR LEASE

### Building 1: 2400 W. Union Hills Drive 60,741 SF (Divisible)

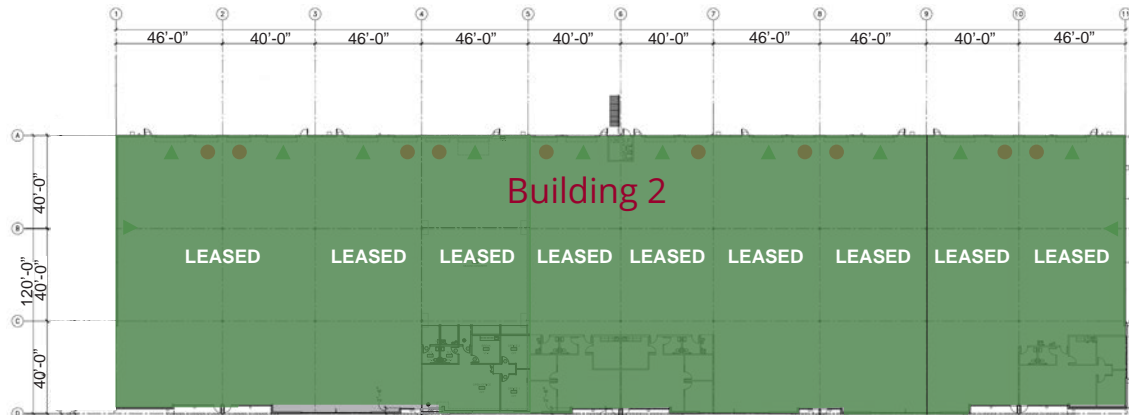
#### AVAILABLE

- Suite 110 - 7,262 SF
- 24' clear height
- 2 - 10' x 10' dock doors
- 1 - 12' x 14' grade level doors
- ESFR fire sprinklers
- 200 amps, 277/480 per bay
- Fenced truck court
- Approx. 1,500 sq. ft. Office
- \$.74 NNN



### Building 2: 2350 W. Union Hills Drive 51,851 SF (Divisible)

- 24' clear height
- 10' x 10' dock doors
- 12' x 14' grade level doors
- 3 spec suites
- ESFR fire sprinklers
- 200 amps, 277/480 per bay
- Space from 4,700 SF
- Fenced truck court



● Truckwell (10' x 10')    ▲ Grade Level (12' x 14')

**MATT HOBAICA, SIOR**  
PRINCIPAL  
602.954.3755  
mhobaica@leearizona.com

**JEFF CONRAD, SIOR**  
PRINCIPAL  
602.954.3743  
jconrad@leearizona.com

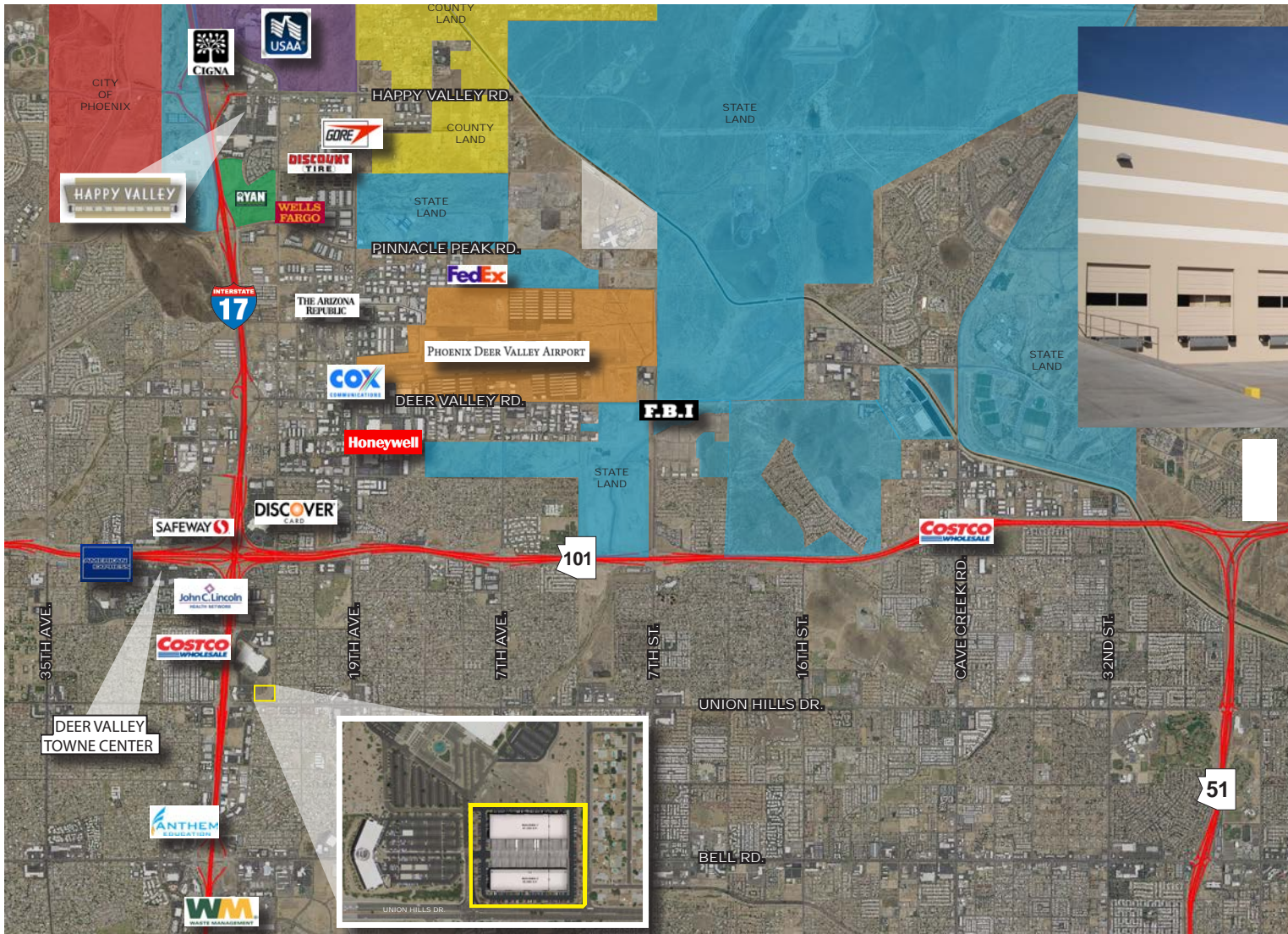
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# 2350 & 2400 West Union Hills Drive Phoenix, AZ 85027

## FOR LEASE



*17/Union Hills  
Business Center  
has Immediate  
proximity  
to the I-17 and  
Loop 101*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MATT HOBAICA, SIOR  
PRINCIPAL  
602.954.3755  
mhobaica@learizona.com

JEFF CONRAD, SIOR  
PRINCIPAL  
602.954.3743  
jconrad@learizona.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

