



Rose Garden

BUSINESS PARK



FOR LEASE

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

FOR MORE INFORMATION:

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

PROPERTY FEATURES

- » Nine buildings totaling $\pm 157,101$ SF (office/industrial)
- » Available suites ranging from $\pm 1,950$ to $\pm 5,673$ 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 Rate: \$0.87/SF
- » Planned Improvements: Roof, landscaping, parking lot, and signage
- » Aggressive ownership
- » Renovations underway



Updated: 11/21/2016

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

BUILDING	SUITE	TOTAL SF OFFICE SF	LEASE RATE
20805 N 19th Avenue	5	±2,182 SF ±2,182 SF	\$1.15
20823 N 19th Avenue	6-7	±2,659 SF ±1,329 SF	\$0.87
1831 W Rose Garden Lane	7	±2,679 SF ±2,679 SF	\$1.15
20801 N 19th Avenue	4-6	±4,179 SF ±4,179 SF	\$0.87
20805 N 19th Avenue	1-3	±5,673 SF ±1,546 SF	\$0.87

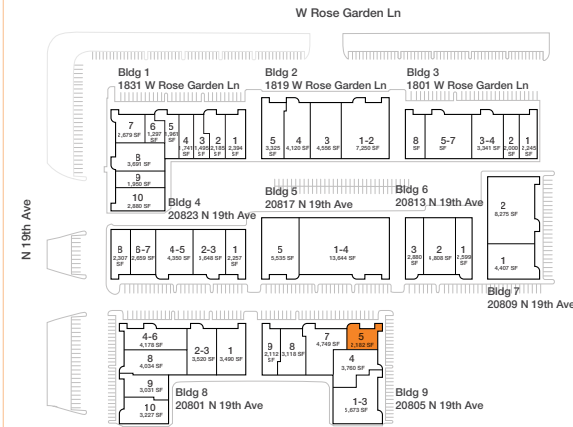
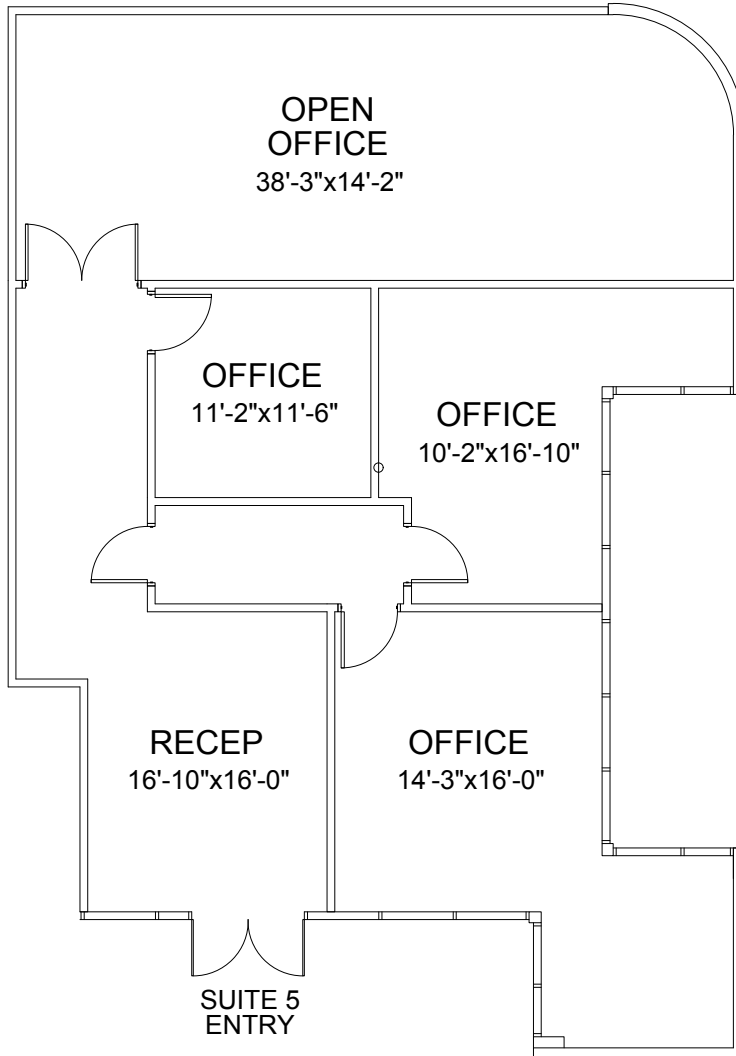
ROSE GARDEN BUSINESS PARK
 1819-20823 W ROSE GARDEN LN
 20801-20823 N 19TH AVE
 PHOENIX, AZ

20805 N 19TH AVE, SUITE 5

TOTAL | ±2,182 SF

OFFICE | ±2,182 SF

WAREHOUSE | 0 SF



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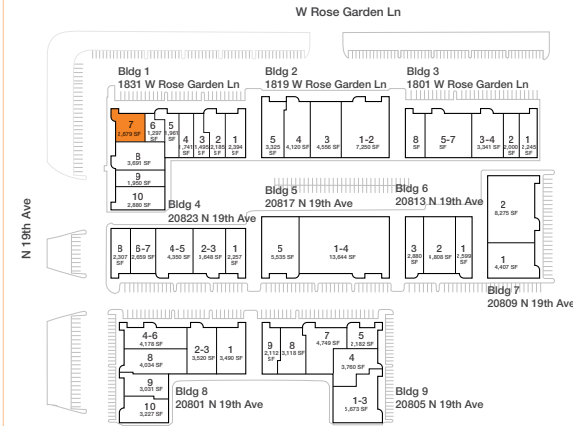
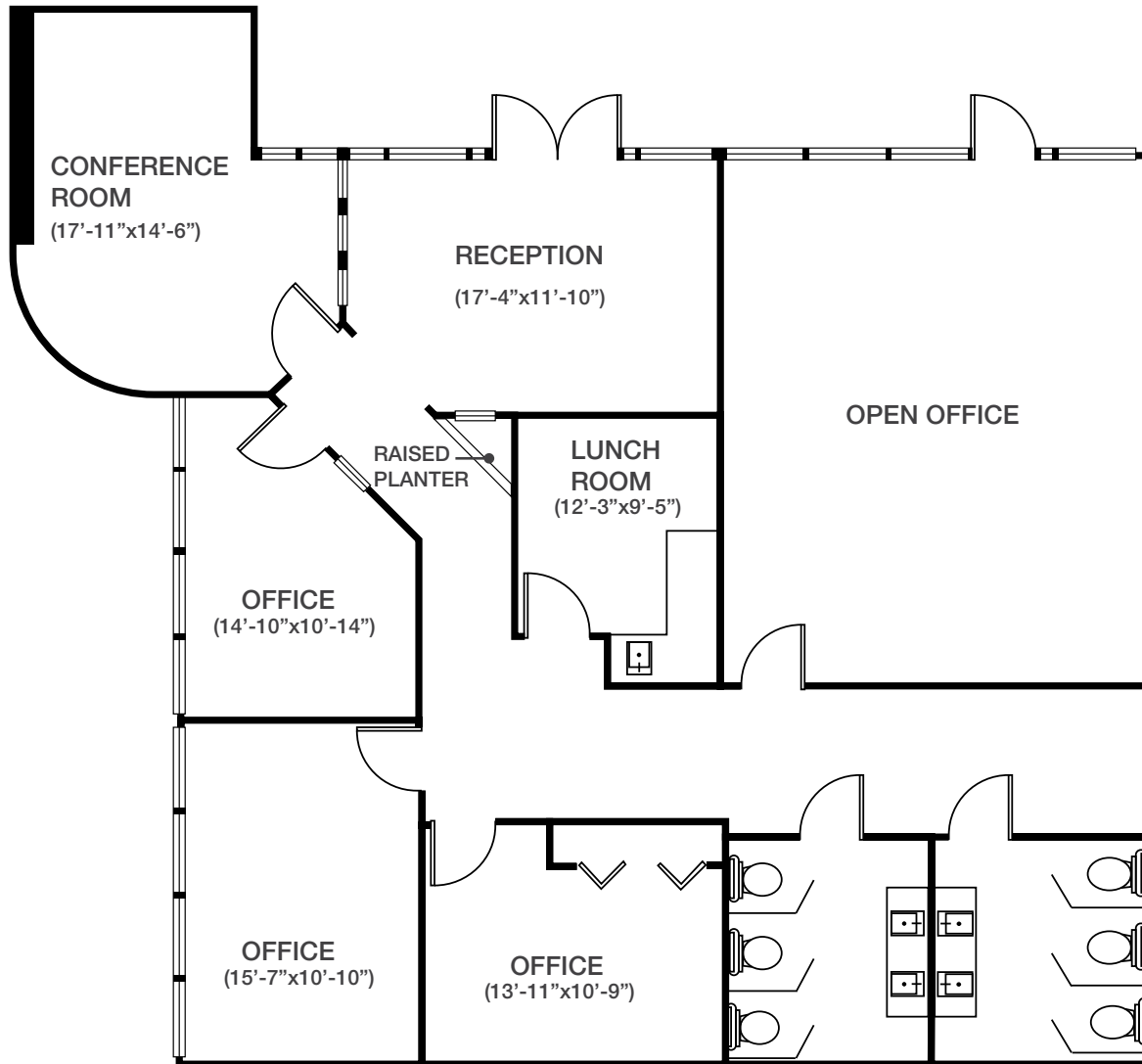
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1831 W ROSE GARDEN LN, SUITE 7

TOTAL | ±2,679 SF OFFICE | ±2,679 SF WAREHOUSE | 0 SF



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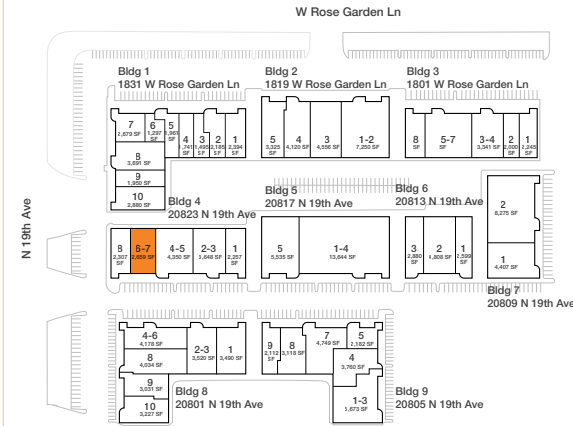
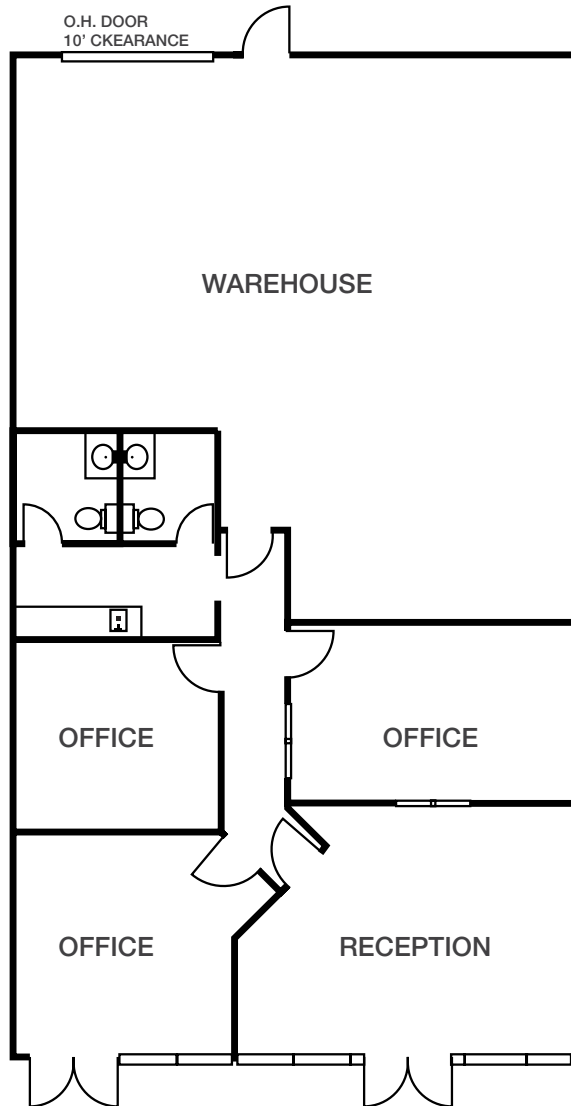
ROSE GARDEN BUSINESS PARK
1819-20823 W ROSE GARDEN LN
20801-20823 N 19TH AVE
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20823 N 19TH AVE, SUITES 6-7

TOTAL | ±2,659 SF

OFFICE | ±1,329 SF

WAREHOUSE | ±1,330 SF



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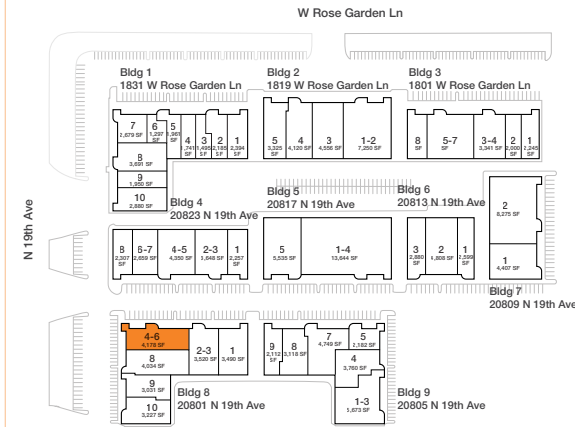
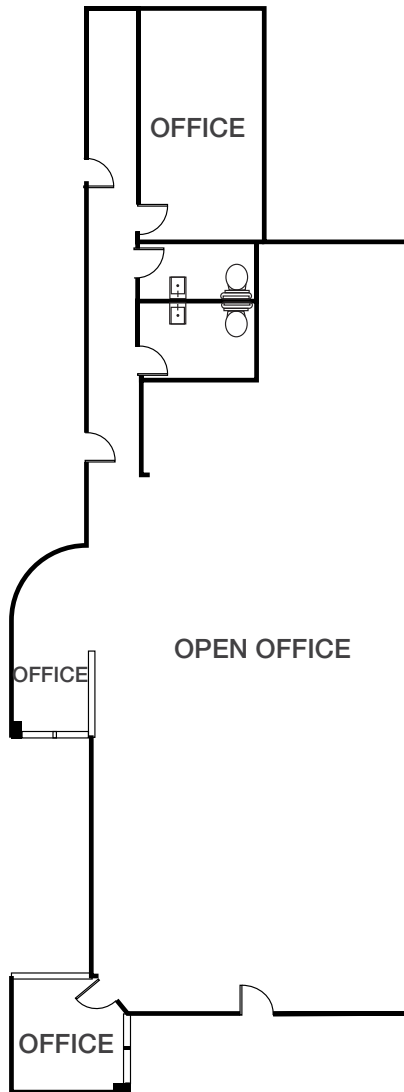
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20801 N 19TH AVE, SUITES 4-6

TOTAL | ±4,179 SF

OFFICE | ±4,179 SF

WAREHOUSE | 0 SF



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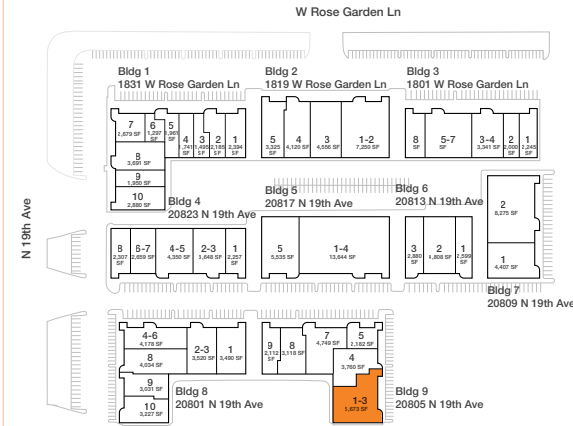
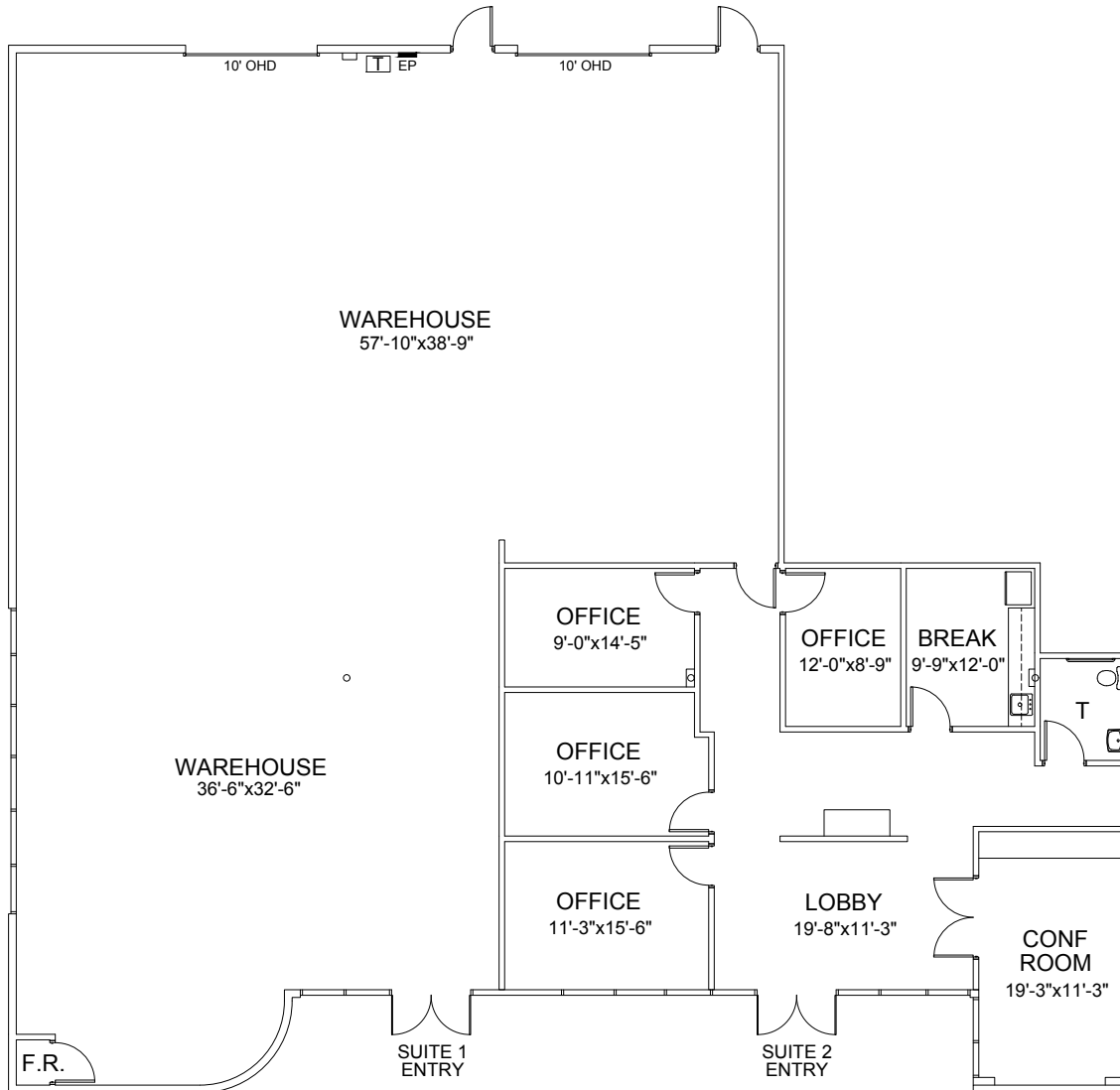
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20805 N 19TH AVE, SUITE 1-3

TOTAL | ±5,673 SF OFFICE | ±1,546 SF WAREHOUSE | ±4,127 SF



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AMENITIES AERIAL



NEARBY AMENITIES

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