



# 2341 WEST ROYAL PALM ROAD

Phoenix, Arizona

## SPECIFICATIONS - FOR SALE OR LEASE

PROJECT DESCRIPTION:	Freestanding Office Building For Sale or Lease
TOTAL BUILDING SIZE:	±24,568 rentable square feet
TOTAL AVAILABLE:	±24,568 rentable square feet
STARTING LEASE RATE:	\$10.00 per rentable square foot NNN
SALES PRICE:	\$100.00 per square foot
YEAR BUILT:	1988
TENANT IMPROVEMENTS:	Negotiable
LOAD FACTOR:	None
PARKING:	3.50:1,000 SF 86 total spaces; 22 of which are covered Free street parking available

## PROJECT COMMENTS

- Existing operation center.
- Ideal location with immediate access to Interstate 17 and Loop 101 freeways.
- Abundance of retail near Interstate 17 and Northern Avenue, including Albertsons, Walgreens, LA Fitness, Sprouts, banks, restaurants and other retail.
- Project is located in an established market.
- Central access to a large, diverse labor base within the Metrocenter office market area.

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