

## TEMPE DESIGN CENTER

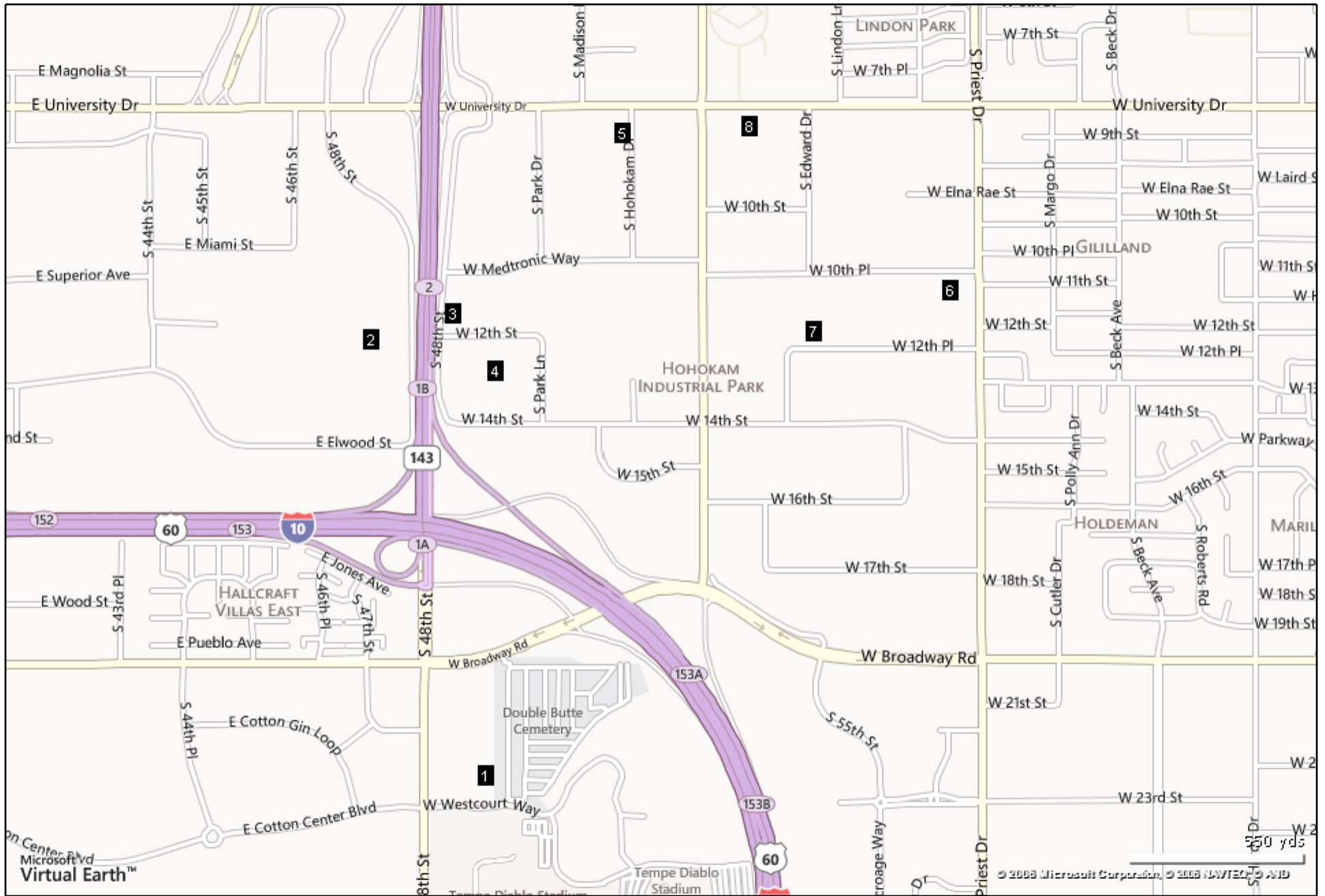
**Prepared By:**

Matt Fredrick, Principal  
**Lee & Associates Arizona**  
 3200 E. Camelback Rd., Ste. 100  
 Phoenix, AZ 85018

**Prepared For:**

Gina Palumbo Polewaczyk  
**Communication Technology Services**

#	Address	Total Sq. Ft.	Office	Ware-house	Rent	CAM	Total	Monthly Rent	Roll-up door	Dock	Lease Type	Comments
1	2223 S 48th St., Bldg. 5	3,600	1,080	2,520	\$0.59	Base year	\$0.59	\$2,124.00	2	x	Gross	Reception, 3 offices, 2 restrooms and open bullpen or conference area. Two grade level doors.
2	3416 S 48th St., Bldg. B	4,701	2,200	2,501	\$0.62	Base year	\$0.62	\$2,914.62	2	Common	Gross	Reception, 3 offices, break room and 2 restrooms.
3	1135 S 48th St, Bldg. 17	4,524	1,357	3,167	\$0.59	Base year	\$0.59	\$2,669.16	2	1	Gross	Reception, 3 offices, break room, conference room. Warehouse - AC & Drop Ceiling. <b>Warehouse too big for our needs?</b> Offer pending.
4	2445 W 12th St., Bldg. 10	3,150	1,575	1,575	\$0.55	Base year	\$0.55	\$1,732.50	1	x	Gross	Reception, 4 offices, break room & conference room.
5	2245 W University Dr., Suite 5	3,014	1,507	1,507	\$0.59	Base year	\$0.59	\$1,778.26	1	x	Gross	
6	1403 W 10th Pl., Bldg. B., Suite B-110	3,062	1,500	1,562	\$0.55	Base year	\$0.59	\$1,684.10	1	x	Gross	5 offices, conference room
6	1403 W 10th Pl., Bldg. B., Suite B-111	3,577	1,788	1,789	\$0.49	Base year	\$0.49	\$1,752.73	1	x	Gross	1 office, break room, bullpen, conference room. AC in warehouse.
7	1602-1638 12th Pl., Suite 1614	4,881	1,000	3,881	\$0.69	Base year	\$0.69	\$3,367.89	1	1	Gross	Reception, 2 offices and small break area.
7	1602-1638 12th Pl., Suite 1626	4,881	1,761	3,120	\$0.69	Base year	\$0.69	\$3,367.89	1	1	Gross	Reception, 3 offices, conference room, break room. <b>Warehouse too big for our needs?</b>
8	1755 W University Dr., Bldg. E	3,000	1,500	1,500	\$0.90	Base year	\$0.90	\$2,700.00	1	x	Gross	Two offices, large open bullpen or showroom. 50% office.



SKY HARBOR  
INTERNATIONAL  
AIRPORT  
(PHX)

143

202

PRIEST DR.

52ND ST.

UNIVERSITY DR.

INTERSTATE  
10

2

3

4

5

8

7

6

32ND ST.

BROADWAY RD.

40TH ST.

48TH ST.

1

**MATT FREDRICK**  
PRINCIPAL  
(602) 912-3532



COMMERCIAL REAL ESTATE SERVICES  
3200 E. CAMELBACK RD., SUITE #100  
PHOENIX, ARIZONA 85018  
(602) 956-7777  
LEEARIZONA.COM

SEPTEMBER 2013



Location: Bldg 5 - Phase I  
 SEC of 48th & Broadway Rd  
 Southeast Ind Cluster  
 Tempe Southwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85282

Management: Reliance Management  
 Recorded Owner: Presson Advisory, LLC

Ceiling Height: 14'0"  
 Column Spacing: -  
 Drive Ins: 1  
 Loading Docks: None  
 Power: 200a/110-220v 3p

For Sale: Not For Sale  
 Expenses: 2012 Tax @ \$4.85/sf  
 Parcel Number: 123-31-001E  
 Parking: Free Surface Spaces

Building Type: Class C Warehouse

Status: Built 1966  
 Tenancy: Multiple Tenant

Land Area: 0.50 AC  
 Stories: 1  
 RBA: 16,200 SF

Total Avail: 5,401 SF  
 % Leased: 66.7%

Crane: -  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: Masonry  
 Utilities: Sewer - City, Water - City

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite A-B	3,600	3,600	\$0.59/ig	Vacant	Negotiable	Direct

Num of Grade Level: 2 / Clear Height: 11' / Percent Office: 30.00%

**Building Notes**

Prime Tempe Location  
 Individual Suite Identification  
 Ample Parking  
 Grade Level Loading



Mature Landscaping  
Many Restaurants and Hotels Nearby  
Excellent Exposure on Broadway &  
48th Street  
Outstanding Freeway Access

# BUTTES BUSINESS CENTER

2105-2231 S. 48TH STREET TEMPE, ARIZONA

FOR LEASE



## FEATURES:

- Prime Tempe Location
- Individual Suite Identification
- Ample Parking
- Grade Level Loading
- Mature Landscaping
- Many Restaurants and Hotels Nearby
- Excellent Exposure on Broadway & 48th Street
- Outstanding Freeway Access



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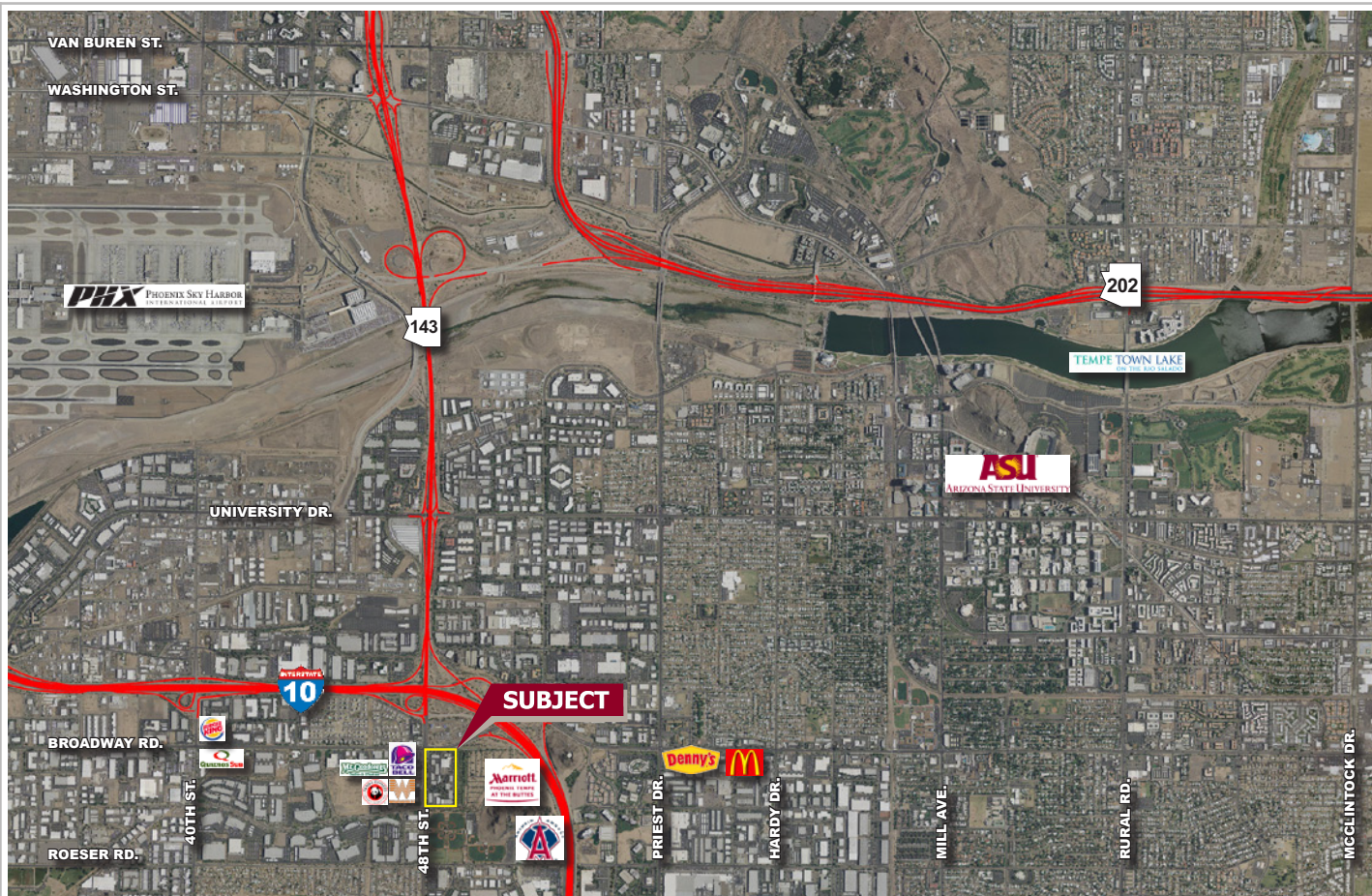
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mmcdougall@learizona.com

# BUTTES BUSINESS CENTER

## 2105-2231 S. 48TH STREET

TEMPE, ARIZONA

FOR LEASE



### RELIANCE ADVANTAGE

- Stable and flexible property owner in Phoenix/Tucson metro, since 1992, with 85 office and industrial buildings totaling over 8.9 million square feet.
- Local Ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery
- Efficient lease negotiation process



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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Location: Bldg B  
 Airport Ind Cluster  
 North Airport Ind Submarket  
 Maricopa County  
 Phoenix, AZ 85040

Building Type: Class B Warehouse  
 Status: Built 1981  
 Tenancy: Multiple Tenant

Management: Victoria Properties Management, LLC  
 Recorded Owner: K2H Hohokam LLC

Land Area: 1.40 AC  
 Stories: 1  
 RBA: 22,565 SF

Total Avail: 8,239 SF  
 % Leased: 63.5%

Ceiling Height: 16'0"  
 Column Spacing: -  
 Drive Ins: 10 - 8'0" w x 12'0" h  
 Loading Docks: None  
 Power: 400a/120-208v 3p

Crane: None  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: Reinforced Concrete  
 Utilities: Heating

For Sale: Not For Sale  
 Expenses: 2012 Tax @ \$2.68/sf  
 Parcel Number: 124-53-001D, 124-53-024  
 Parking: 75 free Surface Spaces are available; Ratio of 3.50/1,000 SF  
 Amenities: Signage

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 210/211	4,701	4,701	\$0.57-\$0.62/ig	Vacant	Negotiable	Direct

• Air conditioned warehouse available • Fully sprinklered • 16' warehouse clear height

**Building Notes**

12/30/98: Part of an Industrial Portfolio that was sold for \$76 million by The RREEF Funds to Pacific Gulf Coast Properties.



# HOHOKAM 10 WEST PARK

3414-3418 S, 48TH STREET, PHOENIX, ARIZONA  
17,576 SF OF AVAILABLE SPACE

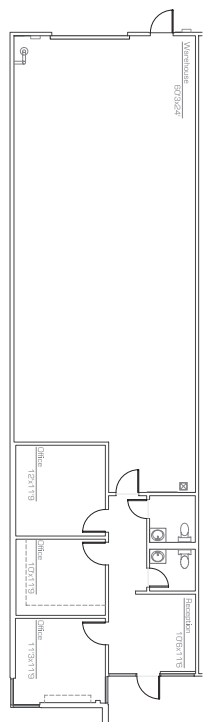
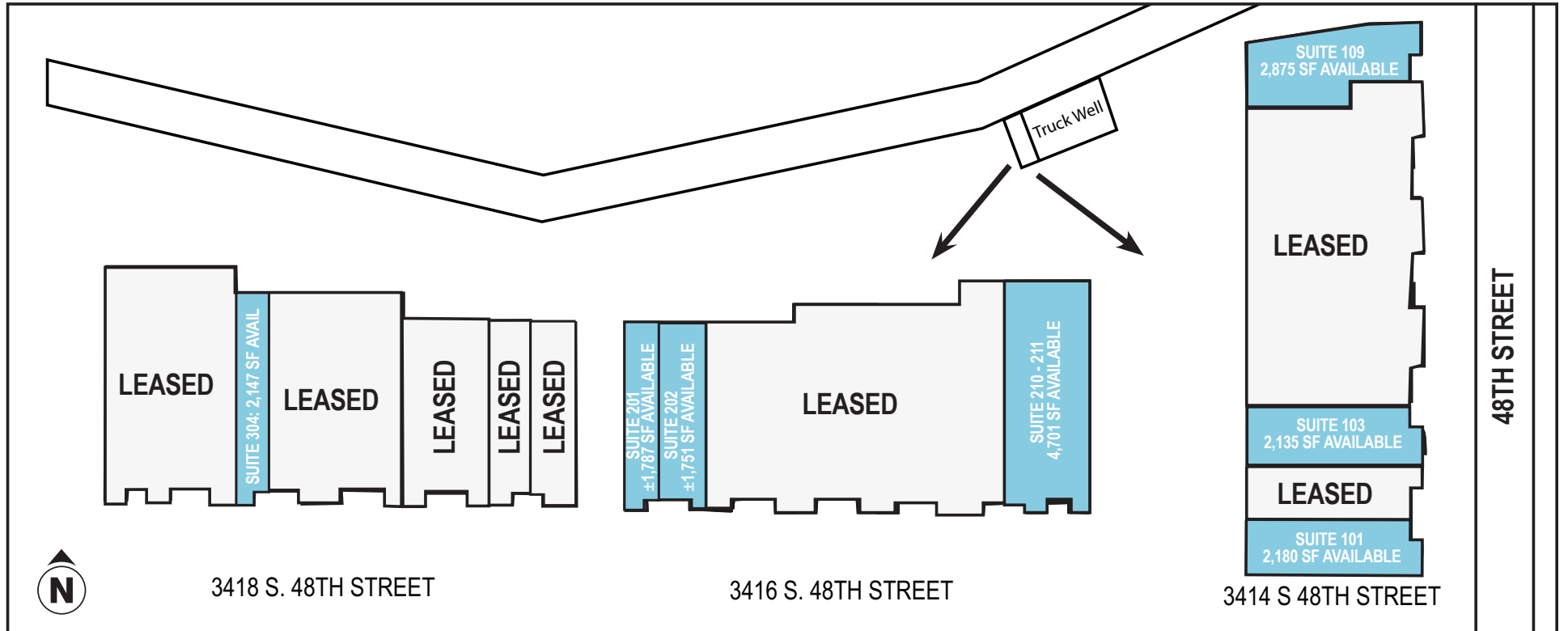
FLEX/WAREHOUSE FOR LEASE



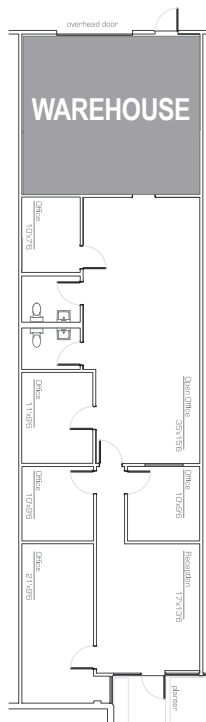
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17,576 SF OF AVAILABLE SPACE

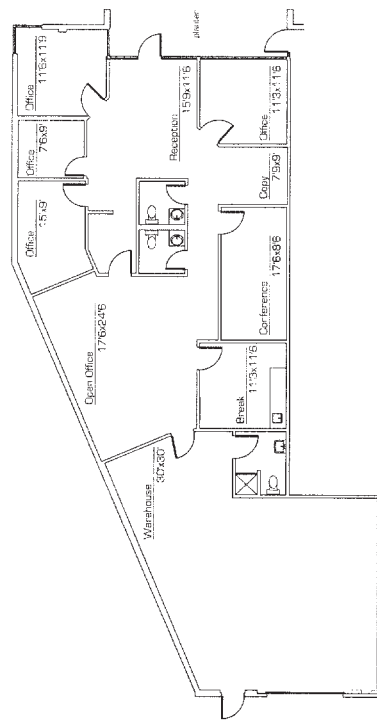
FLEX/WAREHOUSE FOR LEASE



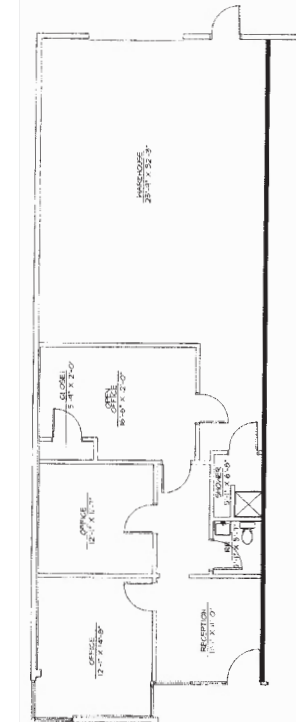
SUITE 101: 2,180 SF



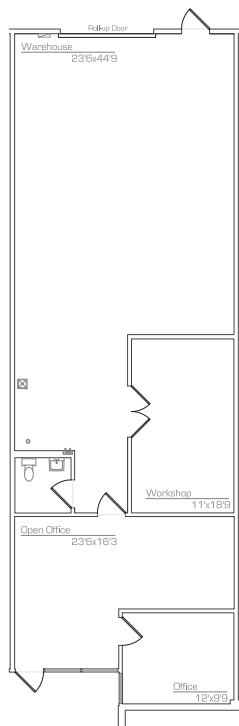
SUITE 103: 2,135 SF



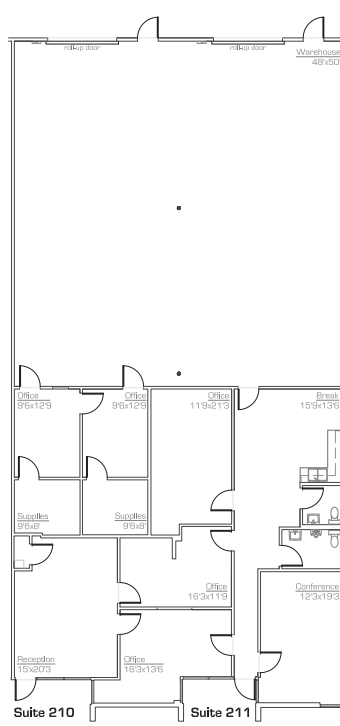
SUITE 109: 2,875 SF



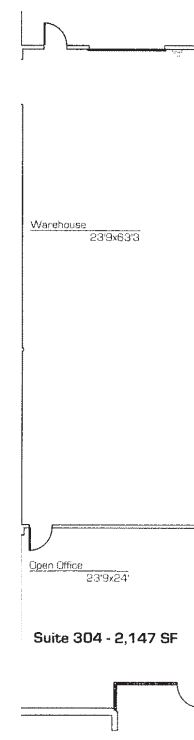
SUITE 201: 1,787 SF



SUITE 202: 1,751 SF



SUITE 210/211: 4,701 SF



SUITE 304: 2,147 SF

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# HOHOKAM 10 WEST PARK

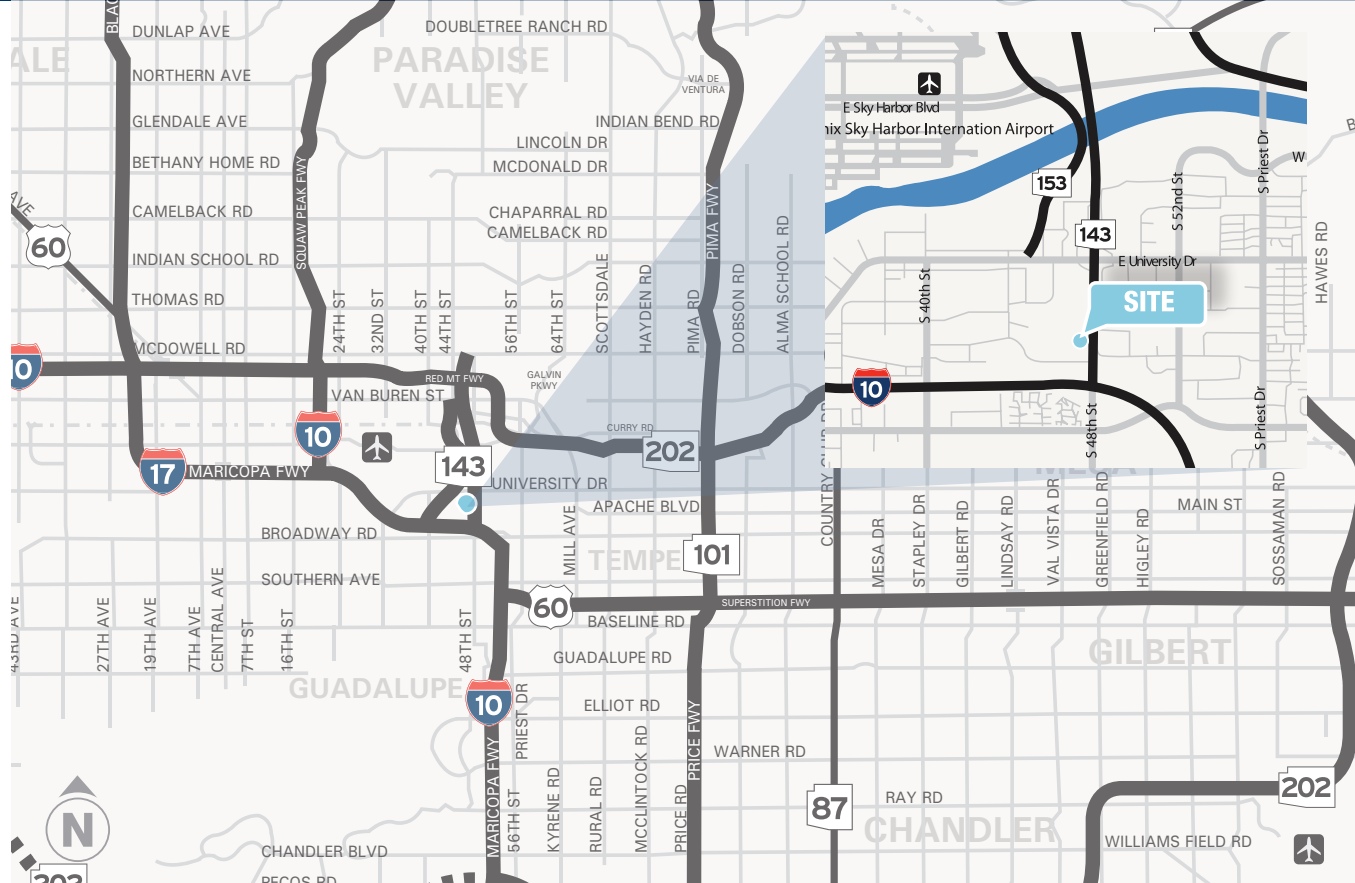
3414-3418 S. 48TH STREET, PHOENIX, ARIZONA

## LOCATION FEATURES:

- Next to Sky Harbor International Airport
- Located next to I-10, RT 143, Loop 202, and US 60
- RT 143 expressway frontage

## FEATURES

Project Size	68,906 sf office/industrial space
Available space	1,751 sf to 4,701 sf
Loading	Grade level and common truck well
Clear Height	16'
HVAC	Air conditioned warehouse available
Sprinklers	Fully Sprinklered



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keri.amrhein@cushwake.com

## AVAILABLE SUITES

3414 S. 48th St. #101	2,180 sf
3414 S. 48th St. #103	2,135 sf
3414 S. 48th St. #109	2,875 sf
3414 S. 48th St. #201 (100% A/C)	1,787 sf*
3416 S. 48th St. #202 (100% A/C)	1,751 sf*
3416 S. 48th St. #210/211	4,701 sf
3416 S. 48th St. #304	2,147 sf

\* Contiguous to 3,538



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Location: Bldg 17  
 Southeast Ind Cluster  
 Tempe Northwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85281

Building Type: Class B Warehouse  
 Status: Built 1986  
 Tenancy: Single Tenant

Management: RREEF  
 Recorded Owner: Walton CWAZ Hohokam 81, LLC

Land Area: 9.70 AC  
 Stories: 1  
 RBA: 4,524 SF  
 Total Avail: 4,524 SF  
 % Leased: 100%

Ceiling Height: 15'0"  
 Column Spacing: -  
 Drive Ins: 2 - 7'0" w x 11'0" h  
 Loading Docks: None  
 Power: 600a/120-208v

Crane: -  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

For Sale: Not For Sale  
 Parcel Number: 12456057  
 Parking: 12 free Surface Spaces are available; Ratio of 1.80/1,000 SF  
 Amenities: Property Manager on Site

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	4,524	4,524	\$0.59/ig	30 Days	Negotiable	Direct
Percent Office: 30.00% / Reception / Offices: 3 / Breakrooms: 1 / Conference Rooms: 1 / Restrooms: 2 / Num of Grade Level: 2 / Clear Height: 17' / A/C Drop Ceiling Warehouse						

**Building Notes**

The warehouse has been built-out into 2,200 SF of A/C work area complete with 14' dropped ceiling and epoxy floor.



Location: Bldg 10  
 Southeast Ind Cluster  
 Tempe Northwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85281

Building Type: Class B Warehouse  
 Status: Built 1986  
 Tenancy: Multiple Tenant

Management: RREEF  
 Recorded Owner: Walton CWAZ Hohokam 81, LLC

Land Area: 9.70 AC  
 Stories: 1  
 RBA: 15,960 SF  
 Total Avail: 10,255 SF  
 % Leased: 35.8%

Ceiling Height: 12'0"  
 Column Spacing: -  
 Drive Ins: 6 - 10'0" w x 12'0" h  
 Loading Docks: None  
 Power: -

Crane: -  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: Masonry  
 Utilities: -

For Sale: Not For Sale  
 Expenses: 2012 Tax @ \$0.78/sf  
 Parcel Number: 124-56-005D  
 Parking: Free Surface Spaces; Ratio of 2.30/1,000 SF  
 Amenities: Property Manager on Site

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 6	3,150/1,575 ofc	3,150	\$0.55/ig	Vacant	Negotiable	Direct

50% office. Has reception, 4 offices, 1 break room, 1 conference room and 2 restrooms. 1 grade level door.

# Hohokam 10 East Park

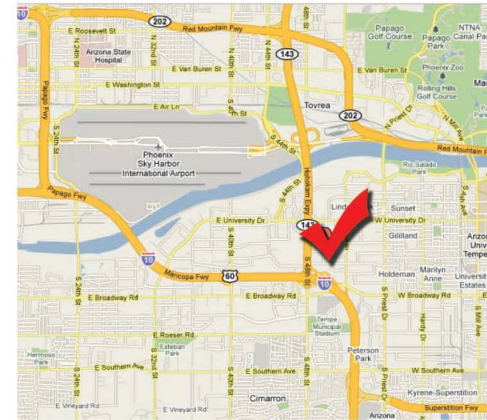
1205 - 1220 S. Park Lane / 2404 - 2465 W. 12th Street, 1135 - 1235 S. 48th Street  
Tempe Arizona

FOR LEASE



## PROPERTY HIGHLIGHTS:

- 1,765 - 12,000 SF Spaces
- 14' - 17' Ceiling Height
- A/C Cooled Warehouses Available
- 20% - 100% Build Out
- GID Zoning, City of Tempe
- Multi-Tenant Buildings
- Masonry Construction
- Parking Ratio: 2.3/1,000 SF
- Close to Sky Harbor Airport
- Access to I-10, 143, US-60, 202



## FOR MORE INFORMATION, PLEASE CONTACT:

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dedwards@cpiaz.com

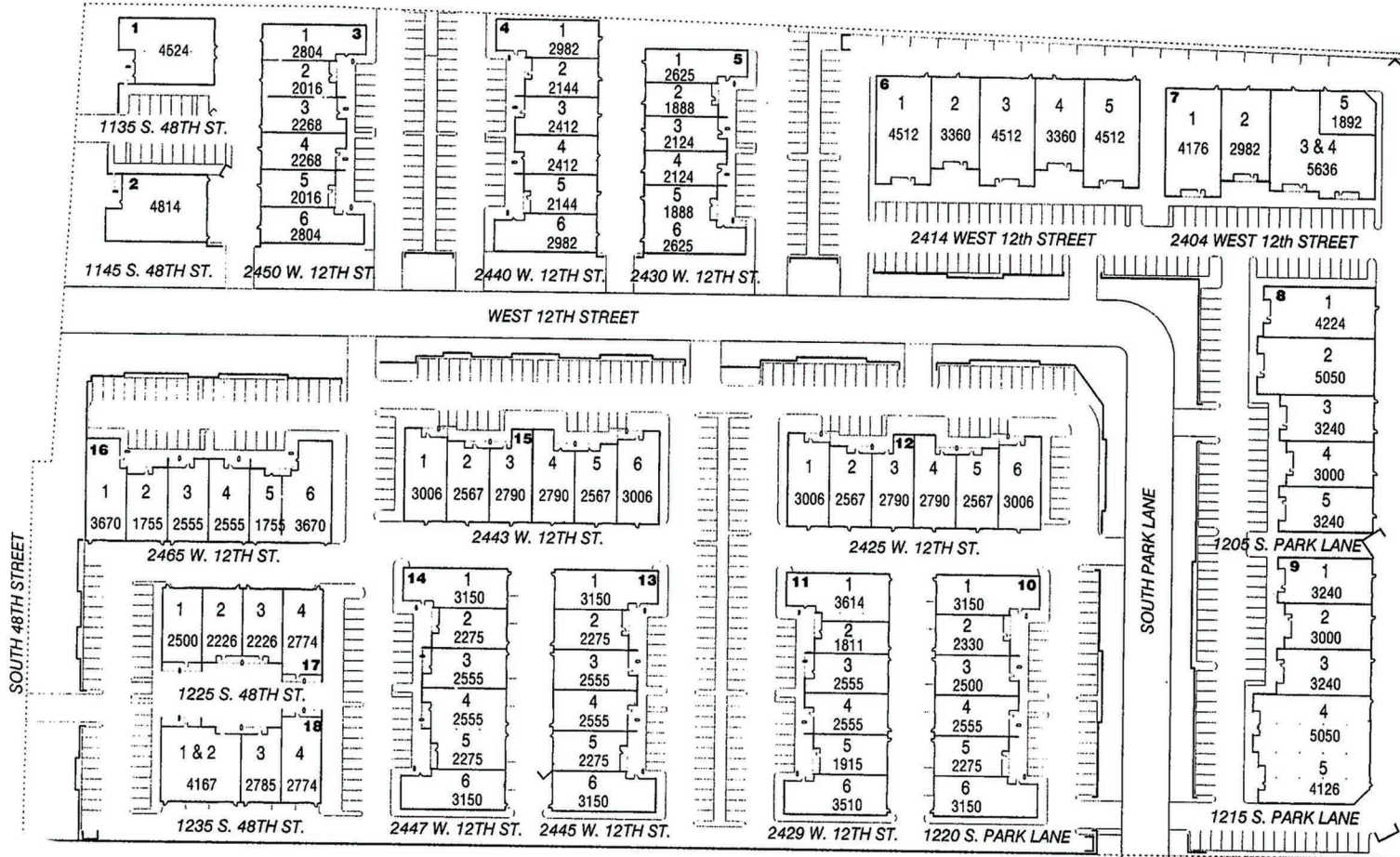
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lbreinholt@cpiaz.com



# Hohokam 10 East Park

1205 - 1220 S. Park Lane / 2404 - 2465 W. 12th Street, 1135 - 1235 S. 48th Street  
 Tempe Arizona

FOR LEASE



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**COMMERCIAL PROPERTIES**  
 Incorporated



Location: W of 52nd on University  
 Southeast Ind Cluster  
 Tempe Northwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85281

Building Type: Class B Flex/Light Manufacturing  
 Status: Built 1981  
 Tenancy: Multiple Tenant

Land Area: 2.86 AC  
 Stories: 1  
 RBA: 56,518 SF

Management: Arizona Commercial Management, LLC.  
 Recorded Owner: St. Paul Fire and Marine Insurance Company

Total Avail: 18,096 SF  
 % Leased: 73.2%

Ceiling Height: 12'0"-14'0"  
 Column Spacing: -  
 Drive Ins: 17 - 8'0" w x 12'0" h  
 Loading Docks: None  
 Power: 600a/277-480v

Crane: None  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: Reinforced Concrete  
 Utilities: -

For Sale: Not For Sale  
 Expenses: 2012 Tax @ \$1.06/sf; 2009 Ops @ \$1.92/sf  
 Parcel Number: 124-56-024A  
 Parking: 165 free Surface Spaces are available; Ratio of 1.40/1,000 SF  
 Amenities: Corner Lot

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 05	3,014	3,014	\$0.59/ig	Vacant	Negotiable	Direct
Percent Office: 50.00% / Restrooms: 2 / Frontage on University Dr.						
P 1st / Suite 11/12	4,702	4,702	\$0.55/ig	Vacant	Negotiable	Direct

**Building Notes**

Property is composed of two buildings, one approximately 12,000 SF and a second of approximately 35,000 SF. Excellent access to Hwy 143, I-10 and





Loop 202.

2245 W. University Drive, Tempe AZ

# HOHOKAM CORPORATE CENTER



industrial & flex space for lease

- +/- 2,100 - 4,702 Square Feet
- Located on 2.86 Acres of Land
- 100% Air Conditioned Suites Available
- Flex / Showroom Suites Available
- 12' Clear Height
- I-1 Zoning, City of Tempe
- Up to 200 Amps Per Suite / 277- 480 V
- Frontage on University Drive
- 1/4 Mile from SR-143 Freeway
- Minutes from Sky Harbor Airport

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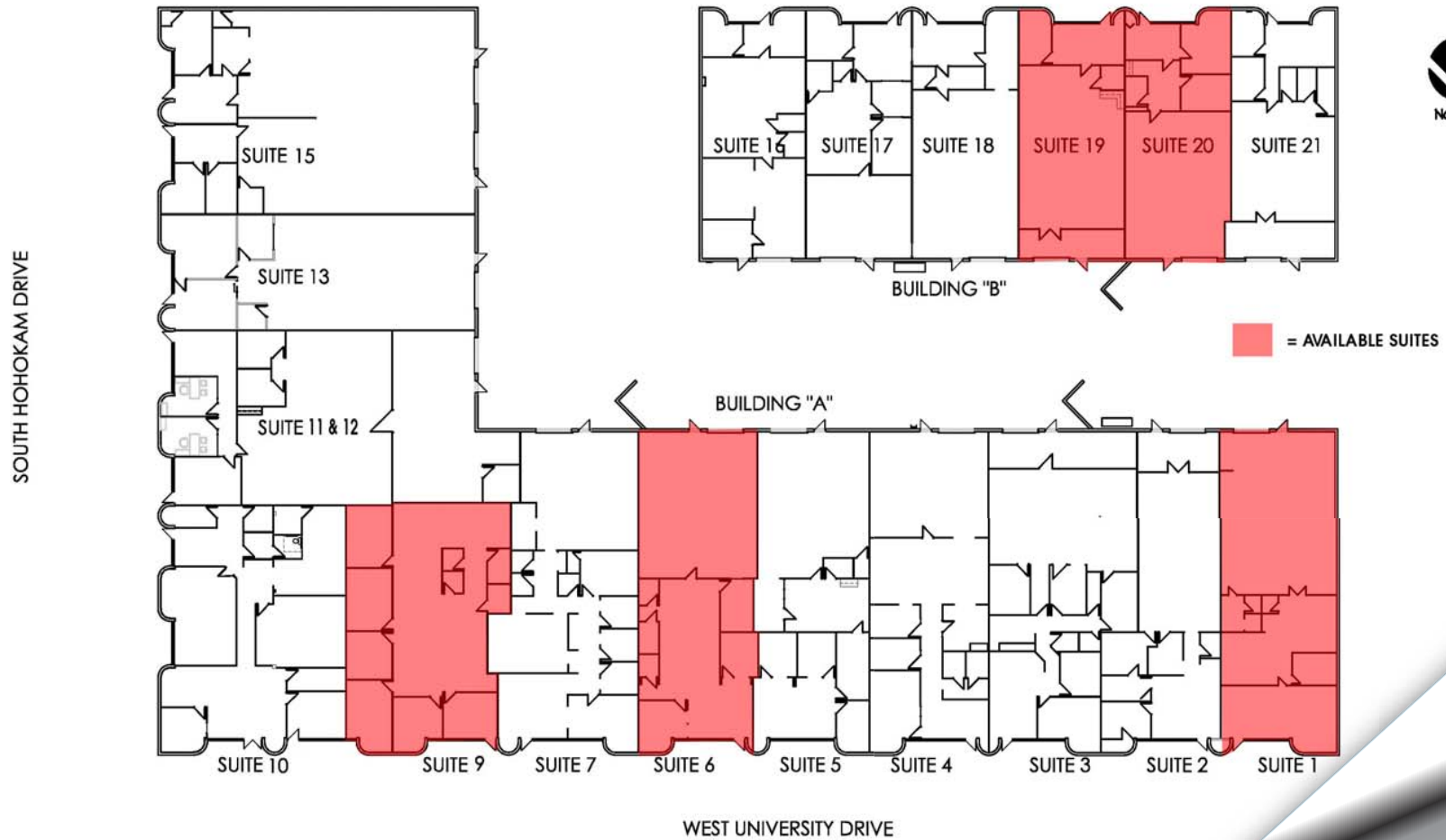
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2245 W. University Drive, Tempe AZ

# HOHOKAM CORPORATE CENTER

industrial & flex space for lease



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Shane McCormick  
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smccormick@cpiaz.com

Ownership Entity Controlled by:  
**TRAVELERS**   
Marketed by:  
 **COMMERCIAL PROPERTIES**  
Incorporated



Location: Bldg B  
 Southeast Ind Cluster  
 Tempe Northwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85281

Building Type: Class C Warehouse  
 Status: Built 1984  
 Tenancy: Multiple Tenant

Land Area: 2.58 AC  
 Stories: 1  
 RBA: 47,430 SF

Management: Commercial Properties, Inc.  
 Recorded Owner: Covington Green Associates II

Total Avail: 12,612 SF  
 % Leased: 73.4%

Ceiling Height: 15'6"  
 Column Spacing: -  
 Drive Ins: 12 - 8'0" w x 12'0" h  
 Loading Docks: None  
 Power: 200a/120-208v 3p

Crane: -  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: Masonry  
 Utilities: -

For Sale: Not For Sale  
 Expenses: 2012 Tax @ \$1.23/sf  
 Parcel Number: 124-60-018A  
 Parking: 40 free Surface Spaces are available; 21 Covered Spaces are available; Ratio of 3.90/1,000 SF  
 Amenities: Corner Lot

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite B-110	3,062	3,062	\$0.55/ig	Vacant	Negotiable	Direct
Reception / Offices: 5 / Conference Rooms: 1 / Restrooms: 1						
P 1st / Suite B-111	3,577	3,577	\$0.49/ig	Vacant	Negotiable	Direct
Has Reception / Percent Office: 50.00% / Offices: 1 / Breakrooms: 1 / Bullpens: 1 / Conference Rooms: 1 / Restrooms: 2 / Num of Grade Level: 1 / 100% A/C / Heavy Power						

**Building Notes**

The building features Priest Rd. frontage and grade level loading. The property is located in close proximity to ASU, I-10, SR143, and SR202.

# HOHOKAM COMMERCE CENTER

TEMPE, AZ

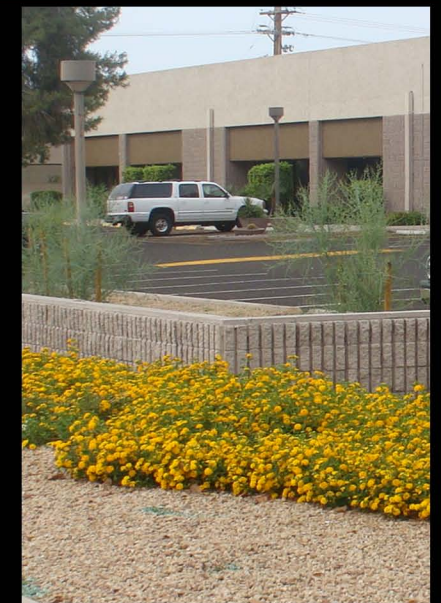
HOHOKAM  
COMMERCE  
CENTER

AVAILABLE  
Call  
480-966-2321

1403 – 1407 W. 10<sup>th</sup> Place

## INDUSTRIAL SPACE FOR LEASE

- I-1 Zoning, City of Tempe
- 15'6" Ceiling Height
- Power: 120/208 V / 200 Amps / 3 Phase
- Frontage on Priest Road
- Close to Arizona State University
- Access to I-10, SR-143 and Loop 202 Freeways



# INFO:

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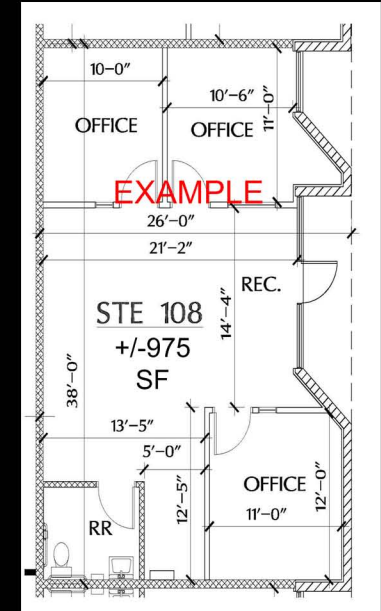
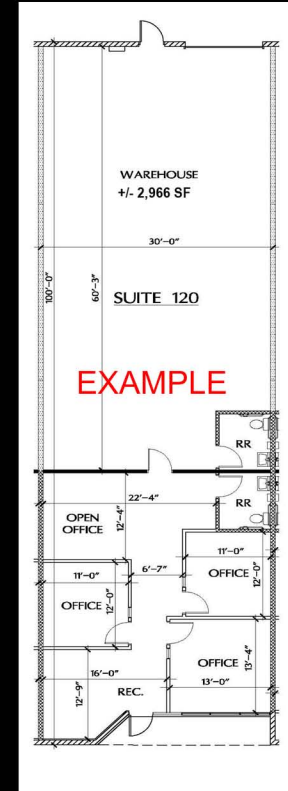
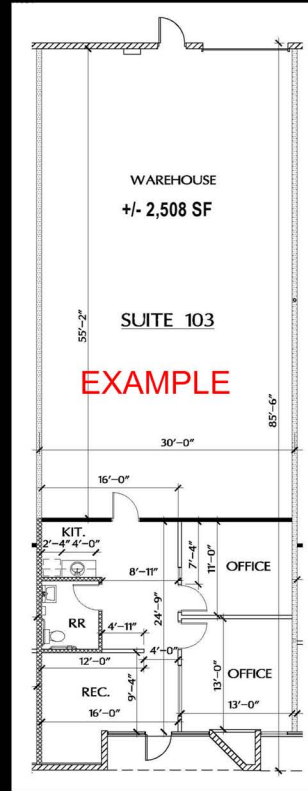
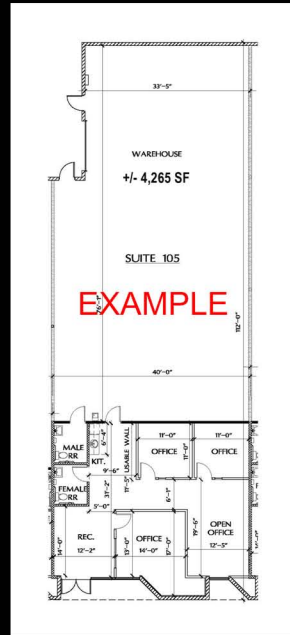
**COMMERCIAL PROPERTIES**  
Incorporated

# HOHOKAM COMMERCE CENTER

# INDUSTRIAL SPACE FOR LEASE



**STREET MAP**



**FLOOR PLANS**

**INFO:**

**Eric Jones**  
480-966-8671 Direct  
602-291-9400 Mobile  
ejones@cpiaz.com

**Leroy Breinholt**  
480-966-6593 Direct  
602-377-4687 Mobile  
lbreinholt@cpiaz.com



**COMMERCIAL PROPERTIES**  
Incorporated

**DISCLAIMER:**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



Location: The Twins West  
 AKA 1626 W 12th Plz  
 W of Priest; N of Broadway  
 Southeast Ind Cluster  
 Tempe Northwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85281

Management: Transwestern  
 Recorded Owner: Sfers Real Estate Corp.

Ceiling Height: 16'0"  
 Column Spacing: -  
 Drive Ins: 10 - 8'0" w x 10'0" h  
 Loading Docks: 10 ext  
 Power: 200a/120-208v 3p

For Sale: Not For Sale  
 Expenses: 2012 Tax @ \$0.91/sf  
 Parcel Number: 124-58-034C  
 Parking: 60 free Surface Spaces are available; Ratio of 2.00/1,000 SF  
 Amenities: Corner Lot, Skylights

Building Type: Class B Warehouse  
 Status: Built 1979  
 Tenancy: Multiple Tenant  
 Land Area: 3.90 AC  
 Stories: 1  
 RBA: 60,562 SF  
 Total Avail: 9,762 SF  
 % Leased: 83.9%

Crane: None  
 Rail Line: None  
 Cross Docks: None  
 Const Mat: Reinforced Concrete  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1614	4,881	4,881	\$0.69/mg	Vacant	3-5 yrs	Direct
P 1st / Suite 1626	4,881/1,761 ofc	4,881	\$0.69/mg	Vacant	3-5 yrs	Direct

**Building Notes**

Twins Business Center is located between Broadway and University west of Priest. This is one of two 60,263-square-foot office/industrial buildings; offers ample parking and freeway access. It located within close proximity to Sky Harbor International Airport; truckwell and grade level loading all suites



16' clear height; zoned I-1; extensive exterior renovations.



# TWINS BUSINESS PARK

1430-1638 WEST 12TH PLACE | TEMPE, ARIZONA



## PROPERTY FEATURES

- ±40,739 square feet available
- Divisible to:
  - ±4,881 SF
  - ±4,881 SF
  - ±5,852 SF
  - ±7,316 SF
  - ±8,521 SF
- Every bay has a minimum of 1 Grade Level Door & 1 Truckwell Door
- Large truck court with excellent maneuverability
- Functional floor plans
- ±16' clear height
- Ample power

## SUSTAINABILITY ITEMS IN NEWLY RENOVATED SPACES

- Energy efficient T-8 lighting
- New Roof
- Motion sensors in offices and warehouse
- R-19 insulation
- New skylights in the warehouse

**\$1.00 PSF Broker Bonus for a 3 Year  
Term Minimum before December 31, 2013\***

FOR MORE INFORMATION, PLEASE CONTACT:

### BILL BAYLESS

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bill.bayless@cbre.com

### ANDREW BRIGHAM

Senior Associate  
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andrew.brigham@cbre.com

Managed by:

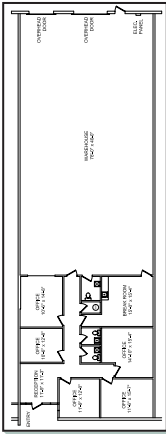


\*Arizona Department of Real Estate requires that all compensation be paid to a licensee's Broker. Cash, gift cards or other incentives will be sent directly to your Designated Broker.

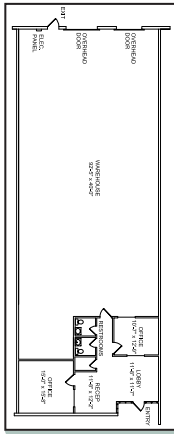
# TWINS BUSINESS PARK

1430-1638 WEST 12TH PLACE | TEMPE, ARIZONA

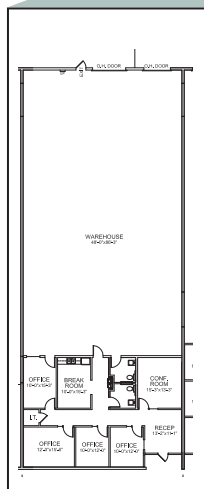
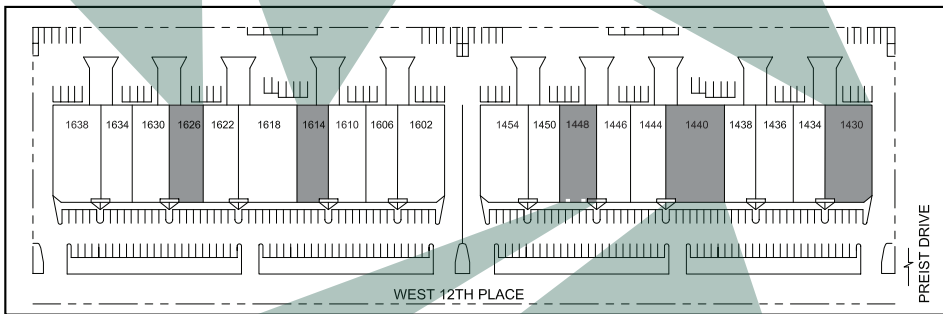
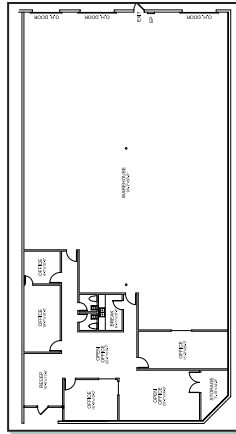
**SUITE 1626**  
±4,881 SF



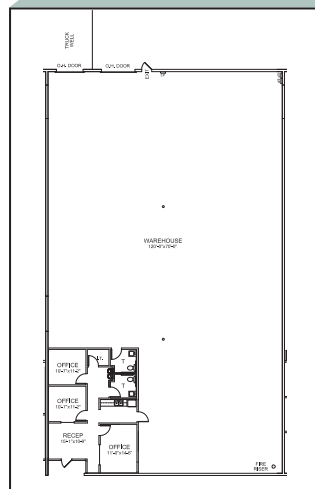
**SUITE 1614**  
±4,881 SF



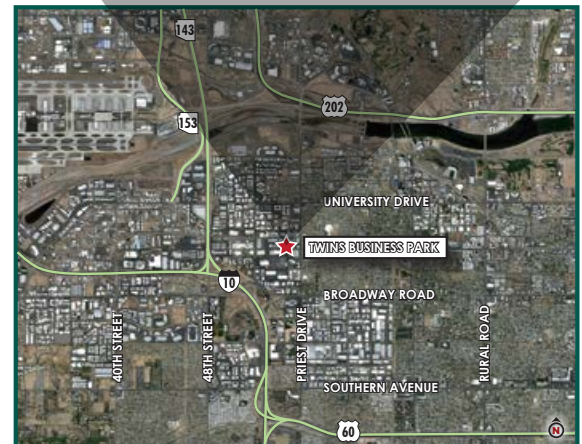
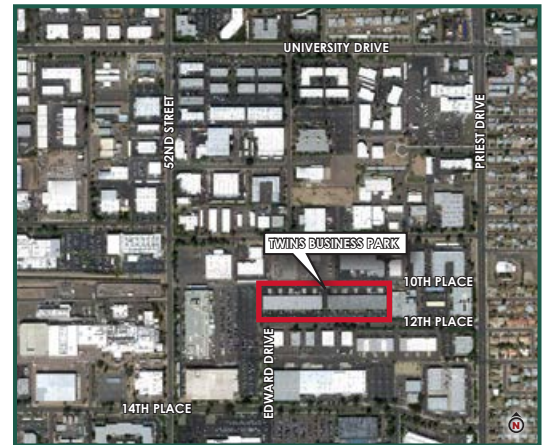
**SUITE 1430**  
±7,316 SF



**SUITE 1448**  
±5,882 SF



**SUITE 1440**  
±8,521 SF



Not to Scale  
All Dimensions Approximate

FOR MORE INFORMATION, PLEASE CONTACT:

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Location: Bldg E (University I)  
 Southeast Ind Cluster  
 Tempe Northwest Ind Submarket  
 Maricopa County  
 Tempe, AZ 85281

Building Type: Class C Warehouse  
 Status: Built 1985  
 Tenancy: Multiple Tenant

Management: PS Business Parks, Inc.  
 Recorded Owner: PS Business Parks, Inc.

Land Area: 0.97 AC  
 Stories: 1  
 RBA: 10,259 SF

Total Avail: 3,000 SF  
 % Leased: 70.8%

Ceiling Height: 16'0"  
 Column Spacing: -  
 Drive Ins: 4 - 18'0" w x 10'0" h  
 Loading Docks: None  
 Power: 200a/120-208v 3p

Crane: None  
 Rail Line: None  
 Cross Docks: -  
 Const Mat: Masonry  
 Utilities: Heating

For Sale: Not For Sale  
 Parcel Number: 135-64-017  
 Parking: 20 free Surface Spaces are available; Ratio of 4.40/1,000 SF  
 Amenities: A/C

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 115-117	3,000/1,500 ofc	3,000	\$0.90/ig	Vacant	1-5 yrs	Direct
Frontage 50%Whse / 50% Office						

**Building Notes**

The building is 100% air-conditioned and has a tiled-floor production area. The site is 3 minutes from Sky Harbor International Airport and is close to I-10 and I-17.

# University I

1705-1797 WEST UNIVERSITY DRIVE, TEMPE, ARIZONA



## FEATURES:

- ±199,835 square foot project of pure office and combination office/warehouse space.
- Prime location near Sky Harbor Airport
- Mature landscaping
- Individual suite identification
- Grade level loading
- Solar-tinted glass store fronts
- Ample on-site parking
- Three-phase power
- Landlord maintains all HVAC and EVAP
- Many restaurants and hotels nearby
- Excellent exposure on University Drive
- Outstanding freeway access
- 1/4-mile from Hohokam SR 143
- 1/2-mile from Interstate 10
- 1 miles from ASU, I-17 and Loop 202
- 4 miles from Loop 101
- Cox Communications Available

## MAP / LOCATION:



OWNED AND OPERATED BY

**PS BUSINESS PARKS**

[www.psbusinessparks.com](http://www.psbusinessparks.com)

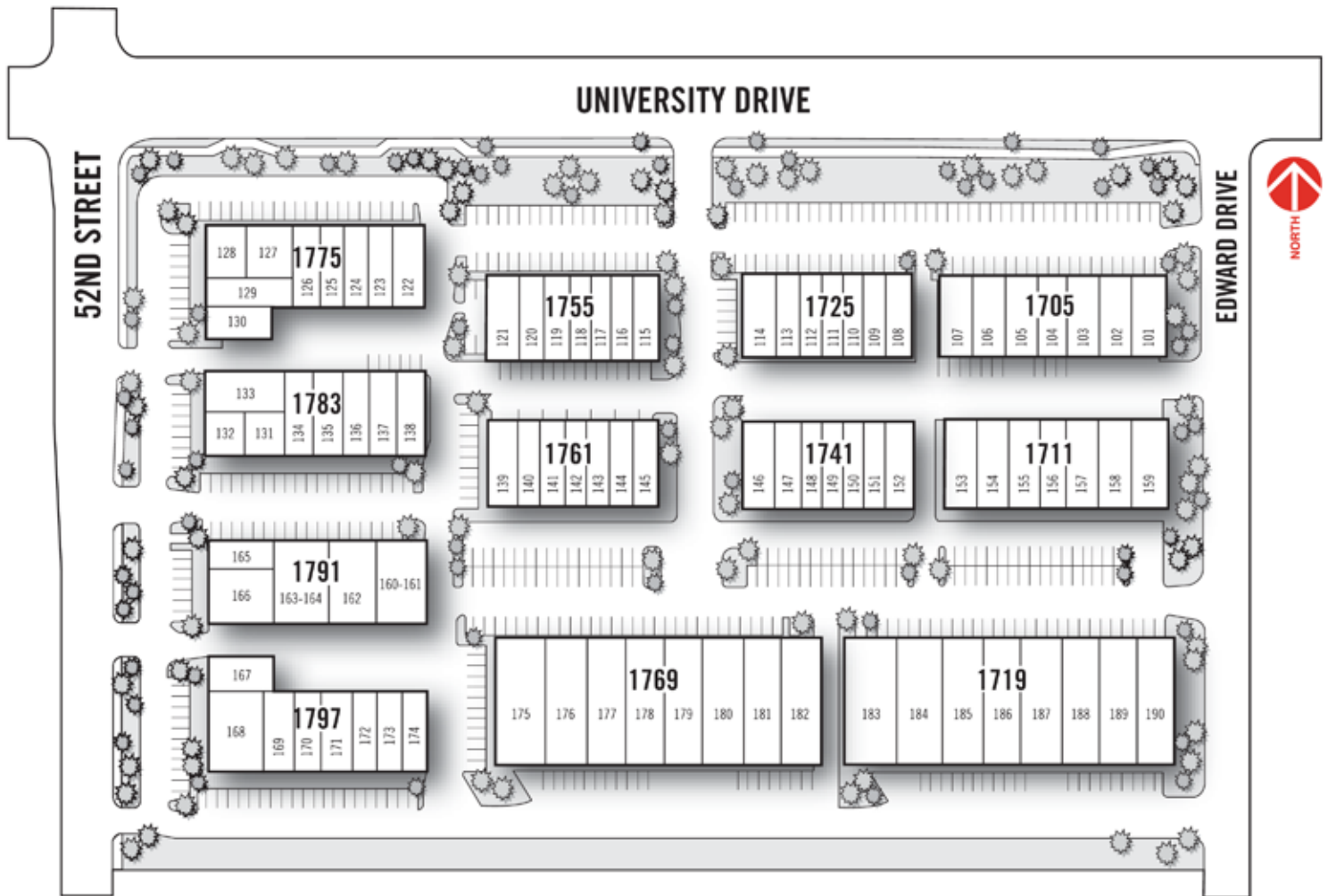
**FOR LEASING CONTACT:**  
**602.997.6332**

BLAKE SULLIVAN  
[bsullivan@psbusinessparks.com](mailto:bsullivan@psbusinessparks.com)  
BRENDAN MCCARTHY  
[bmccarthy@psbusinessparks.com](mailto:bmccarthy@psbusinessparks.com)

# University I

1705-1797 WEST UNIVERSITY DRIVE, TEMPE, ARIZONA

## SITE PLAN:



OWNED AND OPERATED BY

**PS BUSINESS PARKS**

[www.psbusinessparks.com](http://www.psbusinessparks.com)

**FOR LEASING CONTACT:  
602.997.6332**

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