

METRO BUSINESS PARK I

FOR LEASE



PROPERTY FEATURES

- 277/480 Volt, 3 Phase Power
- Grade level loading
- Fire Sprinklered
- Zoned A-I, City of Phoenix
- Approximately 1/4 mile to I - 17 Freeway
- 3:1,000 Parking Ratio
- Competitive lease rates
- Institutionally Owned & Operated (NYSE:EGP)

SPACE FEATURES

- | | |
|--|-----------------------------------|
| ■ 11048 N. 23rd Avenue, Suite 104 | ■ 11226 N. 23rd Avenue, Suite 101 |
| 17,600 Square Feet | 13,200 Square Feet |
| 100% Air Conditioned | 100% Air Conditioned |
| 70% Office | 80% Office/Production |
| Grade Level Doors | 2 Grade Level Doors |
| 8,000 SF Raised Computer Flooring | End Cap Space |
| • Dry Sprinkler System | |
| • Chiller Units | |
| • Redundant Heavy Power | |
| • Diesel Backup Generator | |



OWNED AND MANAGED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

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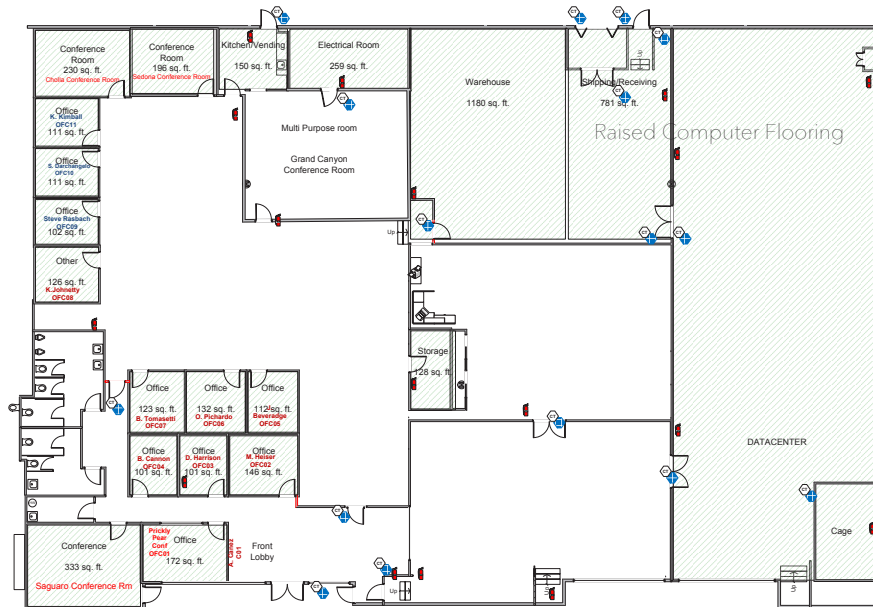
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3200 E. Camelback Rd., Suite #100, Phoenix, Arizona, 85018 | ph: 602.956.7777 | www.leearizona.com

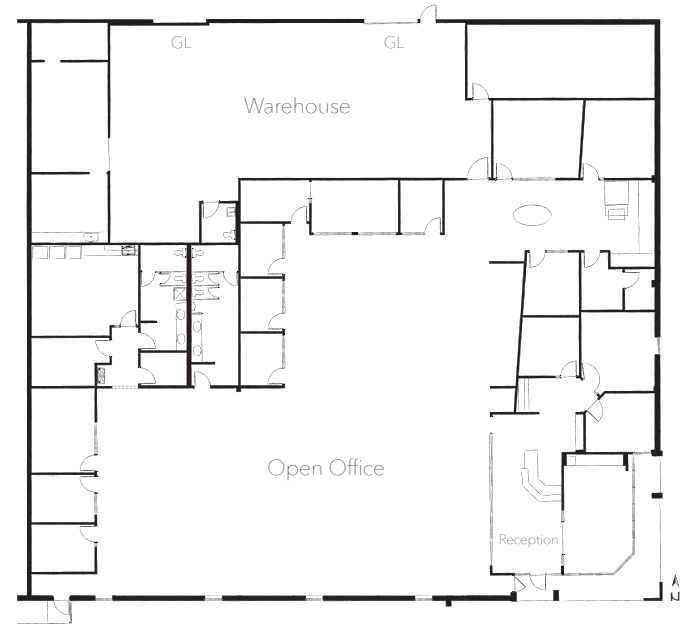
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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