

IL PALAZZO

5940 W Union Hills Dr, Glendale, AZ 85308

±45,740 SF MIXED-USE PROJECT

AVAILABILITY

B-140 (MEDICAL/DENTAL)

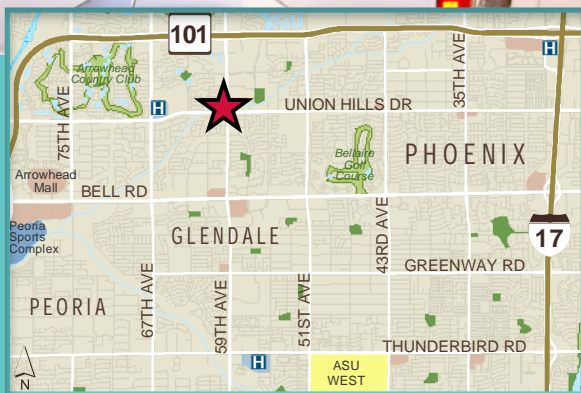
±960 RSF

D-200 (OFFICE)

±1,260 RSF

D-280 (OFFICE)

±289 RSF



PROPERTY INFORMATION

- ▼ LEASE RATE:
 - ▼ Office \$20.00/RSF Full-Service
 - ▼ Medical/Dental \$20.00/RSF NNN (Triple Net)
- ▼ YEAR BUILT: 2006
- ▼ ANNUAL INCREASES: 3%
- ▼ TENANT IMPROVEMENTS: Negotiable
- ▼ PARKING: 4:1,000 SF Parking Ratio

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LOCATED IN
THE PRESTIGIOUS
ARROWHEAD
RANCH AREA

NWC 59TH AVE &
UNION HILLS DR



DEMOGRAPHICS

RADIUS	POPULATION	HH INCOME
1 MILE	12,062	\$86,362
2 MILE	49,272	\$88,285
3 MILE	93,381	\$84,595

AMENITIES

- ▼ Arrowhead Hospital Located Less than 1/2 Mile from the Property – 700 Employees, 220 Beds
- ▼ Honeywell Located Across the Street – 1,300 Employees
- ▼ Heavy Traffic Counts – ± 30,000 Cars in Each Direction
- ▼ Only 1/2 Mile to Loop 101
- ▼ Excellent Demographics
- ▼ Monument Signage Available

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AVAILABLE

FLOOR PLAN – BUILDING B

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SUITE B-140
±960 RSF



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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AVAILABLE

FLOOR PLAN – BUILDING D

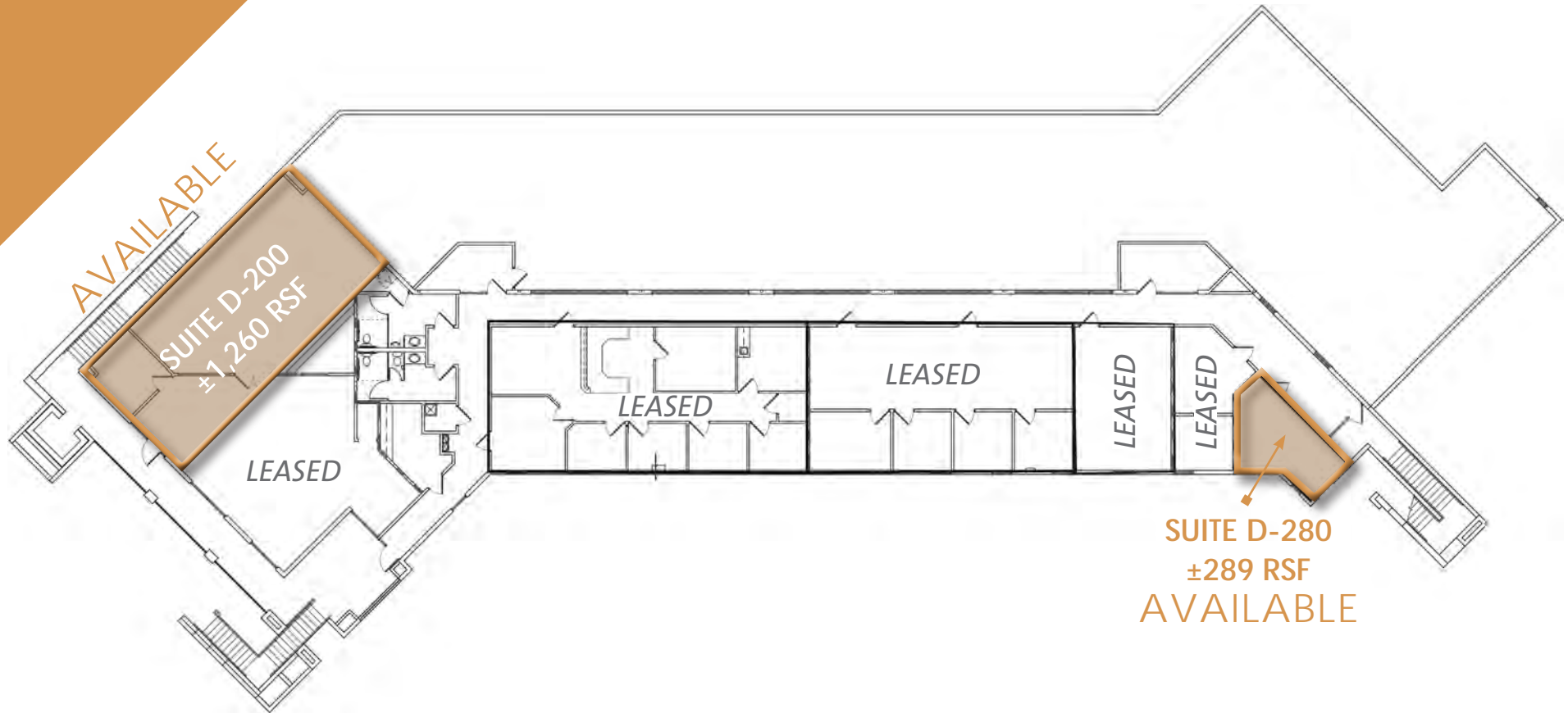
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SUITE D-200
±1,260 RSF



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