



# 91 GLENDALE

8990 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA

## SPECIFICATIONS - FOR LEASE

TOTAL PROJECT SIZE:	APPROXIMATELY ± 188,000 SQUARE FEET
PHASE I TOTAL AVAILABLE:	±93,771 RENTABLE SQUARE FEET
CURRENT AVAILABILITY:	SUITE 108: ±1,995 RSF; SPEC SUITE AVAILABLE; 09/01/2009
	SUITE 109: ±4,983 RSF; SHELL SPACE WITH PRIVATE ENTRANCE
	SUITE 110: ±2,050 RSF; SPEC SUITE AVAILABLE; IMMEDIATE MOVE-IN
	SUITE 112: ±1,278 RSF; 3 OFC, COMMON CONF. ROOM-\$2,875/MO
	SUITE 113: ±2,654 RSF; SPEC SUITE AVAILABLE; IMMEDIATE MOVE-IN
	SUITE 114: ±730 RSF; 2 OFC, COMMON CONF. ROOM-\$1,462/MO
	SUITE 115: ±3,088 RSF; SHELL SPACE
	SUITE 116: ±755 RSF; 2 OFC, COMMON CONF. ROOM-\$1,699/MO
	SUITE 118: ±707 RSF; 2 OFC, COMMON CONF. ROOM-\$1,590/MO
	SUITE 120: ±4,733 - 8,535 RSF; SHELL SPACE
	2ND FLOOR: ±34,959 RSF; SHELL SPACE
	3RD FLOOR: ±35,507 RSF; SHELL SPACE
STARTING LEASE RATE:	\$27.00 PER RENTABLE SQUARE FOOT; FULL SERVICE
TENANT IMPROVEMENTS:	\$35.00 PER USABLE SQUARE FOOT
EXPENSE STOP:	\$7.00 PER RENTABLE SQUARE FOOT
PARKING:	5:1,000 WITH COVERED, RESERVED AVAILABLE AT \$45.00 PER SPACE

## PROJECT COMMENTS

- QUICK ACCESS TO LOOP 101 - UNDER 1/2 MILE
- CLOSE PROXIMITY TO A MYRIAD OF RESTAURANTS AND RETAIL, THE JOBING.COM ARENA (HOME OF PHOENIX COYOTES AND ARIZONA STING), AND THE UNIVERSITY OF PHOENIX STADIUM (HOME OF ARIZONA CARDINALS)
- ONE MILE TO THE PREMIER RENAISSANCE GLENDALE HOTEL & SPA
- APPROXIMATELY TWO MILES TO GLENDALE MUNICIPAL AIRPORT
- BUILDING SIGNAGE AVAILABLE

BRAD ANDERSON  
Senior Vice President  
602.735.1713  
brad.anderson@cbre.com

BRYAN TAUTE  
First Vice President  
602.735.1710  
bryan.taute@cbre.com

CHRIS GROGAN  
Sales Assistant  
602.735.5587  
chris.grogan@cbre.com

**CBRE**

CB RICHARD ELLIS  
2415 East Camelback Road  
Phoenix, Arizona 85016-4290  
T 602.735.5555  
F 602.735.5655  
www.cbre.com/phoenix