



NORTH 101 BUSINESS PARK

20002 North 19th Avenue
Phoenix, Arizona

SPECIFICATIONS - FOR LEASE

PROJECT DESCRIPTION:	Three, 2-story office buildings for lease
TOTAL PROJECT SIZE:	Approximately $\pm 119,301$ square feet
CURRENT AVAILABILITY:	$\pm 119,301$ square feet Building A: $\pm 51,939$ SF Building B: $\pm 33,681$ SF Building C: $\pm 33,681$ SF
STARTING LEASE RATE:	\$21.00 per rentable square foot; full service
TENANT IMPROVEMENTS:	Negotiable
EXPENSE STOP:	Base year 2010
PARKING:	6.52:1,000 SF
YEAR BUILT:	1983

PROJECT COMMENTS

- Fully furnished and secured call center campus
- Property is visible from the Loop 101 freeway, and provides great freeway access
- Three-building project ideal for single-user corporate campus
- Experienced and stable ownership
- Former American Express facility
- Heavy power and infrastructure; ideal for operation center
- 1,000 kw, 2,500-gallon Caterpillar back-up generator in place
- $\pm 4,000$ square feet of raised floor data center

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