

# AVONDALE BUSINESS CENTER

1585-1595 NORTH 113TH AVENUE, AVONDALE, AZ

# FOR LEASE



Building	Size/SF	Suite #	Divisible To	Dimensions	Description	Clear Height	Rate	CAM
Building #1	2,284 SF	103	2,284 SF	28' x 80'	Frontage - Ret. Show & Office	16'	\$1.15 NNN*	\$2.48/Yr (\$0.21/Mo)
Building #1	2,508 SF	106	2,508 SF	32' x 89'	Frontage - Ret. Show & Office	16'	\$1.15 NNN*	\$2.48/Yr (\$0.21/Mo)
Building #2	5,005 SF	102-104	2,502 SF	56' x 89'	Office, Show, Light Ind.	16'	\$0.85 NNN	\$2.48/Yr (\$0.21/Mo)
Building #2	6,846 SF	106-107	2,423 SF	82' x 82-89'	Office, Show, Light Ind.	16'	\$0.85 NNN	\$2.48/Yr (\$0.21/Mo)

\*Rate includes tenant improvements (All TIs are to be mutually agreed upon with ownership)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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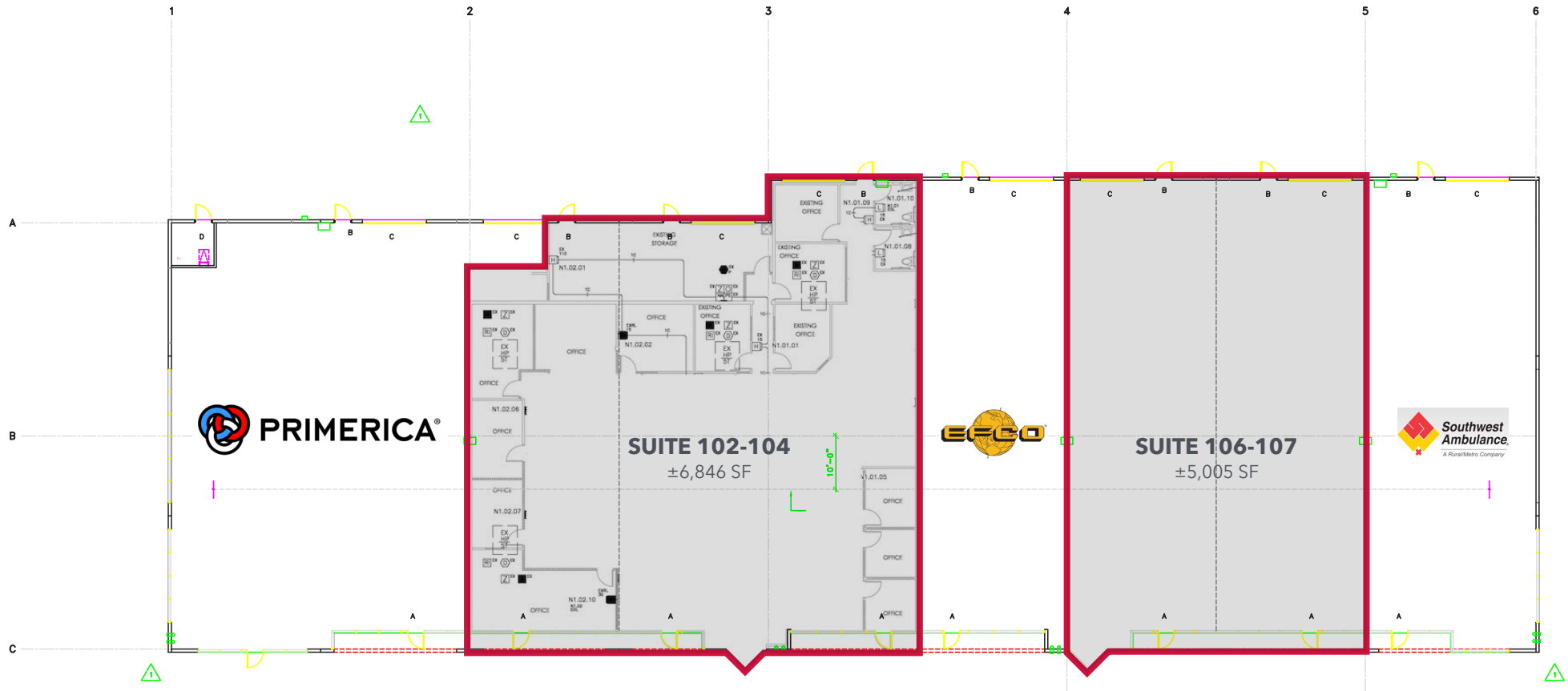
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