

Lake Biltmore Corporate Center

Office space for lease in the I-17/Metrocenter area
11022 - 11024 North 28th Drive, Phoenix, Arizona

PROJECT SIZE

Two building, two-story complex consisting of approximately 102,000 SF

LOCATION

On 28th Drive, just north of Peoria

LEASE RATE

\$18.50/SF Full Service

PARKING

4:1,000 SF; covered / reserved available

LOAD FACTOR

12%

TENANT IMPROVEMENTS

Negotiable

BUILDING	SUITE	SIZE	BUILDING	SUITE	SIZE
11022	100	5,717 RSF	11024	105	2,212 RSF
11022	160	1,649 RSF	11024	110	2,582 RSF
11022	225	1,809 RSF	11024	130	2,319 RSF
11022	250	1,456 RSF	11024	165	1,836 RSF
11022	255	2,974 RSF	11024	265	3,042 RSF
11022	265	1,330 RSF			

Cont to
4,794 RSF

- Spec Suites available from 1,330 SF to 3,042 SF
- Common areas recently renovated
- Space has excellent glass line
- Distinctive blue glass exterior
- Seconds from I-17 and Metro Center
- Debt-free ownership
- Under new management



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