



±75,000 SF AVAILABLE FOR LEASE

CBRE

DIVISIBLE TO ±25,000 SF



TALAVI TECH CENTER

5551 W TALAVI BLVD

GLENDAL / ARIZONA

PROJECT HIGHLIGHTS



Part of ± 67 acre master planned Talavi Business Park



Parking 5/1000



Open floor plate of $\pm 75,000$ SF



$\pm 75,000$ SF First floor - Marquee lobby entrance divisible to $\pm 25,000$ SF



PAD Zoning / Business Park

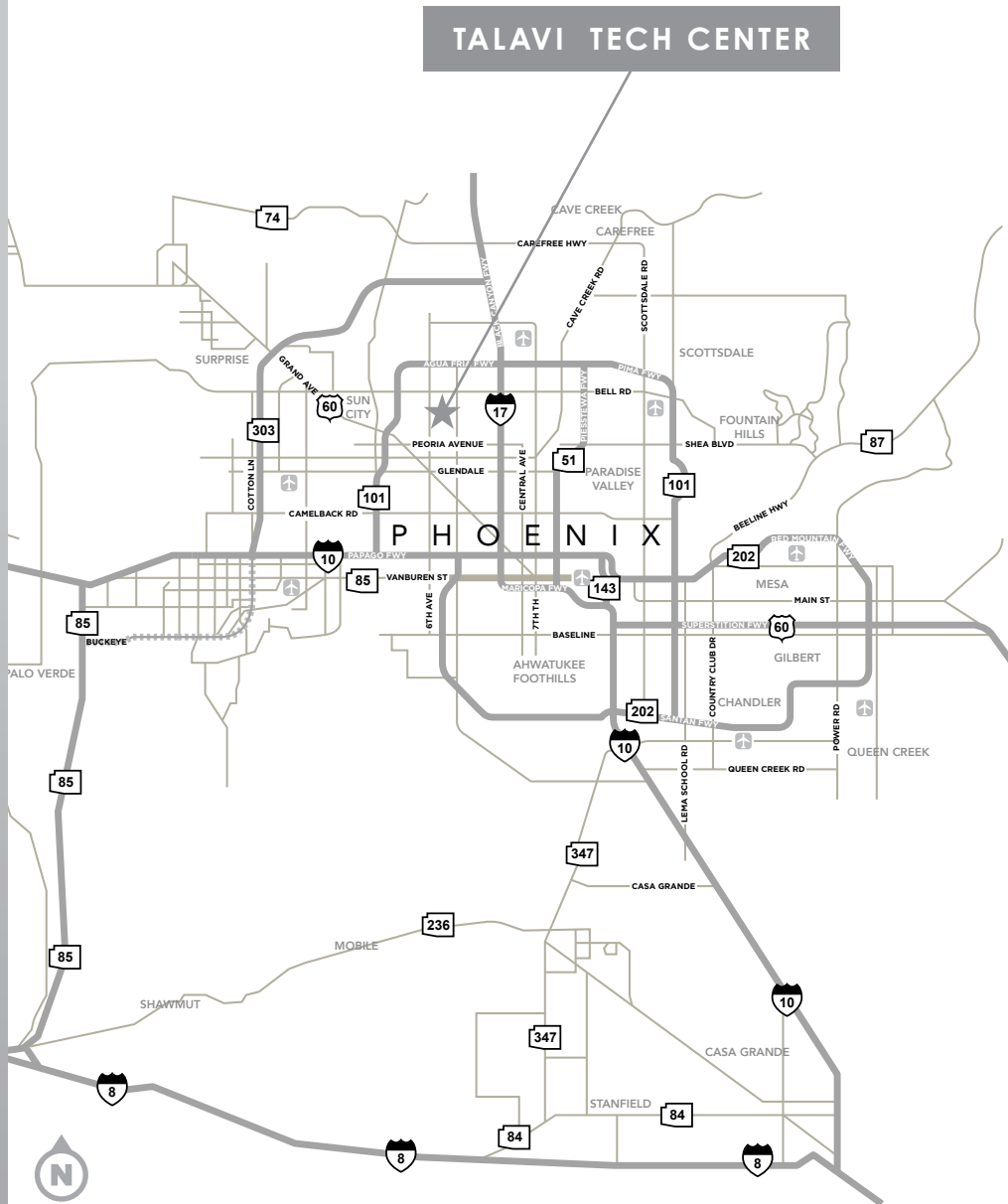


APS - Electrical Utility Service Provider
The entire building is on UPS with generator backup



Talavi Business Park provides a redundant fiber-optic telecommunications system (Sonet Ring)
Primary provider is CenturyLink

TALAVI TECH CENTER

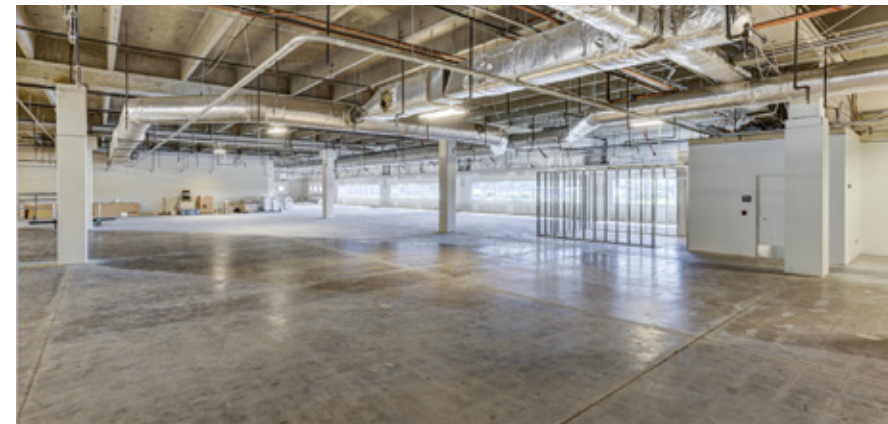


LOCATION HIGHLIGHTS

Abundant nearby amenities, including many restaurants, a daycare facility, an L.A. Fitness Sports Club, business hotels and a private school.

Current corporate neighbors include Delta Dental, Federated Insurance and CSAA.

Accessible from Loop 101 via both the 59th Avenue and Bell Road exits, and also from Interstate 17 via the Bell Road exit.





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FLOOR PLAN GROUND FLOOR

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