

FOR LEASE

# SPECTRUM RIDGE

*±4,407 SF End-Cap Available*

21045 NORTH 9TH PLACE, SUITE 203  
PHOENIX, ARIZONA

SUBJECT  
PROPERTY

KIDDER.COM

SPECTRUM RIDGE

km Kidder  
Mathews



*Well positioned in the highly sought after Deer Valley submarket with prominent corporate neighbors and numerous retail amenities nearby*



**4,407  
TOTAL SF**



**LESS THAN 0.5  
MILES FROM  
LOOP 101**



**NEAR 2M SF  
RETAIL  
& DINING**



**30 MIN FROM  
SKY HARBOR**

2M SF of retail and dining within 2.5 miles

Several brand new hotels within minutes, including Hilton Garden Inn, Drury Inn, Marriot, Homestead Inn, and Courtyard

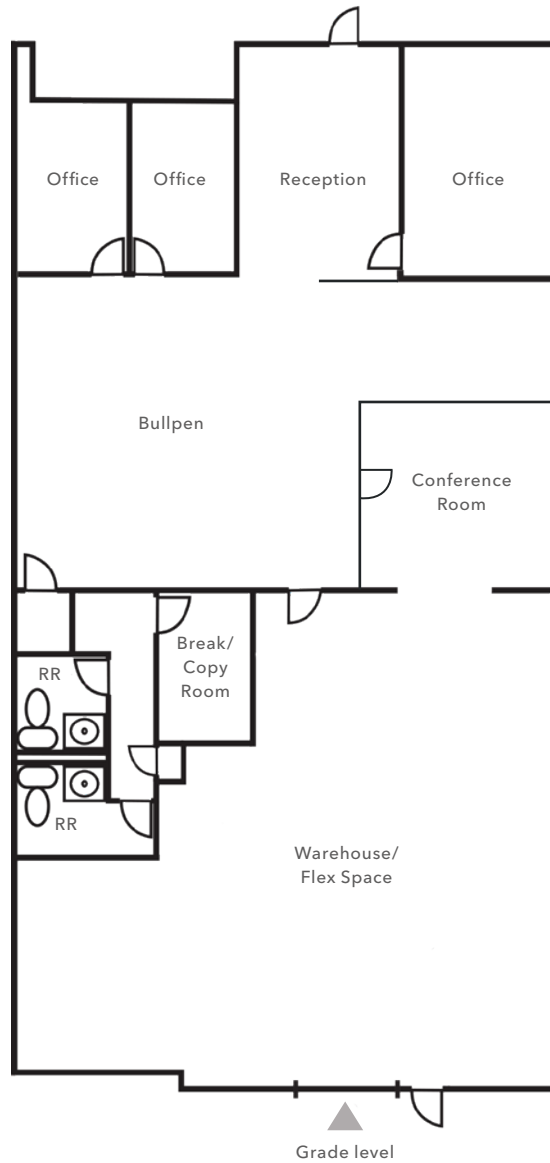
Corporate neighbors include Discover, FedEx, Honeywell, Microsoft, Safeway, USAA, Discount Tire, and Cox

Less than 0.5 miles from loop 101 full diamond interchange

30 minutes to Phoenix Sky Harbor International Airport

10 minutes to Scottsdale Airport

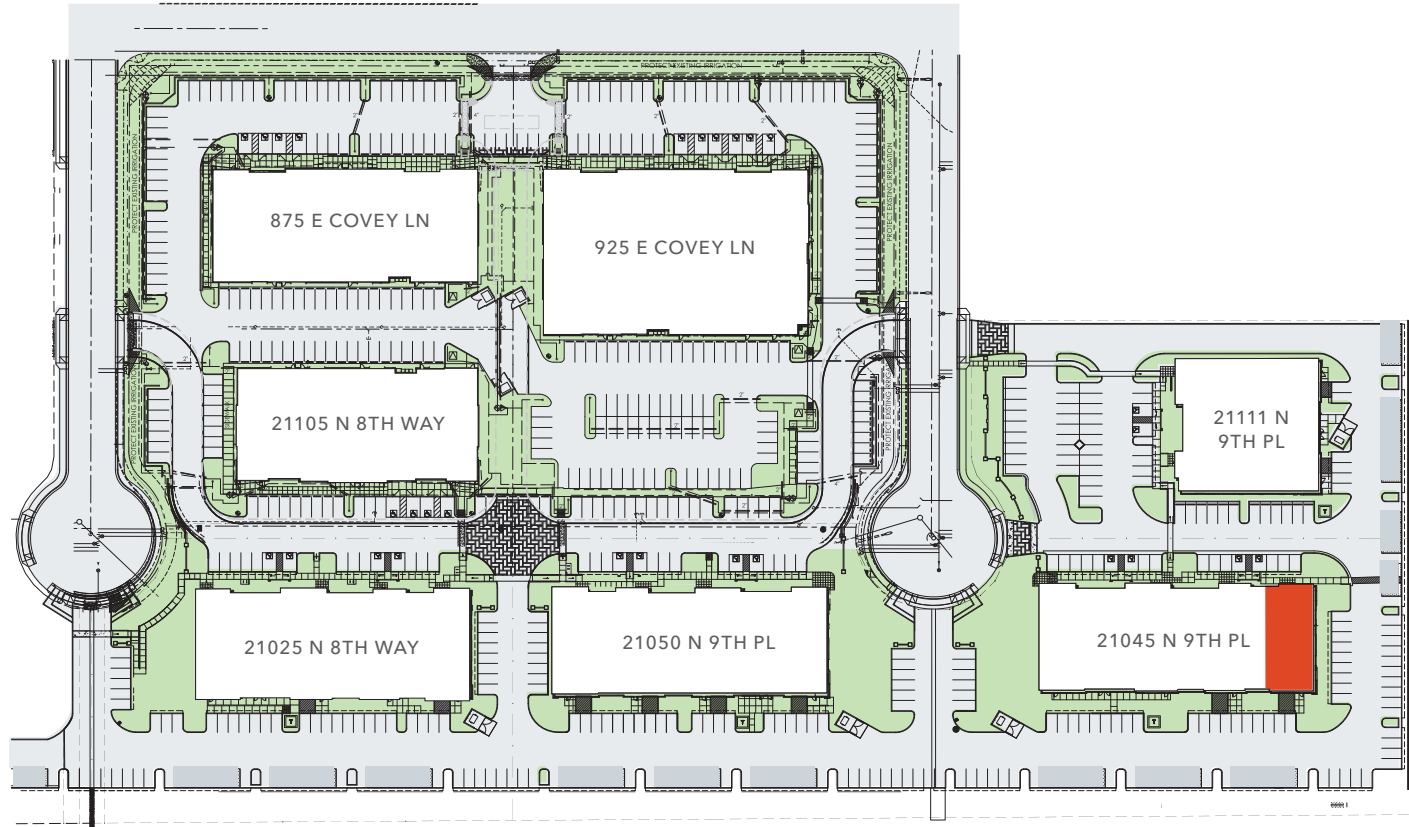
2 minutes to Deer Valley Airport



**SUITE 203**

±4,407 SF	End cap space available
100%	Air-conditioned space
THREE (3)	Offices
ONE (1)	Conference room
ONE (1)	Reception area
ONE (1)	Bullpen
ONE (1)	Break area
TWO (2)	Restrooms
ONE (1)	12'X14' GL roll-up door
16'-18'	Clear height
COVERED	Parking available
PARKING	4.85/1,000 ratio
ASKING RENTAL RATE	\$1.50 + NNN's

# SPECTRUM RIDGE PARK PLAN



*±4,407 SF*

SUITE 203

*\$1.50*

LEASE RATE (NNN)

*NOW*

AVAILABLE





*Exclusively listed by*

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