

FOR SALE

2620 - 2700 North 140th Avenue • Goodyear, Arizona

Below Replacement Cost



Building Features:

- Excellent access to the Interstate 10
- 9,150 SF – 18,300 SF available
- 6 per 1000 parking (overall project)
- Abundant covered parking
- Incredible building signage available
- Within walking distance to numerous retail amenities
- Extensive glass line
- Move-in ready suite

The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

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LITCHFIELD OFFICE PARK



2700 Building

- LOCATION:** 2700 North 140th Avenue, Goodyear, AZ
- BUILDING SIZE:** +/- 9,150 rentable square foot
- ASKING PRICE:** \$195 per SF (\$1,784,250)
- CONDITION:** Building shell
- PARKING:** +/- 6 per 1,000
- COMMENTS:**
- One of the largest contiguous shell buildings available in the West Valley
 - The best-parked projects in the West Valley
 - Just minutes from the West Valley Hospital
 - Located in the heart of the prestigious Palm Valley master-planned community
 - Abundant covered parking

2620 Building

- LOCATION:** 2620 North 140th Avenue, Goodyear, AZ
- BUILDING SIZE:** +/- 9,150 rentable square foot
- ASKING PRICE:** \$225 per SF (\$2,058,750)
- CONDITION:** Built-out
- PARKING:** +/- 6 per 1,000
- COMMENTS:**
- Excellent access to the Interstate 10
 - Potential to expand the building
 - Gate-secured parking area
 - Located in the heart of the prestigious Palm Valley master-planned community
 - Over \$70 per SF of new tenant improvements

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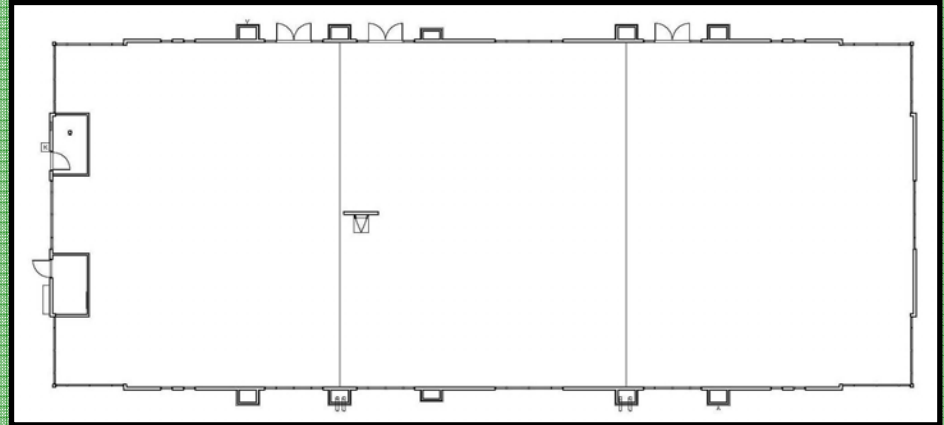
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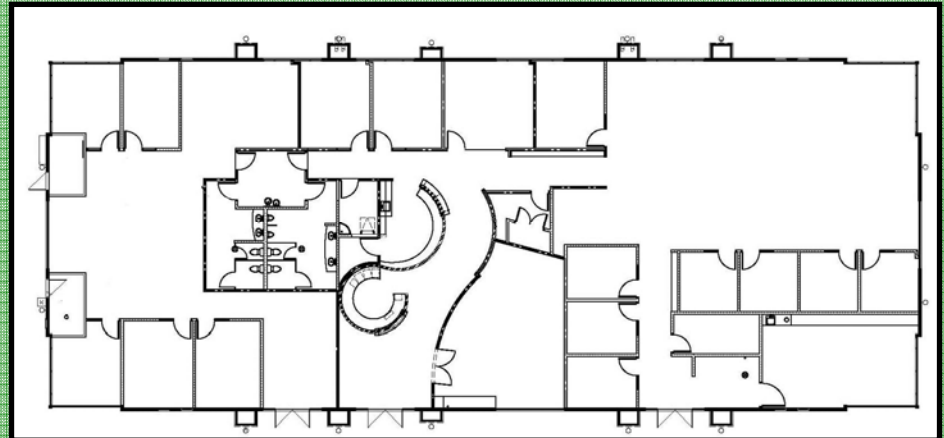
Location Map



2700 Floor Plan - 9,150 RSF



2620 Floor Plan - 9,150 RSF



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