

15,913 SF FREE-STANDING OFFICE BUILDING FOR LEASE

2525 W BERYL AVE

SEC Interstate 17 & Peoria Avenue
Phoenix, Arizona 85021

Across from The Metropolitan, \$850 Million Dollar Metrocenter Redevelopment



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FORMATION PARK 17
FUTURE INDUSTRIAL DEVELOPMENT
SCHEDULED TO BREAK GROUND 2025

RENOVATED BUILDING CURRENTLY SET UP AS A **TRAINING CENTER**. BUILDING HAS A **MONUMENT SIGN** AND CAN ACCOMMODATE SUBSTANTIALLY **MORE SIGNAGE ON THE EXTERIOR** OF THE BUILDING.

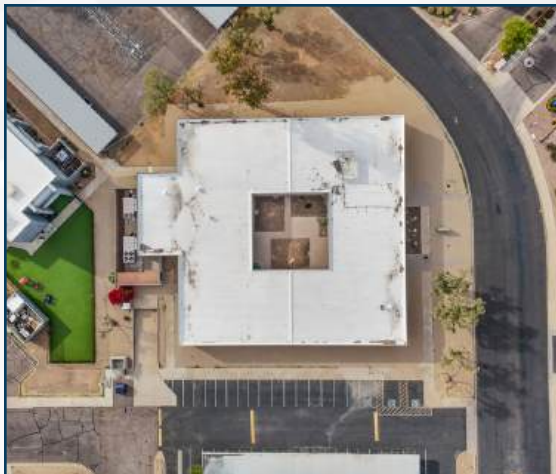
PROPERTY HIGHLIGHTS

- » Courtyard, plentiful windows, new HVAC, loading dock, racquetball court in the basement
- » Newly renovated in 2023 - previously used as a training center
- » Future industrial development *Formation Park 17* is located directly adjacent to the south - breaking ground in 2025
- » Easy access to the entire Valley from Peoria Avenue and I-17
- » Within walking distance to the new light rail extension connecting the trade area to downtown Phoenix
- » Existing furnishings available

Availability:	15,913 SF
Lease Rate:	\$12/SF NNN
Tenancy:	Single
Parking:	32 Covered 32 Surface 4.02/1,000 SF
Year Built:	1979
Parcel/APN:	149-09-001k
Traffic Counts:	Peoria Ave: 49,893 VPD I-17: 199,589 VPD
Zoning:	A-1
Lot Size:	71,656 SF
Property Tax 2024:	\$21,965

INTERIOR PHOTOS

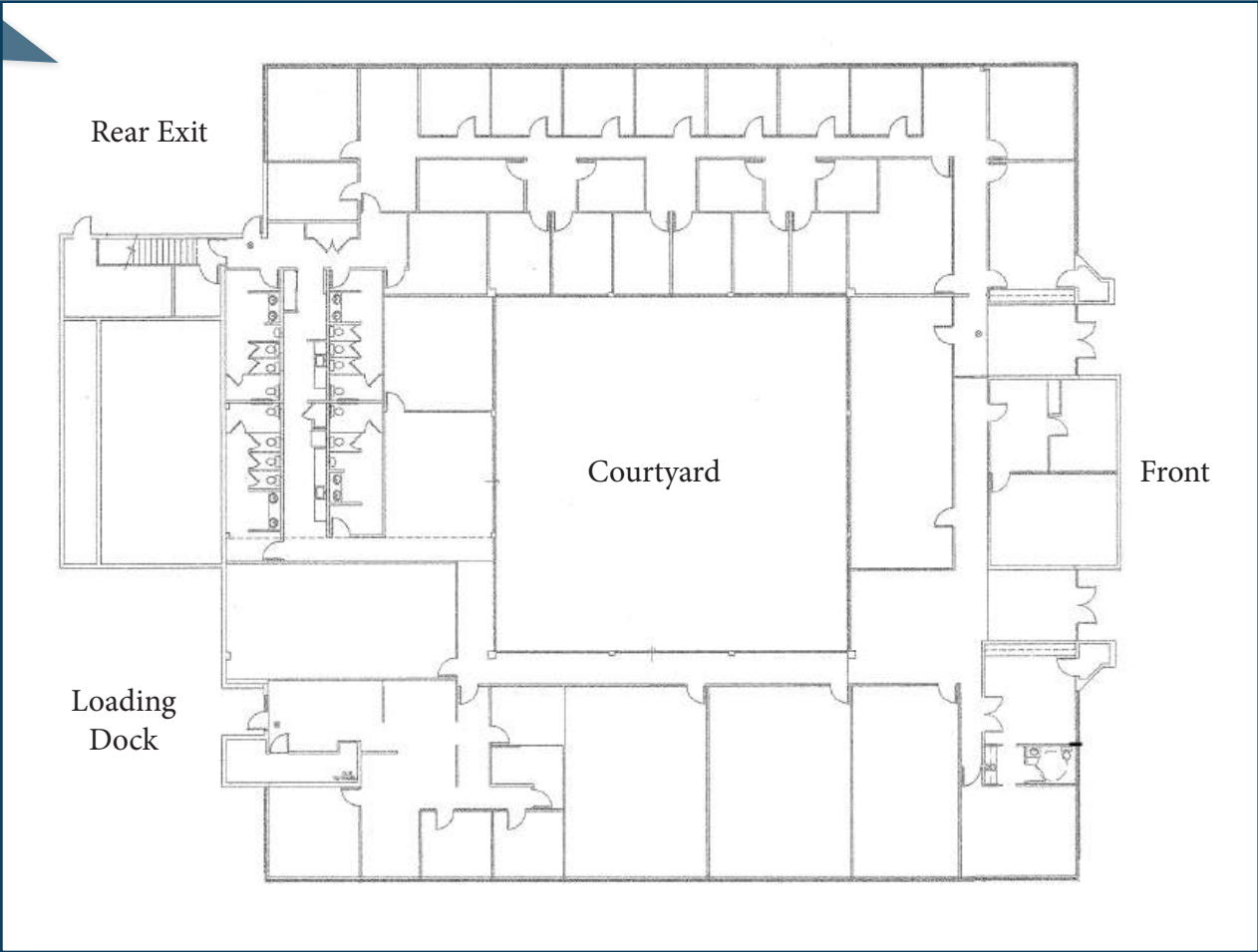




2525 W BERYL AVE

Phoenix, Arizona 85021

± 15,913 SF
AVAILABLE



TRADE AREA AMENITIES



North Mountain Park

Cactus Road

N 19th Ave

TARGET
ROSS
DRESS FOR LESS

fru's
McDonald's

Chick-fil-A
Smashburger

PETSMART
ROSS
DRESS FOR LESS

Red Robin

Burlington
petco
Staples
Michaels

ALONG I - 17
BAYMONT
BY WYNDHAM
COURTYARD
BY MARRIOTT
SPRINGHILL SUITES
BY MARRIOTT
MainStay SUITES
EXTENDED STAY
BY CHOICE HOTELS
Best Western

W Peoria Ave

SUBJECT PROPERTY
2525 W BERYL AVE

FORMATION PARCEL 17
(INDUSTRIAL FUTURE DEVELOPMENT)

WAL*MART
SUPERCENTER

METRO

W Dunlap Ave

THE METROPOLITAN
(NEW MIXED USE DEVELOPMENT)

INTERSTATE
17

METRO

EL FARO
QT

NEW DEVELOPMENTS



THE METROPOLITAN
(NEW MIXED USE DEVELOPMENT)

SUBJECT PROPERTY
2525 W BERYL AVE

FORMATION PARK 17
(FUTURE INDUSTRIAL DEVELOPMENT)

INTERIOR PHOTOS



LOCATION HIGHLIGHTS



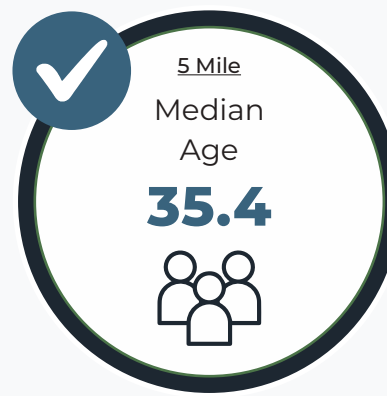
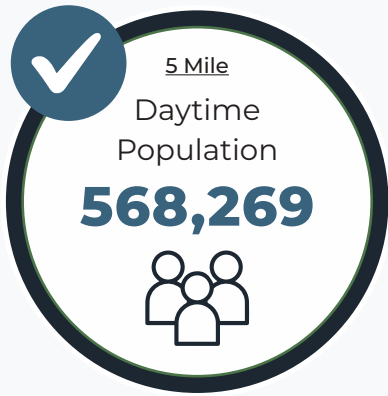
AMAZING PHOENIX LOCATION - NEAR THE NEW METROPOLITAN MIXED USE DEVELOPMENT & FORMATION PARK 17

- **Formation Park 17 will be located directly adjacent** to the south of 2525 W Beryl Ave. This exciting new project will be 425,280 square feet of industrial in four new buildings. It will replace the existing 5 building Corporate Center office buildings. Targeted industries for the new park include manufacturing, semiconductors, warehouse and distribution users.
- This location is also **within minutes from over 17 schools** and trade schools located along the I-17 corridor.
- Located **directly across the freeway to the NEW mixed-use *The Metropolitan***, former regional mall (Metrocenter) that is now under demolition. Walmart, a new theatre, retail, condos, new hotel, apartments, an amphitheatre, a new parking garage and more opening in 2026.
- This property is **surrounded by hotels** in multiple price ranges. **Popular and noteworthy restaurants nearby** such as: **Red Lobster, Papadeaux Seafood Kitchen, Red Robin, Cane's, Mod Pizza, Smashburger, In and Out, Panera** and many more.

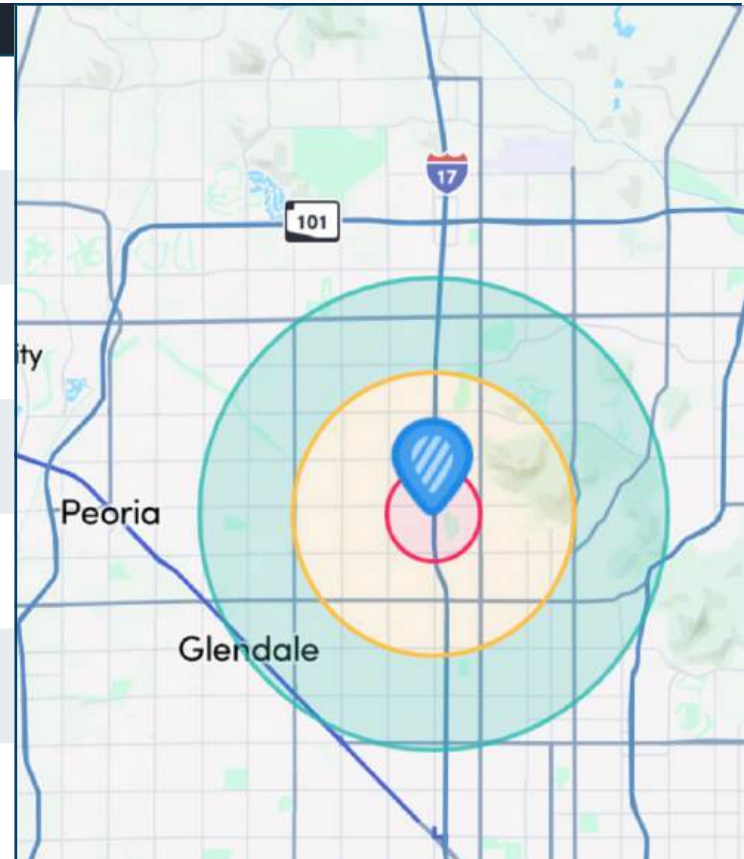
EXTERIOR PHOTOS



AREA DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	33,563	218,141	568,269
Residential Population:	15,162	166,840	444,728
Average Household Income:	\$62,821	\$90,655	\$99,950
Median Age:	33.8	34.8	35.4
Average Household Size:	2.1	2.6	2.5
Annual Health Care Expenditures:	30.78 M	354.05 M	991.32 M
Total Businesses:	1,562	6,199	15,998



PHOENIX ECONOMIC DEVELOPMENT

PHOENIX METROPOLITAN AREA

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The 5th largest city in the country, Phoenix is emerging in the new economy with strength in high technology, manufacturing, bioscience research and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment, but a great place to live. Phoenix is #1 in Entrepreneurial Activity.

The Phoenix Metropolitan Area (PMA) is the business center of Arizona and a major tourist destination. Phoenix's ability to blend the influences of Old West, Native American, Mexican and Spanish cultures makes it a very dynamic and interesting city to live in or visit. It is the capital city of Arizona, as well the county seat for Maricopa County, adding a strong government and legislative presence to the city.

As the urban center for the entire city, Downtown Phoenix is the political, business and cultural focal point of Phoenix. More than one billion in new construction and renovation projects in the 1990's transformed Phoenix's downtown area into a vibrant core of business, sports, arts and entertainment.

These venues include over 5.6 million square feet of rentable office space, a wide variety of restaurants, Chase Field, U.S. Airways Arena, Phoenix Symphony Hall, the Dodge Theatre and the Orpheum Theatre. The City of Phoenix recently won a major biotech contract with the International Genomics Consortium by forming the Translational Genomics Research Institute. The research center, a \$21 million complex, will boost the state's economy by creating spin-off companies that will commercialize technologies developed at the institution. Supporters of the project also claim the institution will create 15,000 jobs and create demand for at least one million square feet of downtown space during the next decade.

