



2777 East Camelback Road, Suite 230
 Phoenix, Arizona 85016
 (480) 994-8155 • (480) 994-8599
 www.GPE1.com



Kevin Helland, MBA
 Senior Vice President
 (480) 423-7942
 khelland@gpe1.com



COMMERCIAL ADVISORS

ARROWHEAD OFFICE - Northeast of 75th Ave & Bell Rd

BEST RATE
GET 1 YEAR AT 50% OFF*

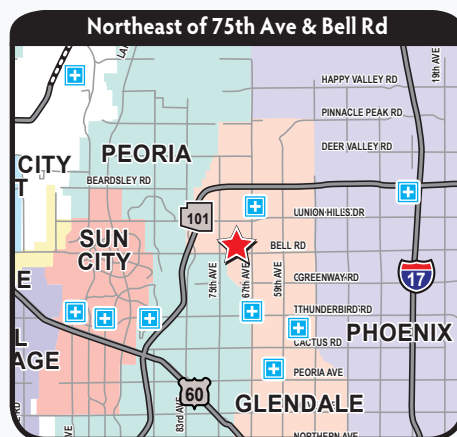


Excellent Access to Valley Markets & Diverse Labor Pool

ARROWHEAD OFFICE

17431 N 71st Dr • Glendale, AZ 85308

Project	+/-7,500 SF Medical & Professional Building		
Availability	Suite 103	1,554 SF	General Office Suite
Year Built	2005		
Lease Rate	\$19.50/SF Modified Gross * Half rent for one year on minimum 3 year term with approved financials. (Limited time offer, subject to change at any time.)		
Annual Increases	3%		
Tenant Improvements	None		
Zoning	PAD - Glendale		
Parking	1:300 SF Parking Ratio		
Demographics	Radius	Population	Household Income
	1-Mile	12,409	\$63,598
	3-Mile	121,792	\$70,157
	5-Mile	313,154	\$63,063



AMENITIES

- Suite is beautifully built-out with hardwood floors and tile throughout
- Custom painted and contains upgraded window coverings. This is a must see!
- Easy freeway access - 1/2 mile to Loop 101
- Strategically located in an area of middle & high-end residential growth
- Across the street from Arrowhead Towne Center & Peoria Sports Complex
- Over 50 casual dining & fast food restaurants within one mile



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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