

# For Sale or Lease

# THE ROSE GARDEN OFFICE PARK

SWC 29TH AVENUE & ROSE GARDEN LANE | PHOENIX, ARIZONA



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#### AVAILABLE SIZE

3 single-story buildings totaling ±17,800 SF

#### LEASE RATE

\$22.00/SF NNN

#### SALE PRICE

\$240/SF

#### CONSTRUCTION STATUS

Complete 2008

#### PARKING RATIO

5:1,000 SF

#### AREA HIGHLIGHTS

- ▶ Located within a mile of John C. Lincoln Hospital
- ▶ Within minutes of I-17 and Loop 101 Freeway
- ▶ Close proximity to the ±650,000 SF retail center, The Happy Valley Towne Center
- ▶ Within a mile of Deer Valley Airport

#### PROJECT HIGHLIGHTS

- ▶ HVAC, concrete slab and insulation included in building shell
- ▶ Clients park in direct proximity to single story offices
- ▶ Stunning elevations featuring custom ornamental ironwork on windows and doors, Cantera Stone columns, decorative stone accents, and mission style tile roofs

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