

FOR LEASE | OFFICE SPACE

CREDIT UNION WEST CORPORATE CENTER

10150 W Desert River Blvd, Glendale, AZ 85307









OFFERING SUMMARY

Lease Rate:	\$26.00 - 30.00 SF/yr (Full Service)
Building Size:	83,270 SF
Available SF:	1,382 - 9,151 SF
Lot Size:	10.42 Acres
Year Built:	2018
Zoning:	PAD
Market:	Phoenix
Submarket:	Glendale

PROPERTY OVERVIEW

The Credit UnionWest Corporate Center is a recently built, two story, A-rated office building. The Credit Union currently occupies the entirety of the second floor and partially the first, with eight (8) different first floor suites available. With an abundance of parking spaces available, a multitude are reserved-covered behind a gated access point. Upon paid access, tenants are welcome to enjoy the internal fitness center and locker rooms with showers. The west side of the Corporate Center boasts a beautiful, serene, garden style courtyard for tenant's enjoyment.

PROPERTY HIGHLIGHTS

- Monument Signage Available
- ±9,151 contiguous SF on the North Wing
- ±5,277 contiguous SF on the South Wing
- Covered and Gated Parking Available
- 5:1000 Parking Ratio
- Internal Fitness Center and Locker Room with Showers (Paid Access)
- Security on Site

125 S AVONDALE BLVD, STE 100

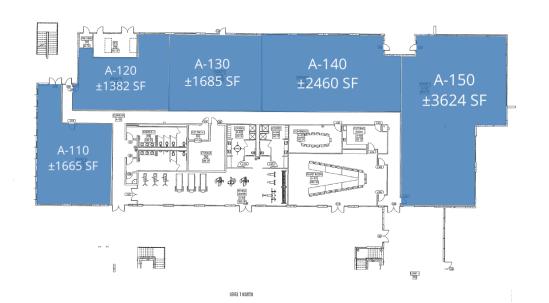
AVONDALE, AZ 85323 PHXWC.COM BOBBIE MASTRACCI, CCIM, SIOR DESIGNATED BROKER / PRINCIPAL / INVESTMENTS 623.748.1958 BMASTRACCI@PHXWC.COM ELI MASTRACCI

ASSOCIATE / PRINCIPAL 623.226.8771 ELI@PHXWC.COM



AVAILA	DLC	
LEASE TYPE		Full Service
TOTAL SPACE	I	1,382 - 9,151 SF
LEASE TERM		Negotiable
LEASE RATE		\$26.00 - \$30.00 SF/yr

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SUITE TENANT SIZE **TYPE** RATE 1,665 SF \$26.00 - \$30.00 SF/yr Suite A-110 Available **Full Service Full Service** Suite A-120 Available 1,382 - 9,151 SF \$26.00 - \$30.00 SF/yr Suite A-130 Available 1,685 - 9,151 SF **Full Service** \$26.00 - \$30.00 SF/yr Suite A-140 Available 2,460 - 9,151 SF **Full Service** \$26.00 - \$30.00 SF/yr Suite A-150 Available 3,624 - 9,151 SF **Full Service** \$26.00 - \$30.00 SF/yr

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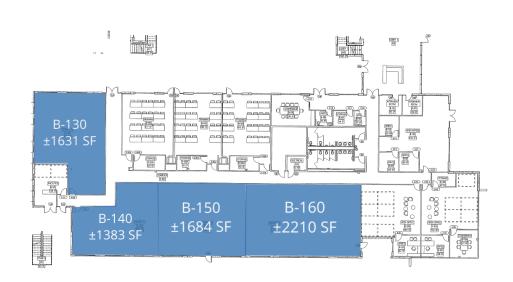
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LEVEL 1 SOUTH

SUITE	TENANT	SIZE	ТҮРЕ	RATE
Suite B-130	Available	1,631 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite B-140	Available	1,383 - 5,277 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite B-150	Available	1,684 - 5,277 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite B-160	Available	2,210 - 5,277 SF	Full Service	\$26.00 - \$30.00 SF/yr

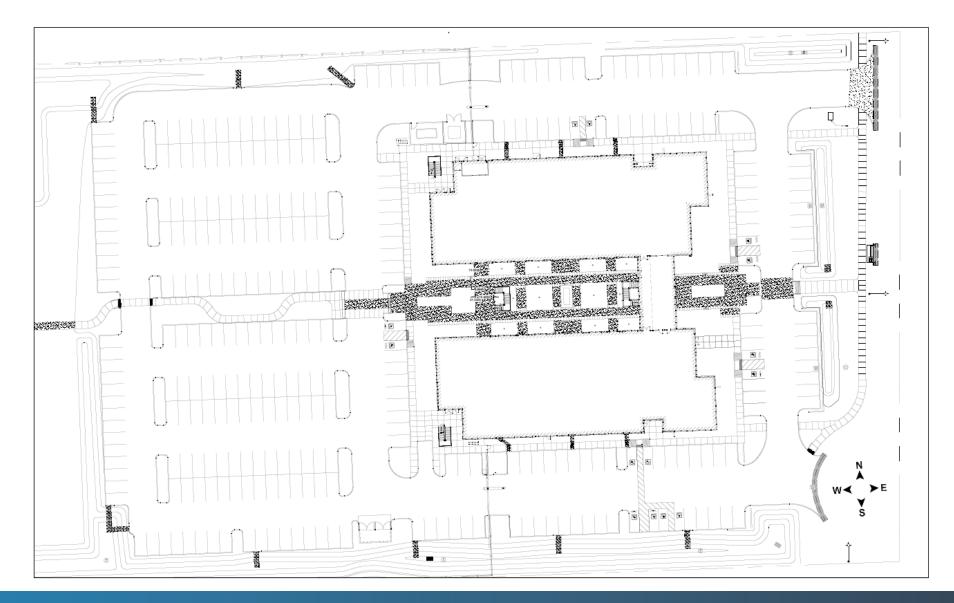
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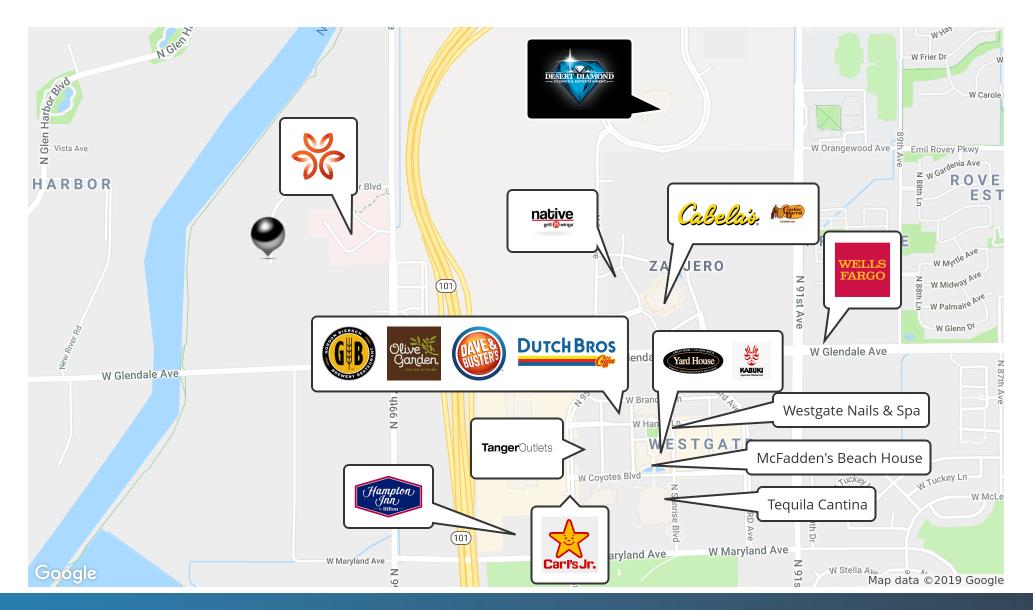
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,439	238,205	1,028,852
Median age	32.4	33.1	33.3
Median age (Male)	29.1	32.2	32.1
Median age (Female)	37.4	34.1	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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Total households	838	81,541	349,542
# of persons per HH	838 2.9	81,541 2.9	349,542 2.9
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* Demographic data derived from 2010 US Census

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