

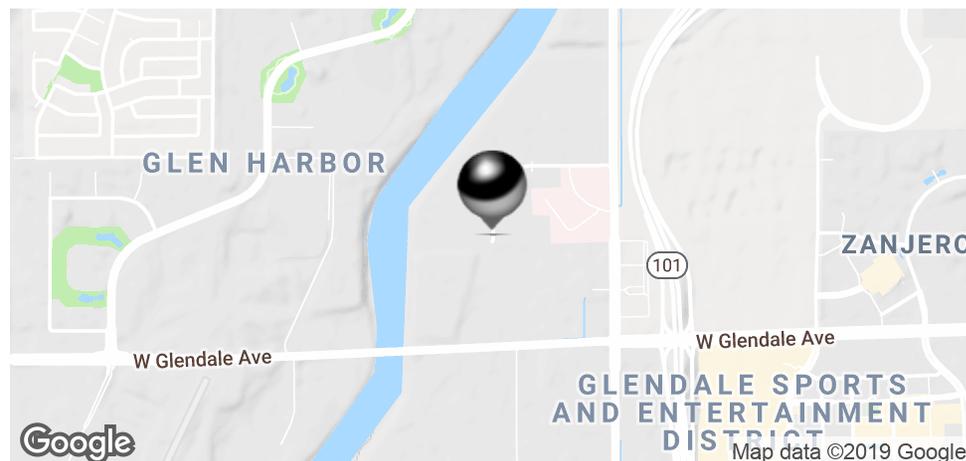


FOR LEASE | OFFICE SPACE

## CREDIT UNION WEST CORPORATE CENTER

*10150 W Desert River Blvd, Glendale, AZ 85307*

# CREDIT UNION WEST CORPORATE CENTER



## 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

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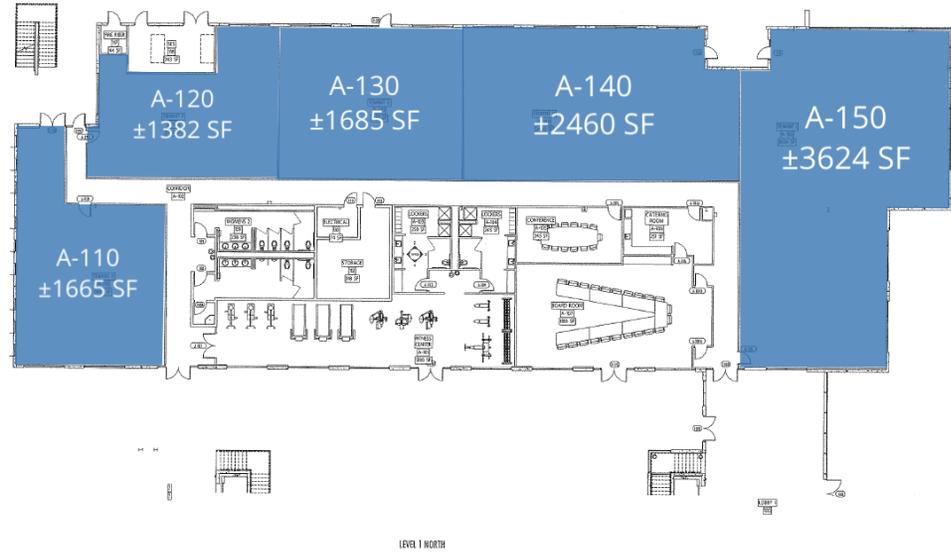
**BOBBIE MASTRACCI, CCIM, SIOR**  
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**AVAILABLE**

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



SUITE	TENANT	SIZE	TYPE	RATE
Suite A-110	Available	1,665 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite A-120	Available	1,382 - 9,151 SF	Full Service	\$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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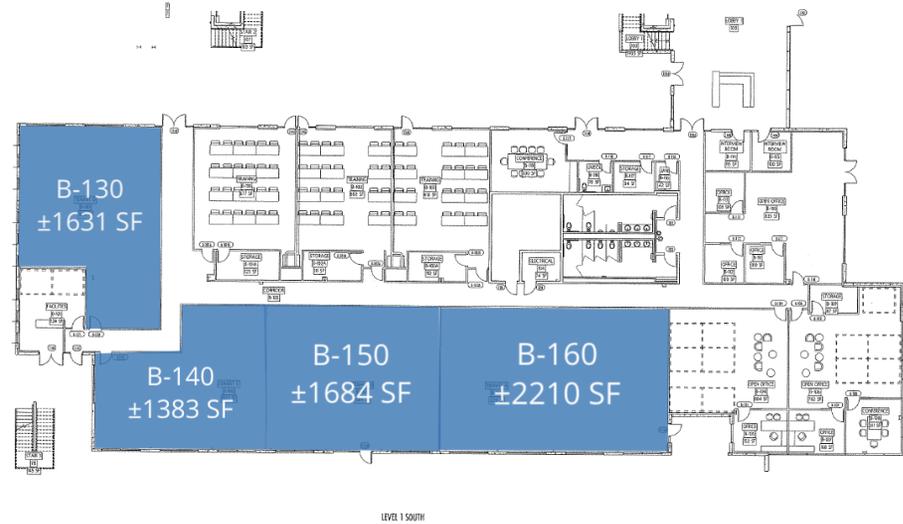
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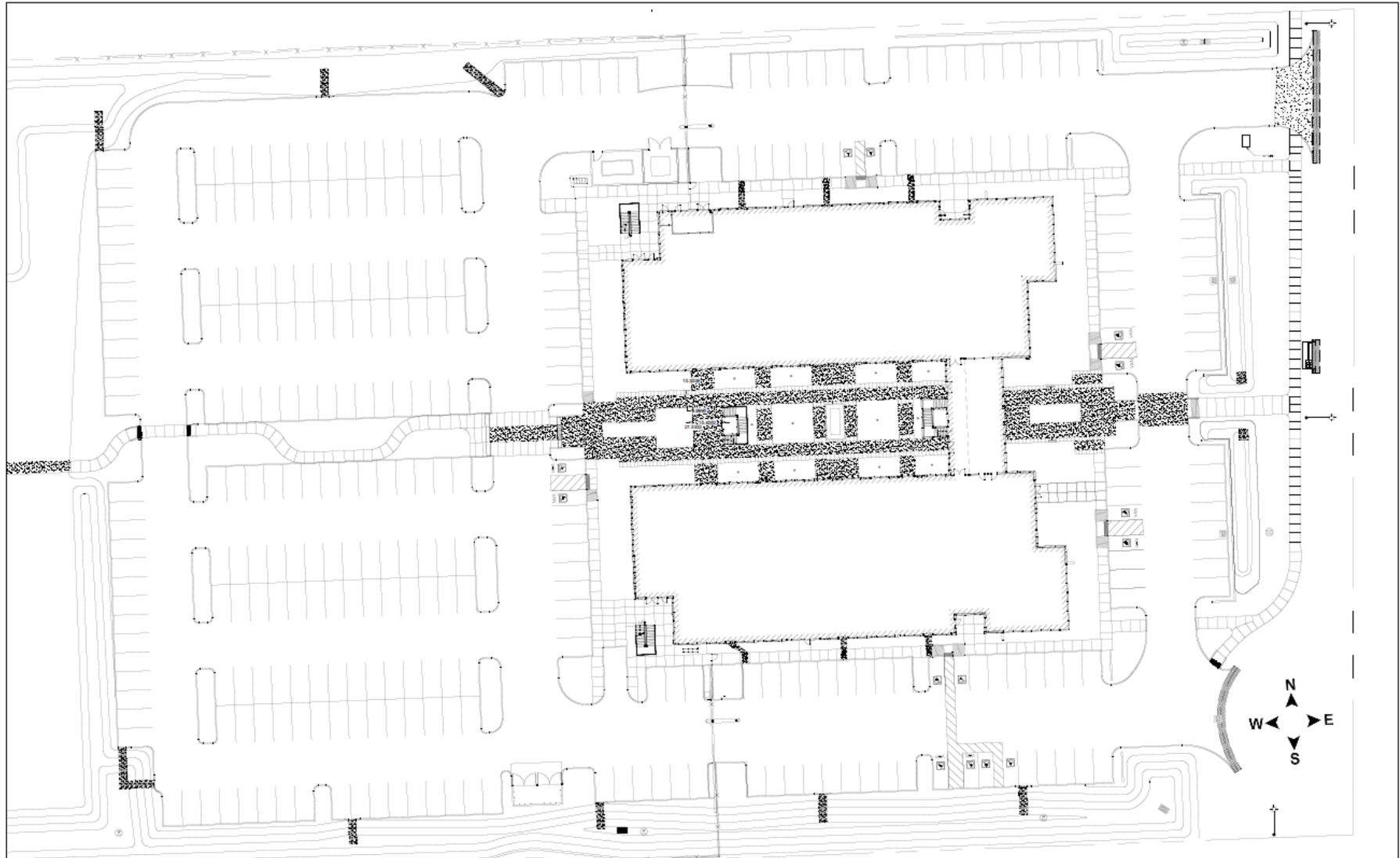
SUITE	TENANT	SIZE	TYPE	RATE
Suite B-130	Available	1,631 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite B-140	Available	1,383 - 5,277 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite B-150	Available	1,684 - 5,277 SF	Full Service	\$26.00 - \$30.00 SF/yr
Suite B-160	Available	2,210 - 5,277 SF	Full Service	\$26.00 - \$30.00 SF/yr

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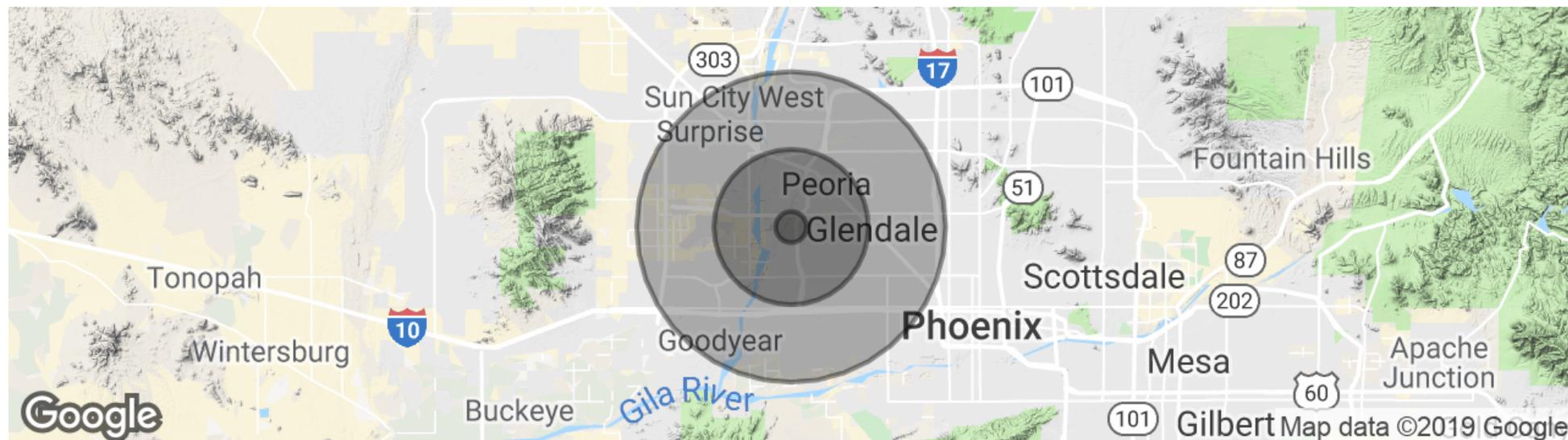


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,439	238,205	1,028,852
Median age	32.4	33.1	33.3
Median age (Male)	29.1	32.2	32.1
Median age (Female)	37.4	34.1	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	838	81,541	349,542
# of persons per HH	2.9	2.9	2.9
Average HH income	\$62,326	\$58,642	\$59,752
Average house value	\$164,576	\$187,098	\$212,450

\* Demographic data derived from 2010 US Census

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