

FOR SALE OR LEASE

2620 North 140th Avenue • Goodyear, Arizona

Plug and Play Opportunity



Building Features:

- 9,150 SF available (divisible)
- Aggressive lease rate
- Move-in ready
- Sale price significantly below replacement cost
- 6 per 1000 parking; covered available
- Incredible building signage available
- Excellent access to the Interstate 10
- Walking distance to numerous retail amenities

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The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.



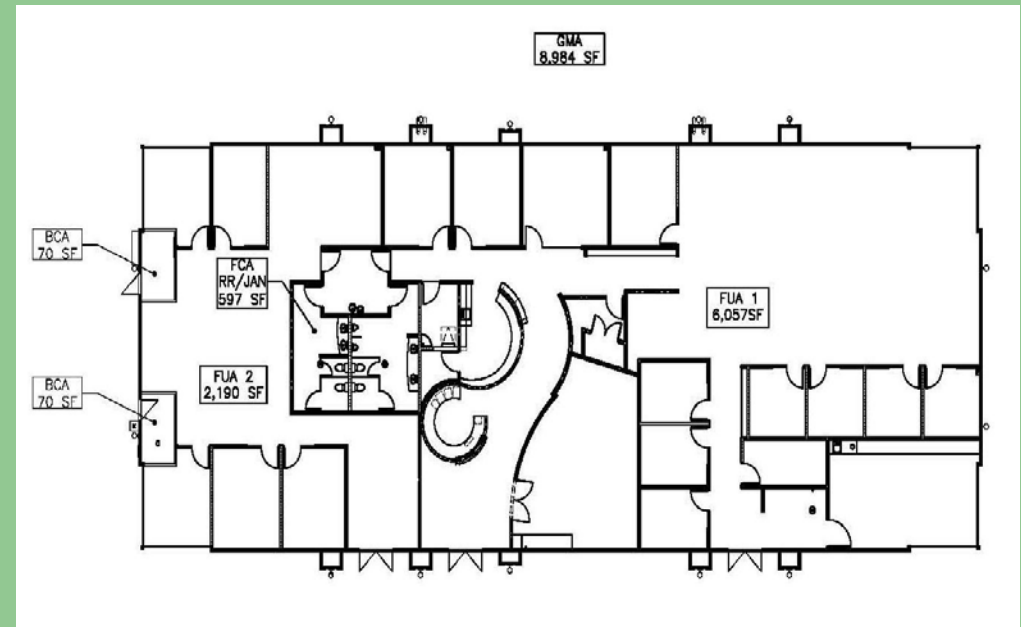
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Location Map



2620 Floor Plan - 9,150 RSF



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CORE
Realty Partners, L.L.C.

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Litchfield Office Park

2620 North 140th Avenue

FOR SALE OR LEASE

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|--------------------------|--|
| LOCATION: | 2620 North 140 th Avenue, Goodyear, AZ |
| BUILDING SIZE: | ± 9,150 rentable square foot one-story class “A” office / medical condominium |
| AVAILABLE: | ± 9,150 RSF |
| OCCUPANCY: | Immediate |
| SALES PRICE: | \$1,601,250 (\$175 / SF) |
| BASE RENTAL RATE: | \$14.00 per rentable square foot, NNN |
| T.I. ALLOWANCE: | As-is |
| PARKING: | 6 per 1,000 parking ratio |
| COMMENTS: | <ul style="list-style-type: none">• Excellent access to the Interstate 10• Within walking distance to hotels, shops, restaurants, and entertainment• Just minutes from the West Valley Hospital• Conveniently located in the heart of the prestigious Palm Valley Master-Planned Community• Covered reserved parking available |

For more information please contact:



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