

FOR LEASE > OFFICE | SPECIAL EVENT | WINE STORAGE | BASEMENT



Tlaquepaque

4150 W. PEORIA AVE. | PHOENIX, AZ 85029



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PROPERTY INFORMATION



BUILDING SIZE:

±47,117 SF
2-Story + Basement Level



LEASE RATE:

\$12.00 - \$18.00 MG



AVAILABILITY:

445 - 8,704 SF
Executive Suites and shared office space available*



YEAR BUILT:

1987
Renovations Underway



PARKING RATIO:

4.90/1,000
Secure/Gated Parking Available

BUILDING FEATURES

- > Mission-style architecture with decorative wrought-iron gates that open to large private courtyards
- > Suites feature courtyard entries, private patios, and balconies
- > Courtyard upgrades include brick patios, decorative talavera tile accents, lush landscape, arched walkways, and a large central fountain
- > Upgraded interior finishes include Tuscan-style iron doors, travertine flooring, new windows, and window coverings

**Contact Broker for details*



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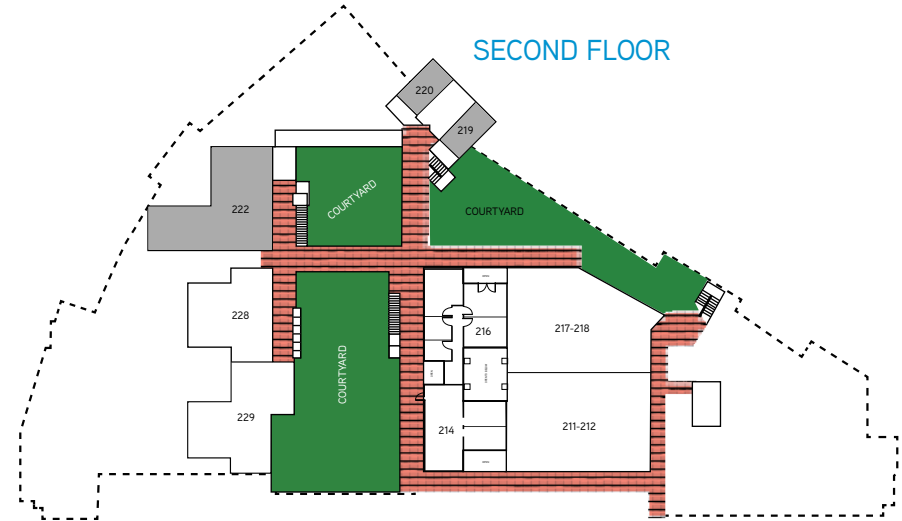
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FIRST FLOOR

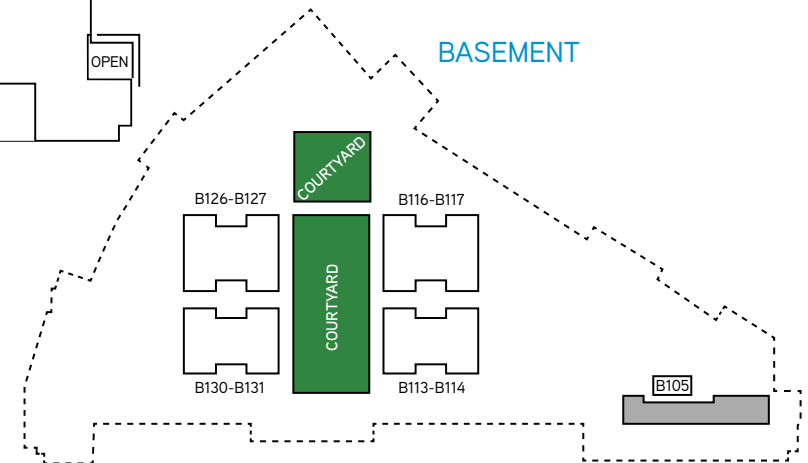


SECOND FLOOR



■ = OCCUPIED
□ = VACANT

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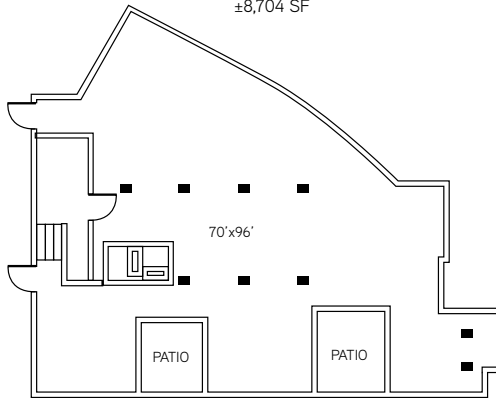
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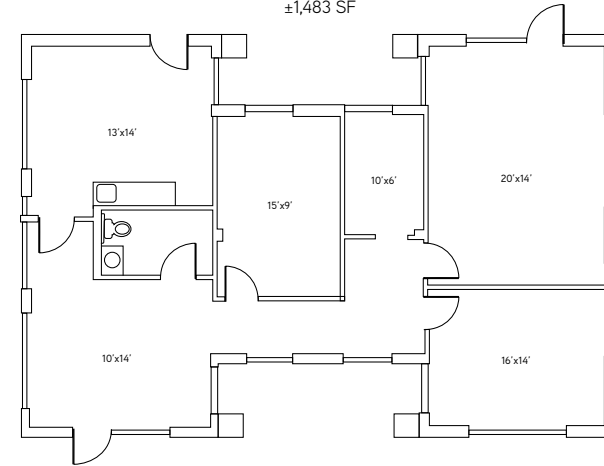
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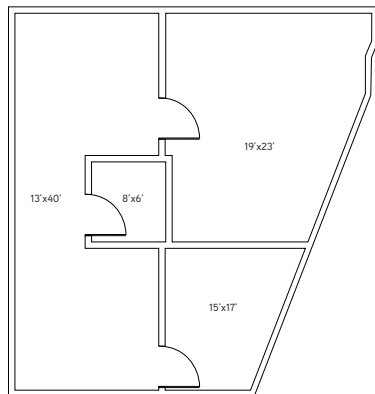
SUITES 108-110
±8,704 SF



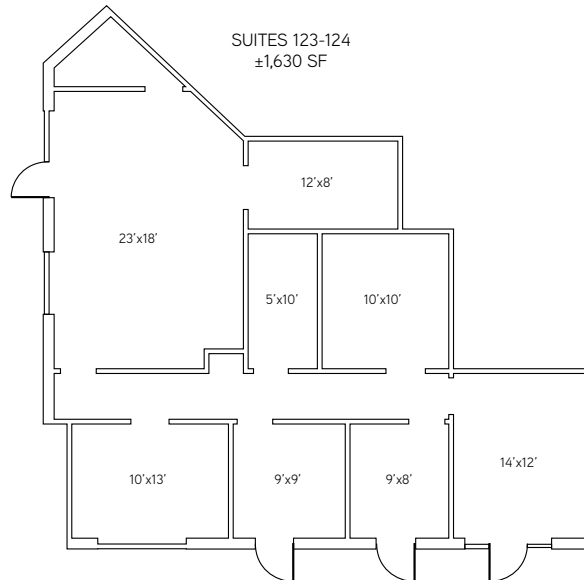
SUITES 113-114
±1,483 SF



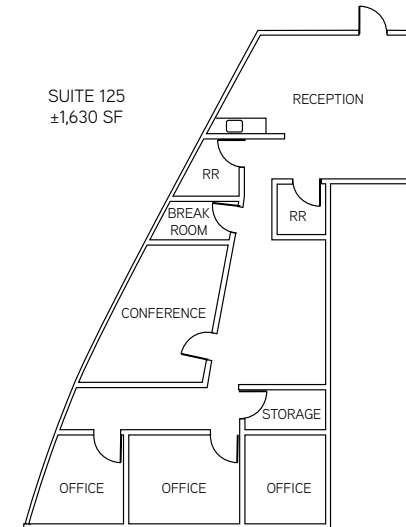
SUITE 118
±1,122 SF



SUITES 123-124
±1,630 SF



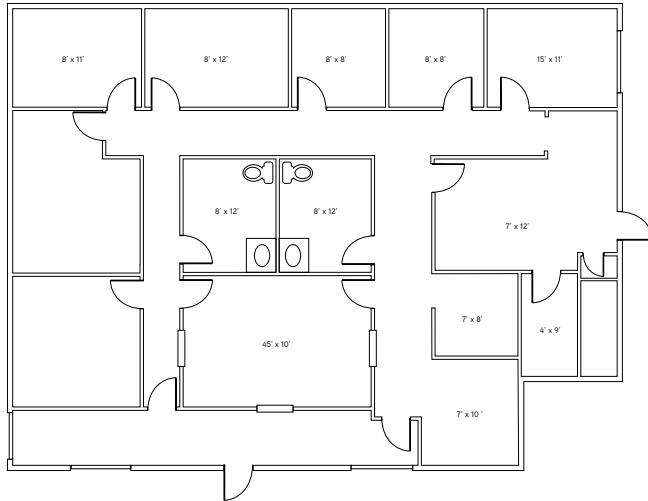
SUITE 125
±1,630 SF



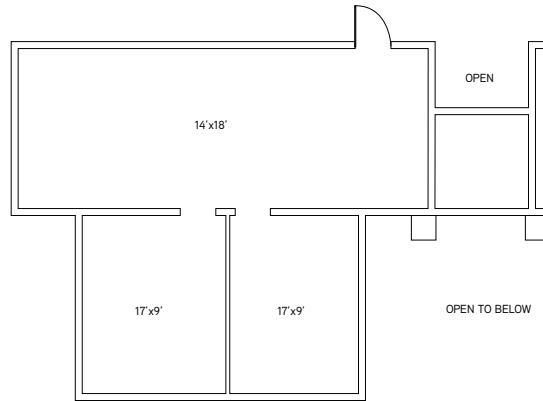
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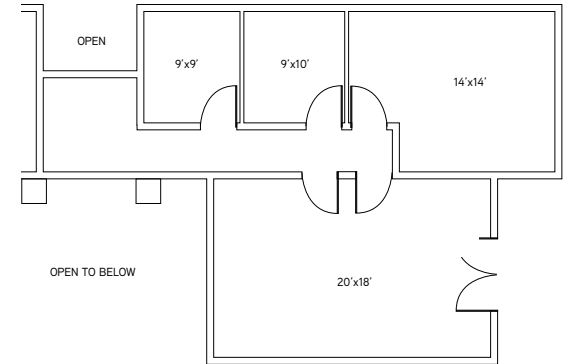
SUITES 211-212
±2,322 SF



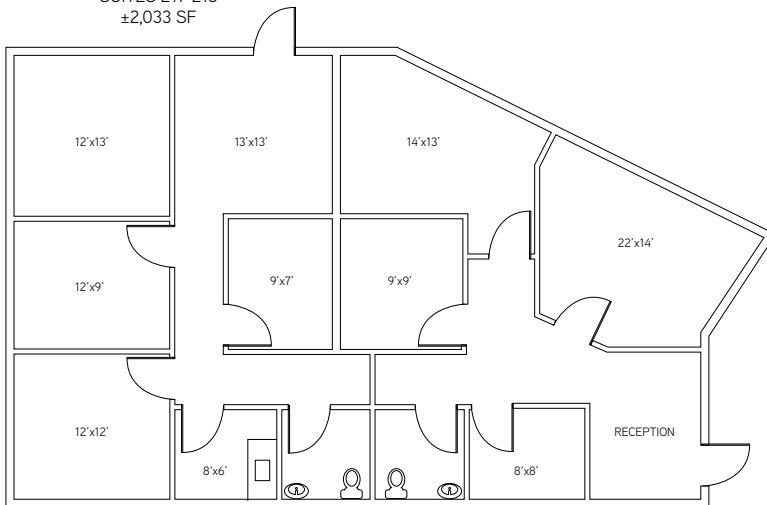
SUITE 214
±942 SF



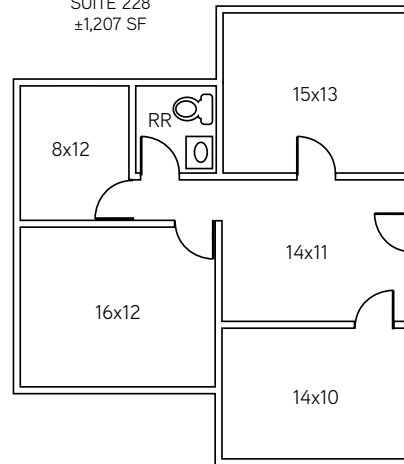
SUITE 216
±1,167 SF



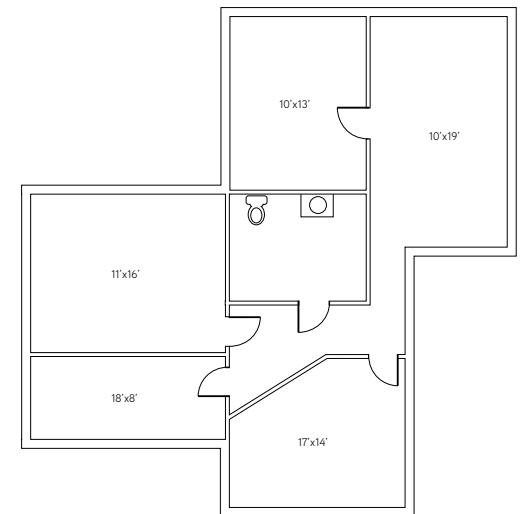
SUITES 217-218
±2,033 SF



SUITE 228
±1,207 SF



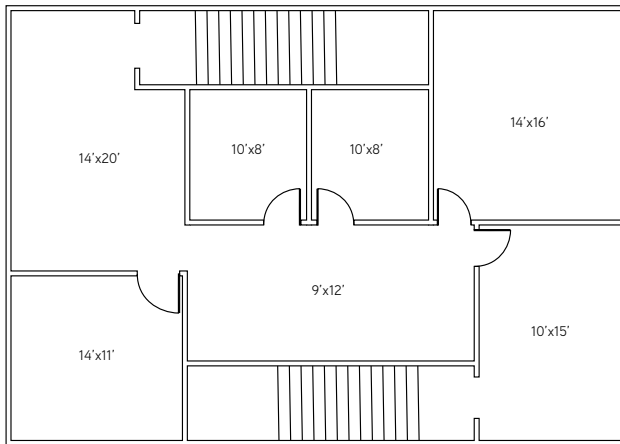
SUITE 229
±1,207 SF



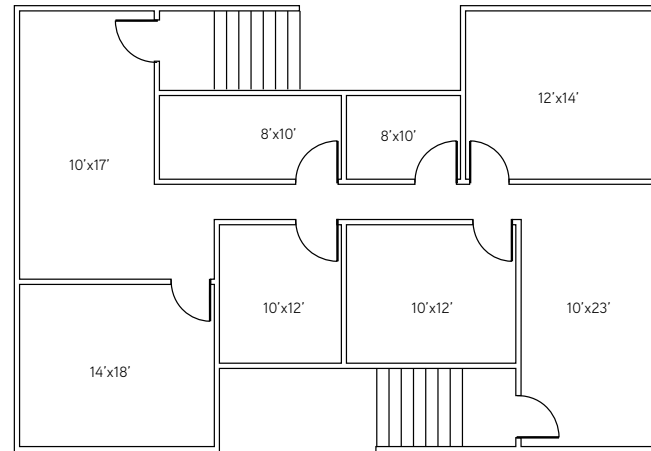
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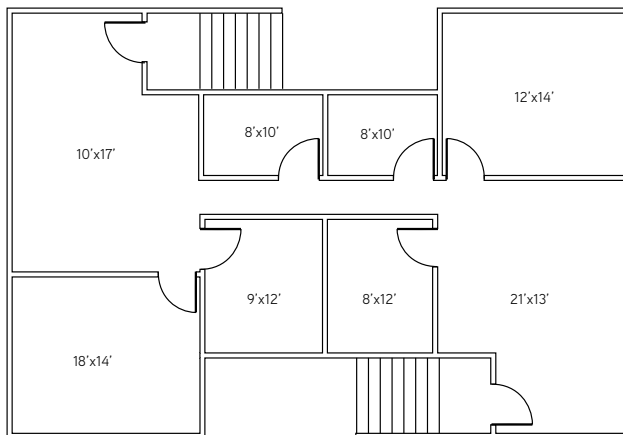
SUITES B113-B114
±1,455 SF



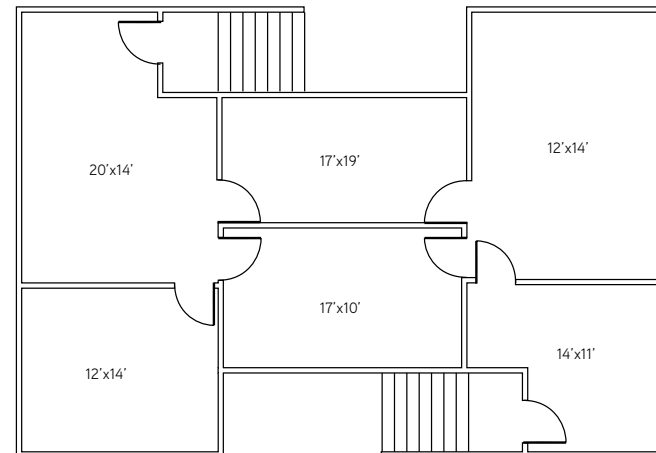
SUITES B116-B117
±1,650 SF



SUITES B126-B127
±1,650 SF



SUITES B130-B131
±1,530 SF



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DEMOGRAPHICS:

GREAT CENTRAL PHOENIX LOCATION

Off of I-17 at Peoria Avenue

ABUNDANT AMENITIES

Starbucks, Target, In and Out Burger, Barnes & Noble, and Sprouts Farmer's Market

TRANSIT

Adjacent to Valley Metro's 106 Bus Route
Metro light rail transit set to be extend to I-17 and Dunlap by 2023

POPULATION

1-Mile 17,695 | 3-Miles 176,980 | 5-Miles 453,645

SKY HARBOR INTERNATIONAL AIRPORT

30-Minute Drive Time

VEHICLES PER DAY

60,462 at 43rd Ave. and Peoria Ave.

METROCENTER

Metrocenter is a 130-acre entertainment and shopping destination at I-17 and Dunlap Avenue. Planned development includes new retail, restaurants, office buildings, apartments, senior housing, and healthcare facilities.

AREA MAP



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