



11811 NORTH TATUM BOULEVARD

PARADISE VILLAGE OFFICE PARK



PROPERTY FEATURES

- Square Footage: ±268,598 SF
- Floors: 5
- Year Built: 1986
- Lease Rate: \$25.00-\$26.00/SF
- Parking Ratio: 5.0/1,000 SF
- Covered Parking Ratio: 2.0/1,000 SF
- Tenant Improvements: Negotiable
- Operating Expenses: Base Year

AVAILABLE SPEC SUITES

- Suite 2300: ±2,142 RSF
- Suite 2320: ±1,829 RSF
- Suite 2400: ±5,808 RSF
- Suite 3050: ±4,302 RSF
- Suite 3099: ±1,968 RSF

AVAILABLE SUITES

- Suite P115: ±516 RSF (Available 10.1.18)
- Suite P125: ±1,730 RSF
- Suite P170: ±1,859 RSF
- Suite P195: ±1,723 RSF
- Suite 1003: ±1,114 RSF
- Suite 1004: ±655 RSF
- Suite 1026: ±3,619 RSF
- Suite 2000: ±18,840 RSF ⁽¹⁾
- Suite 2610: ±1,017 RSF
- Suite 2800: ±4,067 RSF
- Suite 3001: ±2,614 RSF
- Suite 4000: ±2,043 RSF

⁽¹⁾ Divisible to 7,000 RSF

COMMENTS

- Located adjacent to Paradise Valley Mall and numerous other retail centers offering a wide variety of shops and restaurants
- Deli, 50 person meeting room and property management all located on-site
- Located within 2.5 miles of the SR-51 Freeway and within 15 minutes of Sky Harbor International Airport
- Close proximity to Stonecreek Golf Club and the 170-room Embassy Suites - Paradise Valley Hotel

For more information, please contact:

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