

# FULL BUILDING OPPORTUNITY PROMINENT BUILDING SIGNAGE

# 2233 DUNLAP

4-STORY BUILDING TOTALING ±92,000 SF



2233 WEST DUNLAP AVENUE | PHOENIX, AZ | AVAILABLE JANUARY 1, 2019



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# 2233

DUNLAP



- Available January 1, 2019
- Full Building Opportunity
- Extensive Building & Common Area Improvements Coming Soon
- 4-Story Building Totaling  $\pm 92,000$
- 7.1:1000 Parking Ratio - 2-Level Parking Structure Offering 543 Stalls and 107 Surface Parking Stalls
- Excellent Building & Monument Signage
- Best Glass Line for  $\pm 92,000$  SF in the I-17 Corridor
- Excellent 360 Degree Views
- Expansive Green Space with Multiple Collaboration Areas



Minutes to Valleywide Transportation via 



High-end Multifamily Housing within Walking Distance



Grand Canyon University Talent and Workforce Nearby



1.5 Miles to Metrcocenter Mall



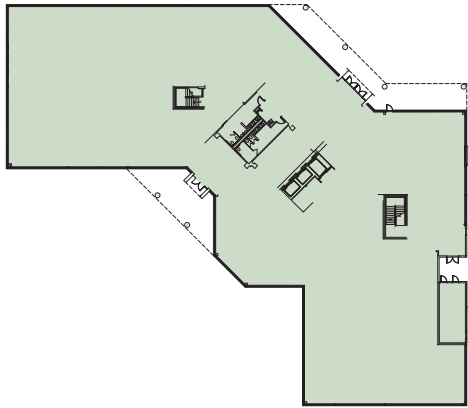
Sheraton Crescent Hotel just Minutes Away



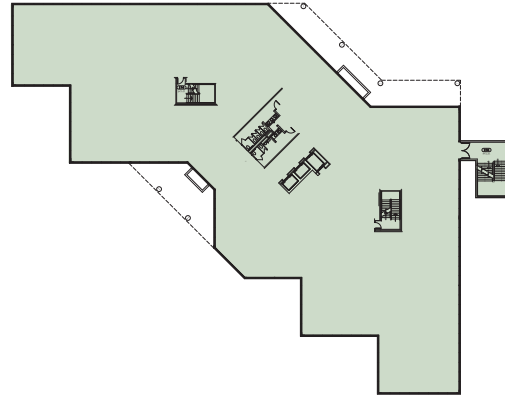
Short Walk to New Lightrail Stop and Park & Ride at 19th Ave & Dunlap



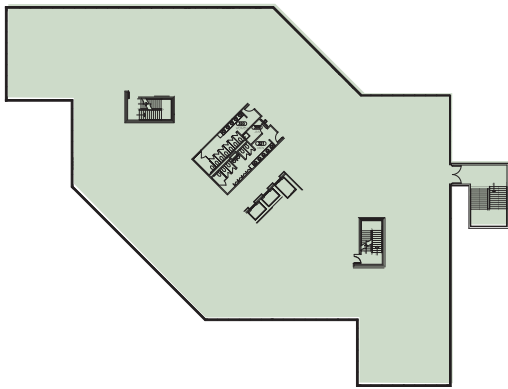
First Floor | ±22,510 SF



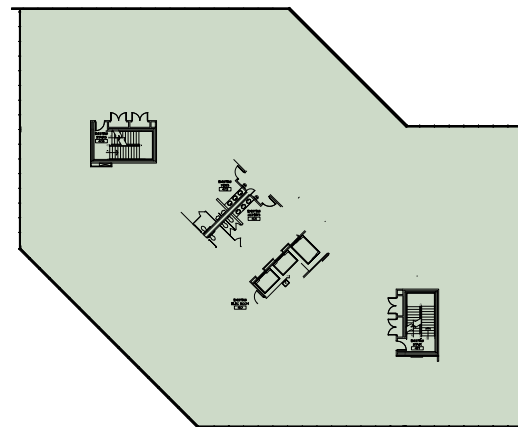
Second Floor | ±26,360 SF



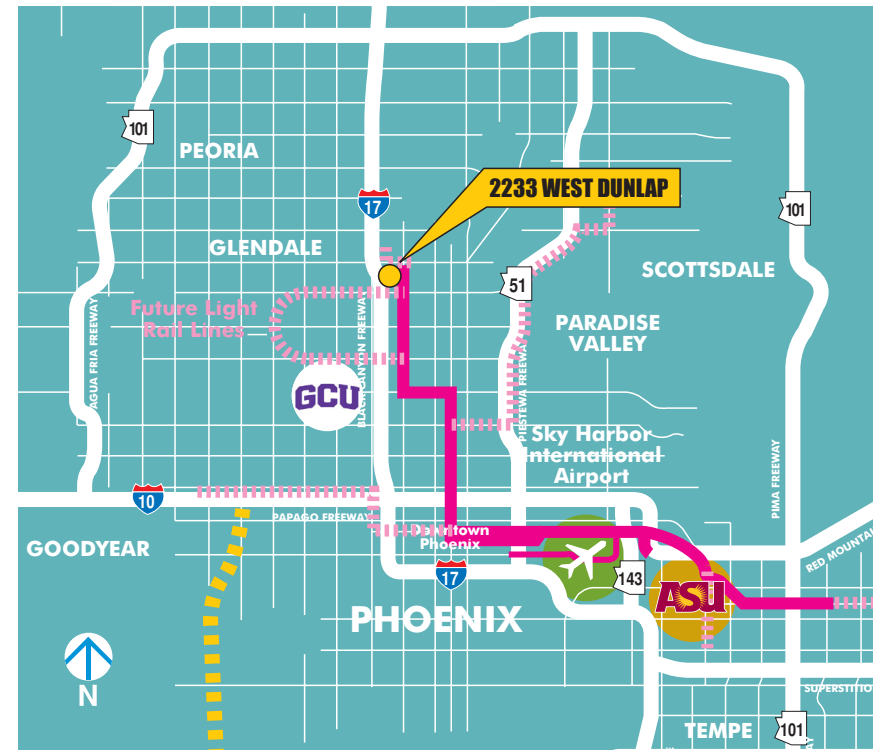
Third Floor | ±23,715 RSF



Fourth Floor | ±19,518 RSF



Outstanding Corporate Neighbors:







PIESTEWA PEAK

CAMELBACK MOUNTAIN

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

MIDTOWN

DOWNTOWN

EXISTING LIGHT RAIL

2233 DUNLAP

LIGHT RAIL STATION PARK & RIDE

ROSE MOFFORD SPORTS COMPLEX

FUTURE LIGHT RAIL

DUNLAP AVE.

SHERATON

TOWNE PLACE SUITES MARRIOTT

COURTYARD MARRIOTT

BLACK CANYON FREEWAY

INTERSTATE 17

FULL DIAMOND

FULL DIAMOND

METROCENTER MALL

INTERSTATE 17

27TH AVE.

GRAND CANYON

**LEE & ASSOCIATES**  
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