

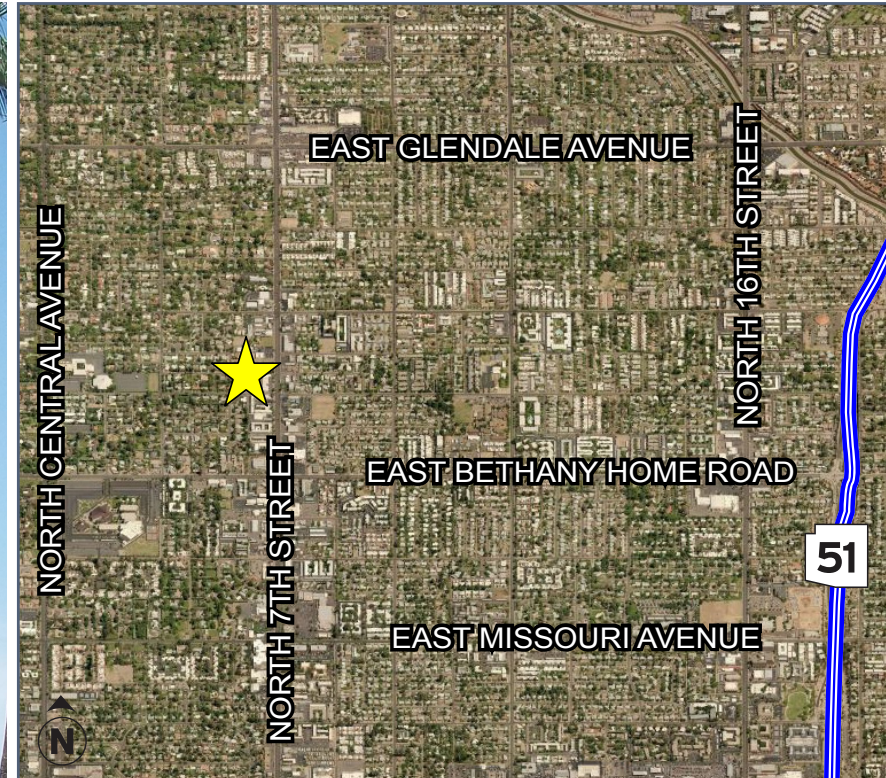
FOR LEASE

TROPIC GARDENS PLAZA

6232 North 7th Street, Phoenix, Arizona

Voit

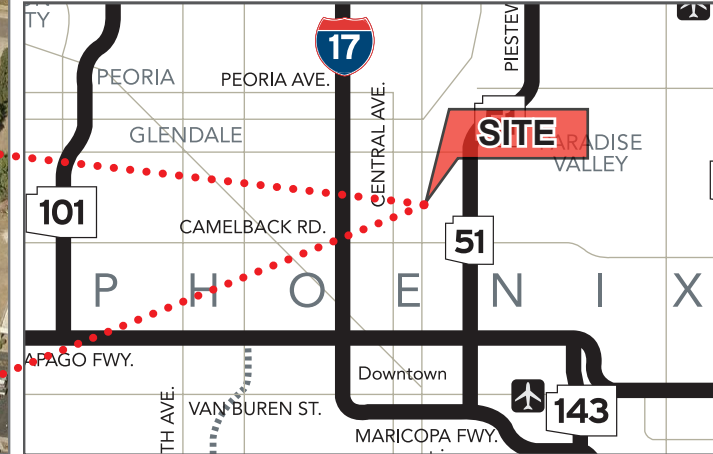
REAL ESTATE SERVICES



PROPERTY FEATURES

TOTAL BUILDING SIZE:	23,213 RSF
TOTAL AVAILABILITY:	9,115 RSF
TOTAL CONTIGUOUS:	4,419 RSF
LEASE RATE:	\$15.00, full service
YEAR BUILT:	1985
ZONING:	C-2, City of Phoenix
PARKING:	Covered/Reserved Available
PARCEL SIZE:	1.21 Acres

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Tropic Gardens Plaza has direct 7th Street exposure and is approximately one mile west of the SR-51 Freeway and Bethany Home Road interchange. Additionally, the project is only 3 miles from the freeway interchange of I-17 and Glendale Avenue and minutes from Downtown Phoenix. Situated in the heart of the North Central Phoenix submarket, the property is surrounded by a mixture of office and retail product as well as single and multi-family residential.

PROPERTY HIGHLIGHTS

- Excellent 7th Street location
- Inviting courtyard
- Lush, mature landscaping
- Most suites have balconies or patios
- Glass french doors throughout the building
- Minutes from Downtown Phoenix
- Covered / Reserved parking available
- Elevator accessible



AVAILABLE SUITES

	SIZE (RSF)	NOTES
SUITE 101	1,101	Vacant
SUITE 105	1,217	Vacant
SUITE 108	564	30 Day Notice
SUITE 203	535	30 Day Notice
SUITE 204	895	Vacant
SUITE 205	295	30 Day Notice
SUITE 206A	1,165	Vacant
SUITE 206C	262	Vacant
SUITE 208	1,267	Vacant
SUITE 210	486	Vacant
SUITE 214	1,328	Vacant

Max. Contiguous: 4,419 SF

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