

FOR LEASE | OFFICE BUILDING

2505 WEST BERYL AVENUE | PHOENIX, ARIZONA 85021



- Total Size:** **10,042 Square Feet**
- North Suite: 5,021 Square Feet
 - South Suite: 5,021 Square Feet
 - 39,814 Square Feet of Land
- Parking:** **36 Covered and 6 Uncovered Spaces Onsite**
Cross Easement for Parking with Adjacent Building
- Base Rent:** **\$10.00 per Square Foot, NNN**
- Features:** **20 Minutes From TSMC**
Close to Many Restaurants
½ Mile to Metro Center
½ Mile From Future Light Rail Station
½ Mile From I-17

PAUL BLUM, J.D., CCIM
602.369.7575
Paul@blumroberts.com

REBECCA ROBERTS
602.791.6262
Rebecca@blumroberts.com

BLUM-ROBERTS GROUP

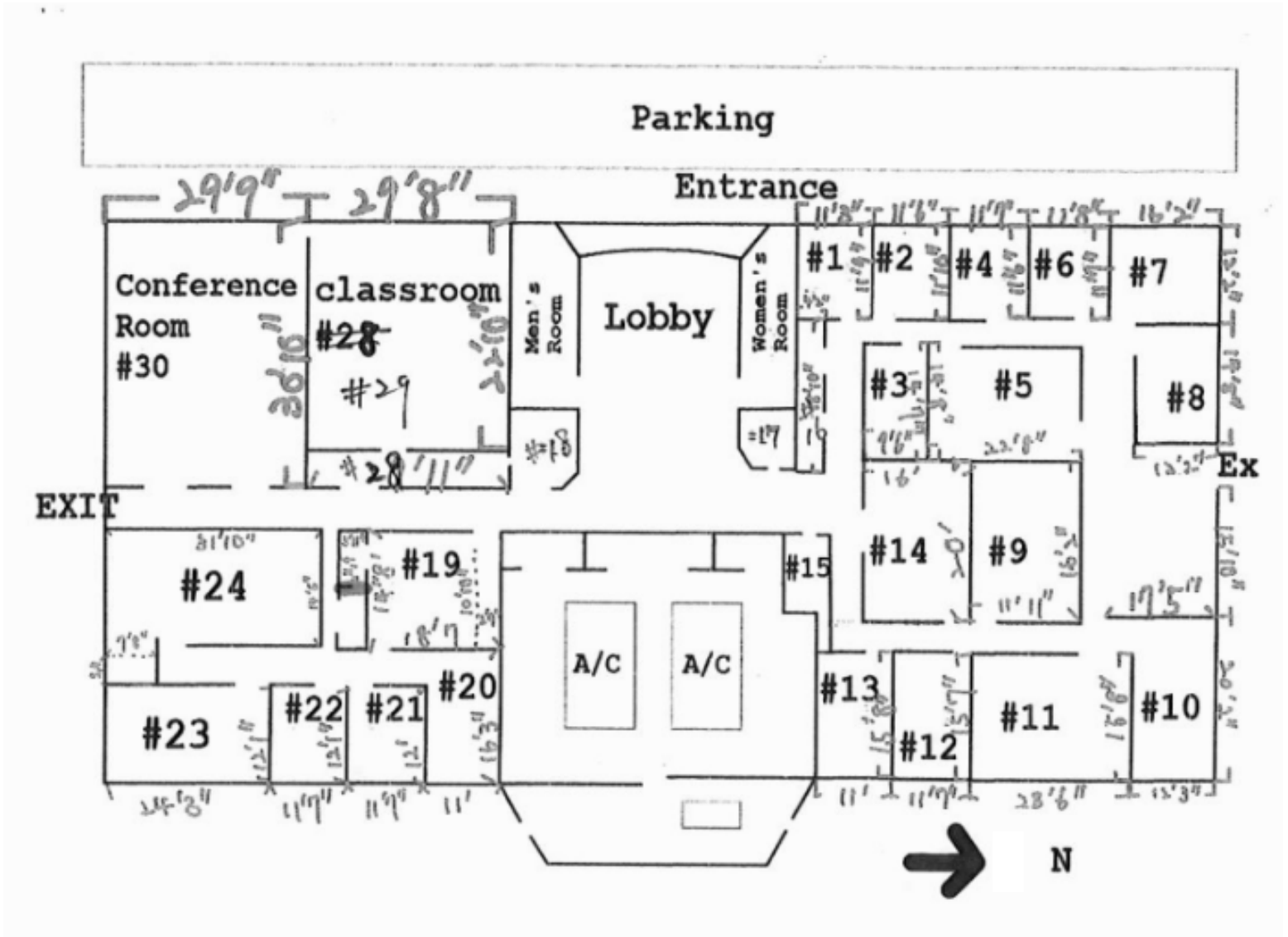


14350 North 87th Street
Suite 180
Scottsdale, Arizona 85260

Unlocking The Value of Real Estate

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FLOOR PLAN



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AERIAL PHOTO



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PARCEL AERIAL MAP



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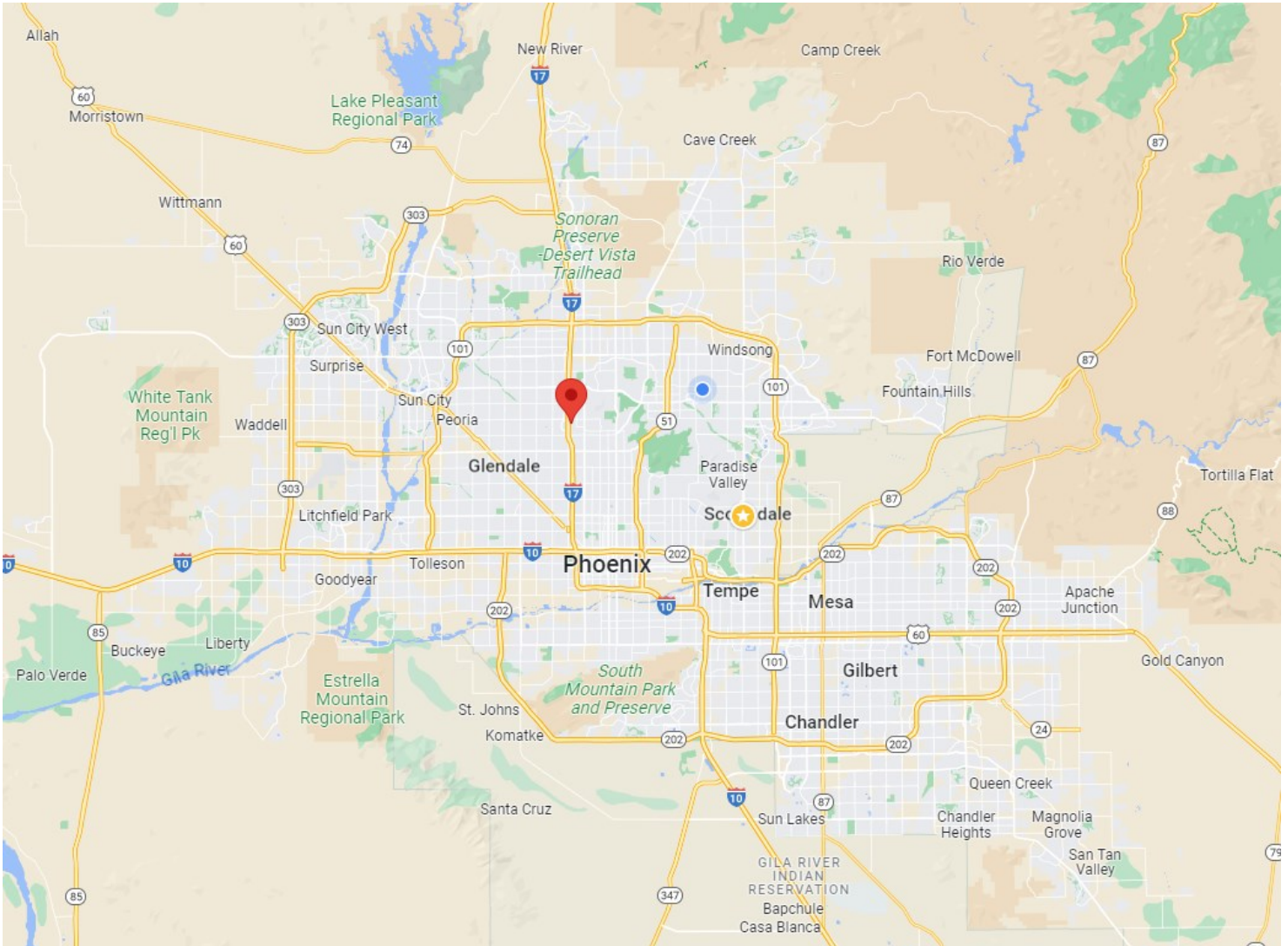


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LOCATION MAP



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