

# NEW OWNER NEW RENOVATIONS UNDERWAY

3925 & 3945 E Broadway Road, Phoenix, AZ 85040



## PROPERTY SUMMARY

<b>BUILDING SIZE:</b>	3925 > 75,148 RSF 3945 > 61,850 RSF
<b>AVAILABILITY:</b>	BLDG. 3925 SUITE 201 ±20,494 SF SUITE 202 ±17,080 SF ±37,574 SF
<b>CONTIGUOUS</b>	
<b>LEASE RATE:</b>	\$12.00 NNN
<b>PARKING:</b>	Ratio: 6/1,000 Covered & surface spaces
<b>YEAR BUILT:</b>	1973- RENOVATED 2017
<b>2017 RENOVATIONS INCLUDE:</b>	<ul style="list-style-type: none"><li>• Exterior Painting</li><li>• Elevation upgrades</li><li>• Lobbies</li><li>• Elevators</li><li>• Stairways</li><li>• Restrooms</li></ul>
<b>NNN EXPENSES:</b>	\$2.81/SF
<b>LOAD FACTOR:</b>	< 3%

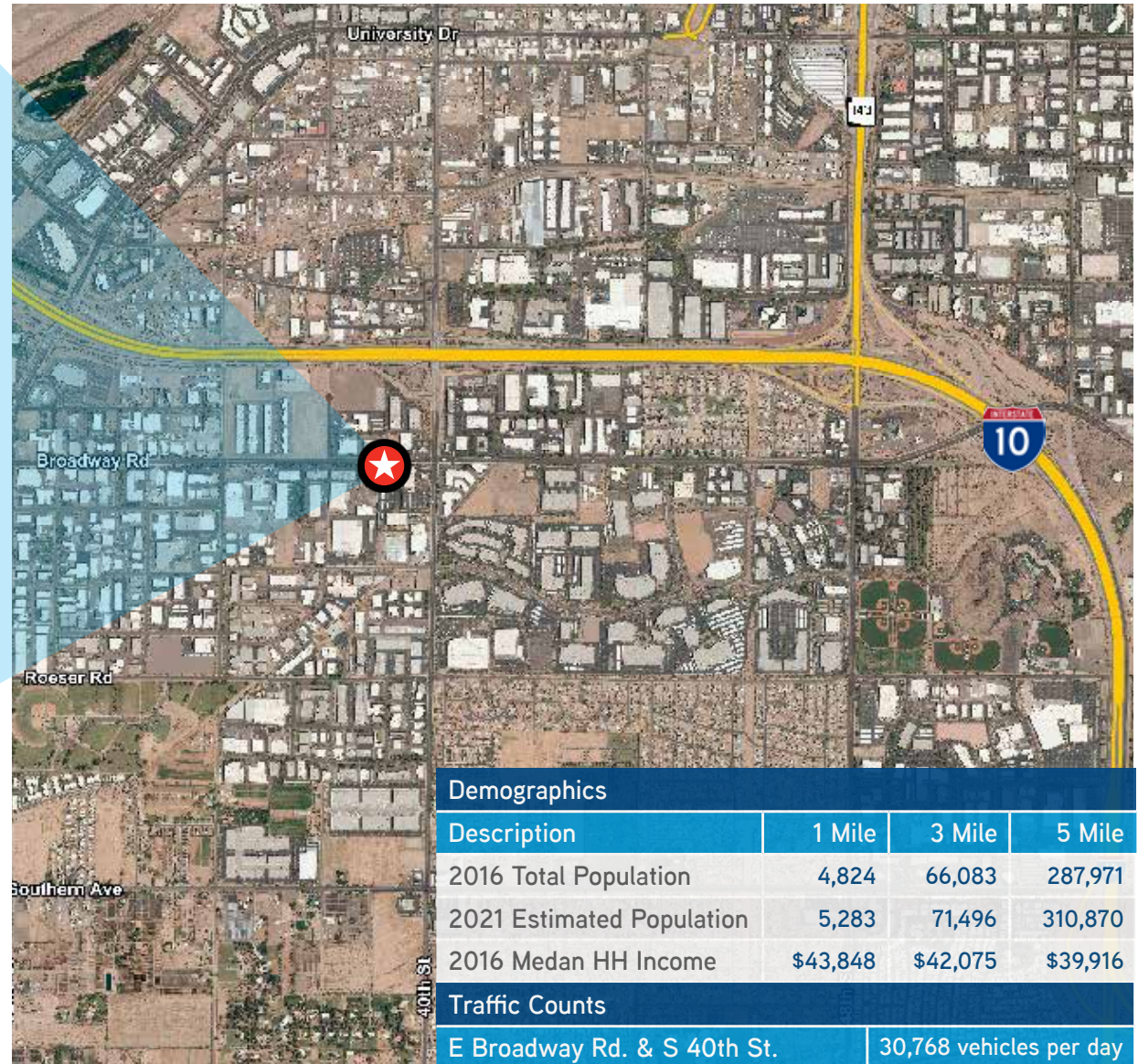
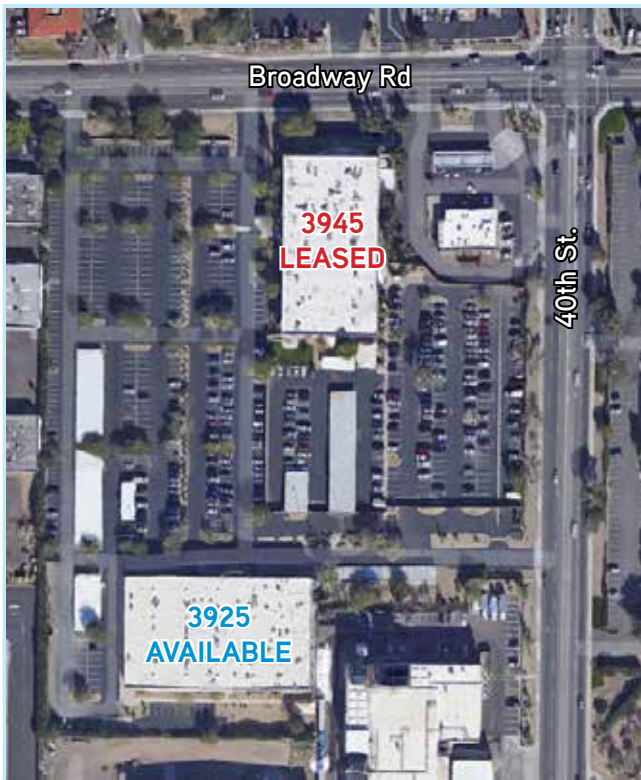
# BROADWAY BUSINESS CENTER

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# Broadway Business Center > 3925 & 3945 E. Broadway Road, Phoenix, AZ 85040



The Broadway Business Center is a professional office campus comprised of 2 two-story buildings, located in the Phoenix Airport Area submarket. The buildings are just west of the intersection of 40th Street and Broadway Road; both roads serve as main arterials within the Airport Area, which is home to numerous businesses. The location offers immediate access to I-10 and easy access to the entire metropolitan area.

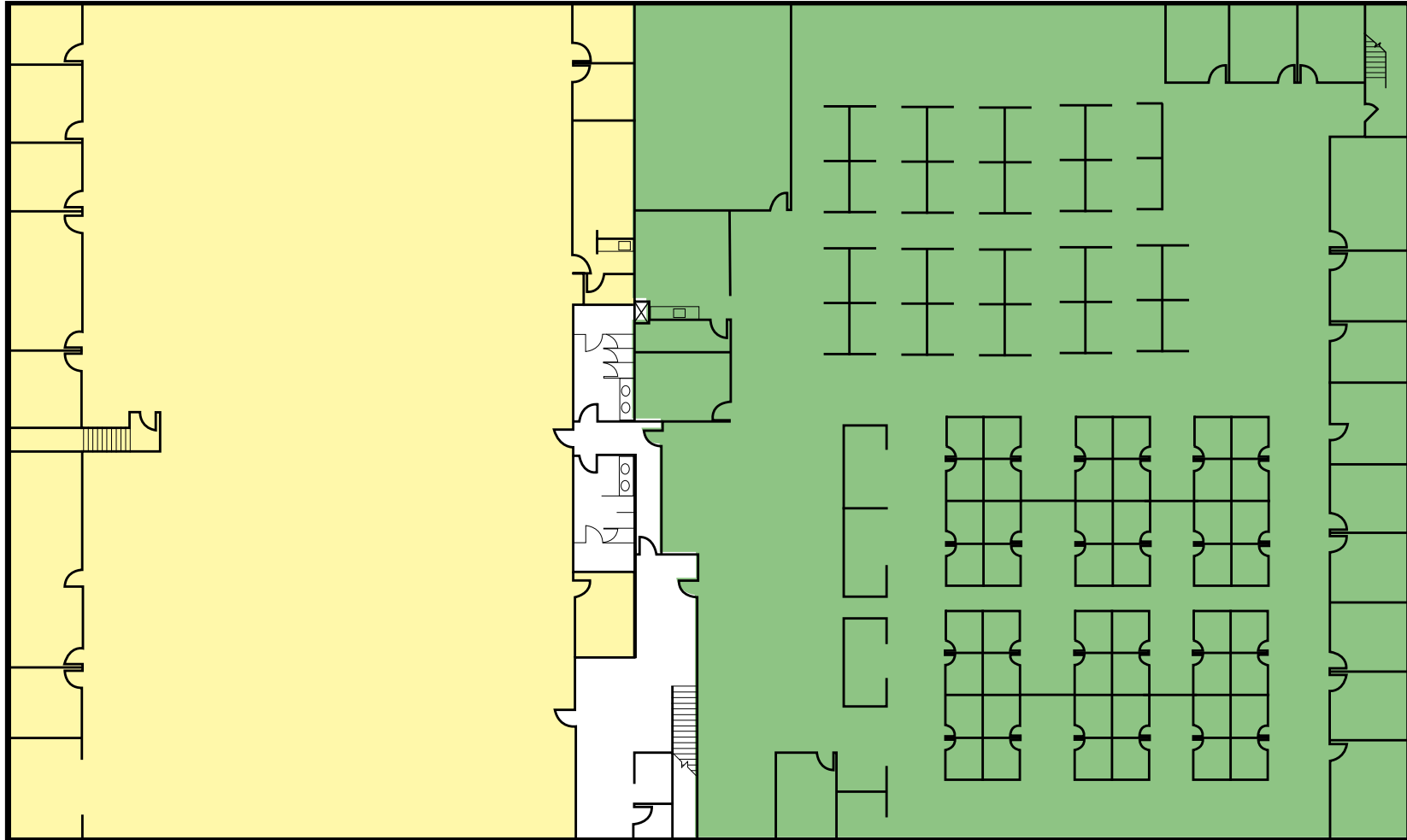
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SUITE 202  
±17,080 SF

SUITE 201  
±20,494 SF



CONTIGUOUS AVAILABLE  
±37,574 SF

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