

# 717 East Maryland Drive

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<b>LOCATION:</b>	717 East Maryland Drive Phoenix, AZ
<b>AVAILABLE:</b>	+/- 2,000 – 4,000 SF (currently in shell condition)
<b>OCCUPANCY:</b>	Immediate
<b>RENTAL RATE:</b>	\$22 / SF Modified Gross
<b>EXPENSES:</b>	Base year 2009
<b>T.I. ALLOWANCE:</b>	\$30 / SF
<b>LOAD FACTOR:</b>	0%
<b>PARKING:</b>	4 per 1,000 square feet
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Excellent access to SR-51&amp; I-17 freeways</li><li>• Brand new construction</li><li>• Class “A” finishes</li><li>• Attractive modern architecture</li><li>• Extensive glass line</li><li>• Close proximity to high-end housing</li><li>• Generous tenant improvement package</li><li>• Covered-reserved parking available at \$35 per space per month</li></ul>

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**For more information please contact:**



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