

# Avondale Corporate Center

## 125 South Avondale Boulevard

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<b>LOCATION:</b>	125 South Avondale Boulevard, Avondale, AZ
<b>AVAILABLE:</b>	1 <sup>st</sup> Floor: ± 15,498 Contiguous RSF Suite 100: ± 6,173 RSF Suite 105: ± 3,265 RSF Suite 115: ± 6,060 RSF
<b>OCCUPANCY:</b>	Suite 100: Immediate Suite 105: Immediate Suite 115: 2/1/2012
<b>BASE RATE:</b>	\$15.00 / SF Full Service
<b>EXPENSES:</b>	Base Year
<b>T.I. ALLOWANCE:</b>	As-is
<b>LOAD FACTOR:</b>	12.5%
<b>PARKING:</b>	4 per 1,000 square feet
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Contemporary corporate environment</li><li>• Covered parking available</li><li>• Excellent freeway access</li><li>• Lobby exposure</li><li>• Building signage available</li><li>• Adjacent to City of Avondale Municipal Complex</li><li>• Nearby retail, banking and restaurants</li><li>• Efficient floor plan</li></ul>

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**For more information please contact:**



**Randy Todd**  
**480.212.0752**  
rtodd@corerealtypartners.com

**Mike Cavanagh**  
**480.212.0754**  
mec@corerealtypartners.com