ROSE GARDEN BUSINESS PARK

1801-1831 W. ROSE GARDEN LANE & 20801-20823 N. 19TH AVE • PHOENIX, AZ 85027

- Nine buildings totaling 157,101 SF (office/industrial)
- Available suites ranging from 3,648 to 8,145 SF ready for immediate occupancy, with various percent office build-outs
- 18' clear height and 10x10 grade level loading
- 2.6:1,000 parking ratio
- Shared truckwell
- Frontage on 19th Ave and Rose Garden Ln, and close proximity to the Loop 101 and I-17 Freeways
- 2017 improvements completed: roof, landscaping, parking lot, and signage
- Aggressive ownership

Property Summary

AVAILABLE SF	4,120-4,687 SF
BUILDING SIZE	157,634 SF
MARKET	Phoenix

For more information, please contact:

RICKY BORANE
LEASING MANAGER
BKM MANAGEMENT COMPANY
P. 602.362.0803
E. RBORANE@BKMMGMT.COM

ERIC FERBER
LEASING AGENT
CUTLER COMMERCIAL
P. 602.332.2821
E. EFERBER@CUTLERCOMMERCIAL.COM

ROSE GARDEN BUSINESS PARK

1801-1831 W. ROSE GARDEN LANE & 20801-20823 N. 19TH AVE • PHOENIX, AZ 85027

AVAILABLE OCCUPIED

Current Availabilities

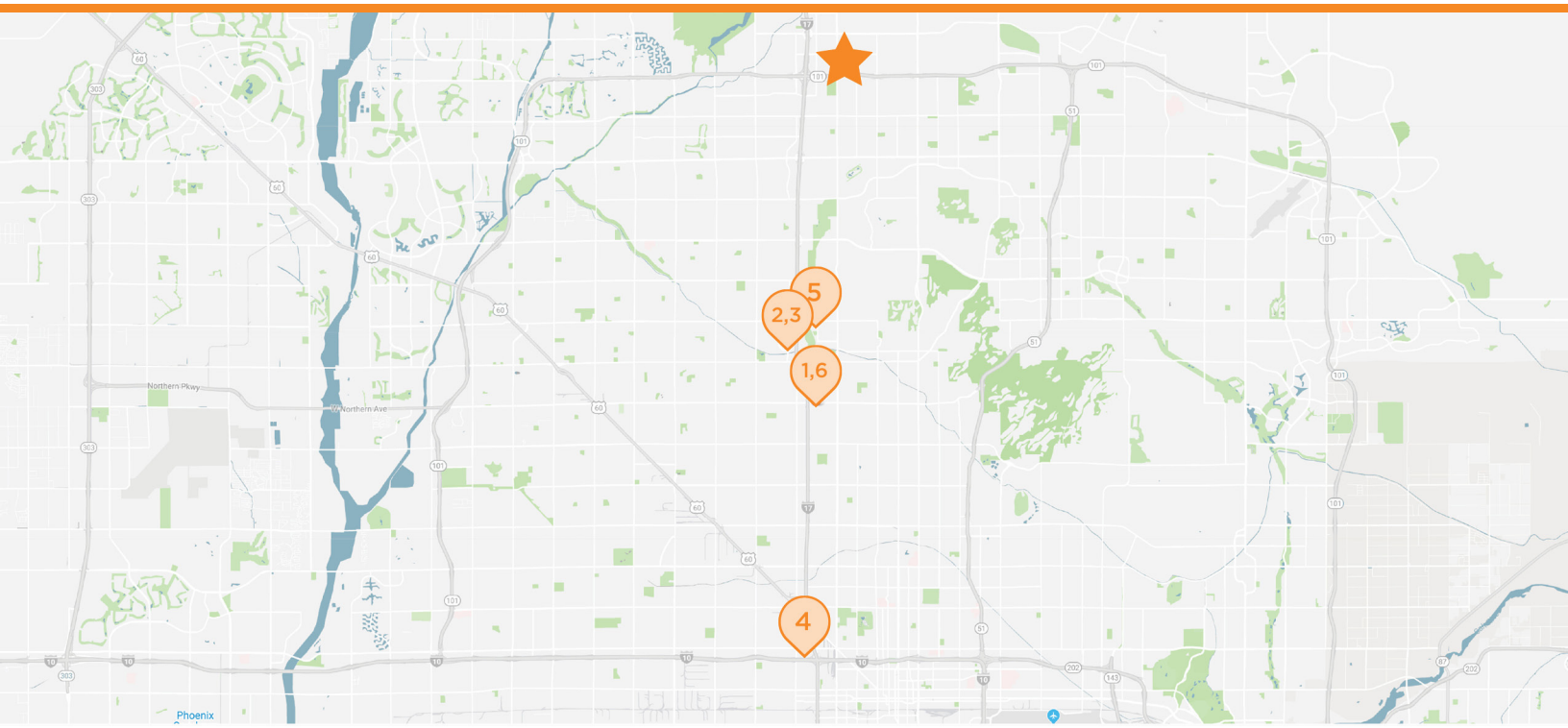
BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
2	1819-4	4,120	1,805	43	IND	0	N/A	N/A
4	20823-4	4,687	2,475	53	IND	0	N/A	N/A

ROSE GARDEN BUSINESS PARK

1801-1831 W. ROSE GARDEN LANE & 20801-20823 N. 19TH AVE • PHOENIX, AZ 85027

ROSE GARDEN BUSINESS PARK

1801-1831 W. ROSE GARDEN LANE & 20801-20823 N. 19TH AVE • PHOENIX, AZ 85027



ROSE GARDEN BUSINESS PARK
1801-1831 W. Rose Garden Ln. & 20801-20823 N. 19th Ave., Phoenix, AZ 85027

---

1 **WELLS FARGO**
2302 W. Northern Ave.
Phoenix, AZ

2 **SEARS**
9617 N. Metro Pkwy. W
Phoenix, AZ

3 **METROCENTER MALL**
9617 N. Metro Pkwy. W
Phoenix, AZ

4 **CACTUS RECYCLING**
2522 W. McDowell Rd.
Phoenix, AZ

5 **FEDEX SHIPPING**
2320 W. Peoria
Phoenix, AZ

6 **US POST OFFICE**
8155 N Black Canyon Hwy.
Phoenix, AZ