

# ROSE GARDEN BUSINESS PARK

1801-1831 W. Rose Garden Lane & 20801-20823 N. 19th Ave Phoenix, AZ 85027



Available SF  
**2,000-3,760 SF**

Renovated  
**2025**

Clear Height  
**-**

Location  
**PHOENIX, AZ**



- 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

## FOR MORE INFORMATION

### 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

### Jim Lieberthal

Leasing Agent  
Cutler Commercial  
P. 480.529.6400  
E. JIML@CUTLERCOMMERCIAL.COM

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**LEGEND**

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

| BUILDING | SUITE    | TOTAL SF | OFFICE SF | OFFICE % | TYPE | CLEAR HT | GL  | DL  |
|----------|----------|----------|-----------|----------|------|----------|-----|-----|
| 3        | 1801-1   | 2,245    | 900       | 40%      | IND  | 0        | 0   | 0   |
| 3        | 1801-2   | 2,000    | 802       | 40%      | IND  | 0        | 0   | 0   |
| 8        | 20801-10 | 3,031    | 1,264     | 42%      | IND  | 17       | 0   | 2   |
| 9        | 20805-4  | 3,760    | 1,490     | 39%      | IND  | 18       | N/A | N/A |



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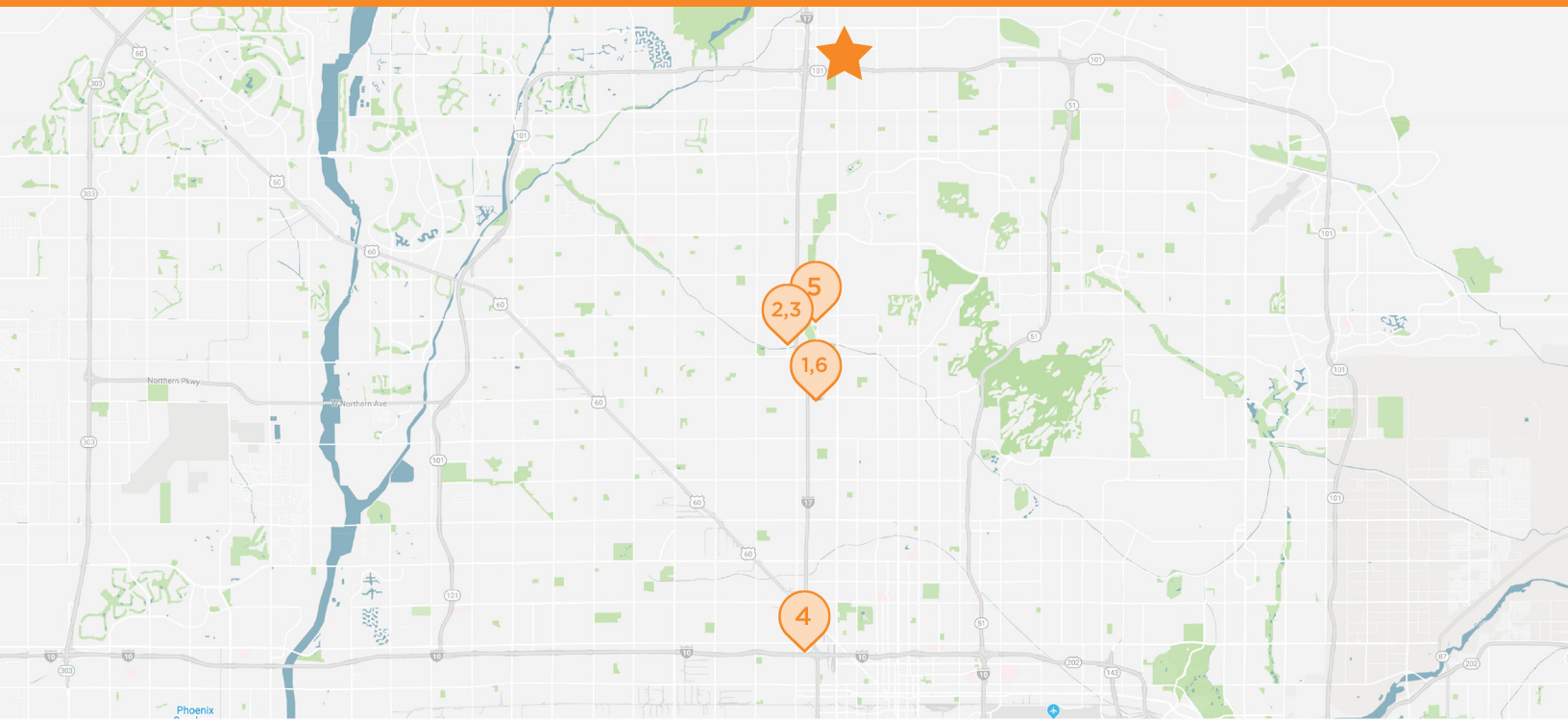




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1

### 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