

WOLF

REALTY, INC.



14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840

Phone: (602) 843-5200 • FAX: (602) 843-5718

8751 North 51st Avenue Plaza 51

576- 1100-1171- 3396 sqft Available

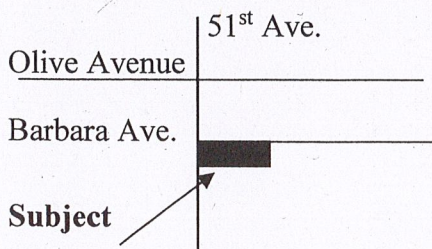
- Central Northwest Location
- Move-in ready Suites
- Zoned C-0 Glendale
- Over 90 Parking Spaces
- 20 Covered Parking
- Common ADA Restroom
- Solid Block Construction
- Landscaped Courtyard
- Suburban Setting
- Professionally managed

Available Suites:

Suite 101,	1313 sqft. \$1915/ mos
Suite 105,	1171 sqft, \$1707/ mos
Suite 108,	576 sqft, \$ 840/mos
Suite 118,	1100 sqft, \$1605/ mos
Suite 126,	3396 sqft, \$4950/ mos

\$17.50/ sqft Modified Gross

A quiet suburban location for your office that offers easy access to the expanding northwest valley. Direct access from north parking lot glass line and lots of natural light. All available suites offer existing buildouts. All improvements and consideration negotiable. Call for package and floor plans. Rates and availability subject to change.



(See attached floor plans)

For Details and Showings Call:

Scot E. Hall

(602) 843-5200

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14021 N. 51st Ave. #114

Glendale, AZ 85306-4840.

Not to Scale

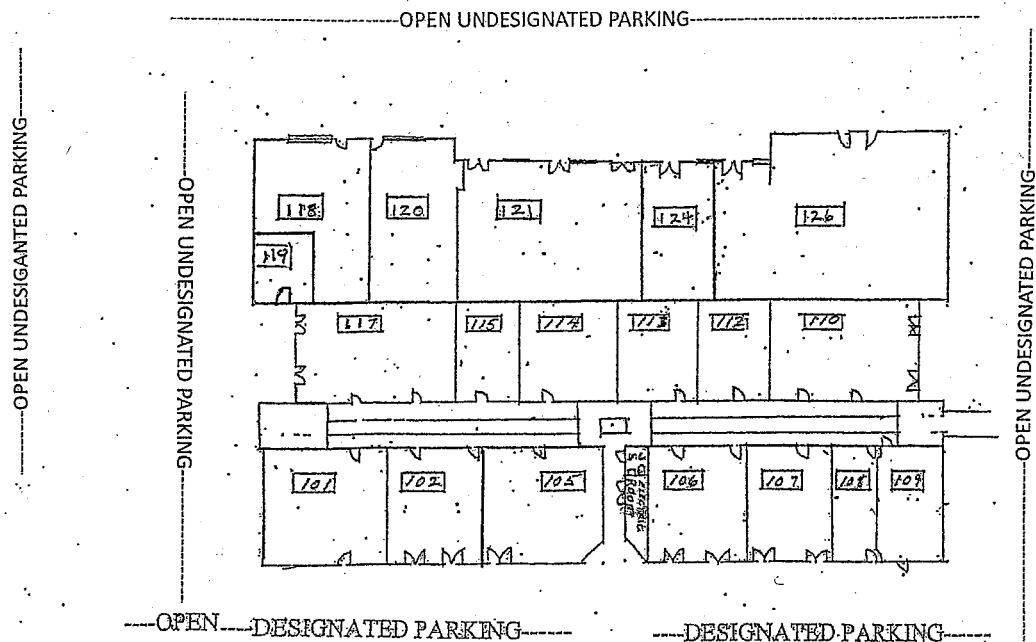


Information furnished is from sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is submitted subject to errors and omissions, change in price, sale, financing and/or withdrawal without notice.

8751 North 51st Ave. Glendale, AZ 85302-4941

- Suite 101, 1313 sqft waiting, reception, 4 offices & wet break/group room private restroom
- Suite 105, 1171 sqft. Large open reception/bullpen, two offices private restroom
- Suite 108, 576 sqft Reception two offices
- Suite 118, 1100 sqft. Large bull pen, executive office, wet breakroom and private restroom.
- Suite 126, 3396 sqft. Heavy office build-out. Reception, waiting, 8-10 offices group room, two restrooms, shower, and wet breakroom.

NO SCALE MEASUREMENTS ARE INTERIOR ESTIMATES



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8751 N 51ST AVENUE, GLENDALE, AZ. 85302

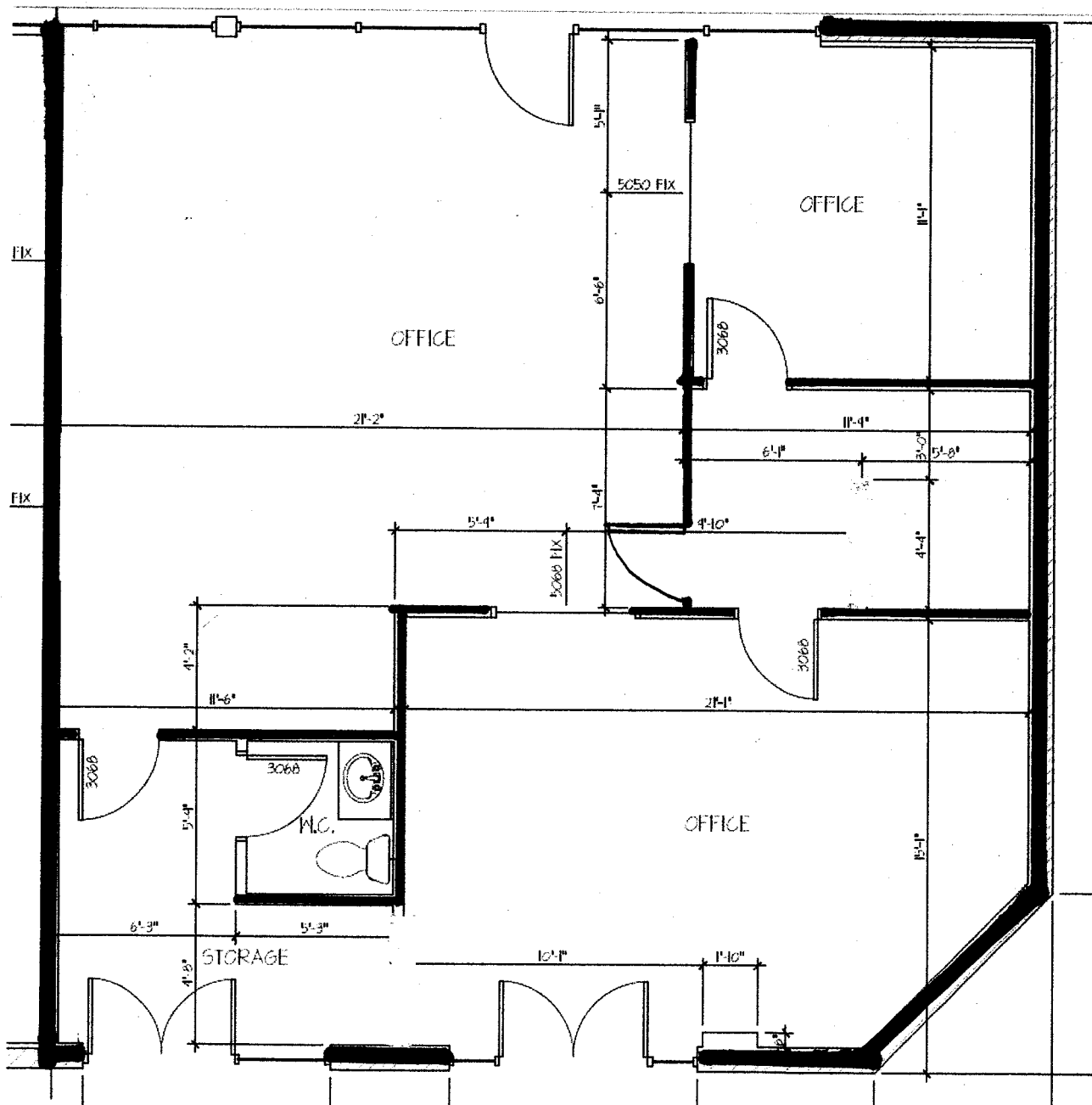
This floor plan shows a building layout with the following features and dimensions:

- Offices:**
 - Top-left: 12'-0" x 11'-5"
 - Top-right: 15'-2" x 7'-6"
 - Middle-right: 14'-3" x 8'-1"
 - Bottom-right: 13'-4" x 15'-0"
 - Bottom-left: 14'-2" x 11'-6"
- Central Area:**
 - W.C. (Bathroom): 5'-0" x 7'-11"
 - Central Hallway: 4'-0" x 6'-4 1/2"
- Dimensions and Details:**
 - Door swings are indicated by arcs and labels like 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3

PLAZA 51,

8751 N 51ST AVENUE, GLENDALE, AZ. 85302

Suite 104/05

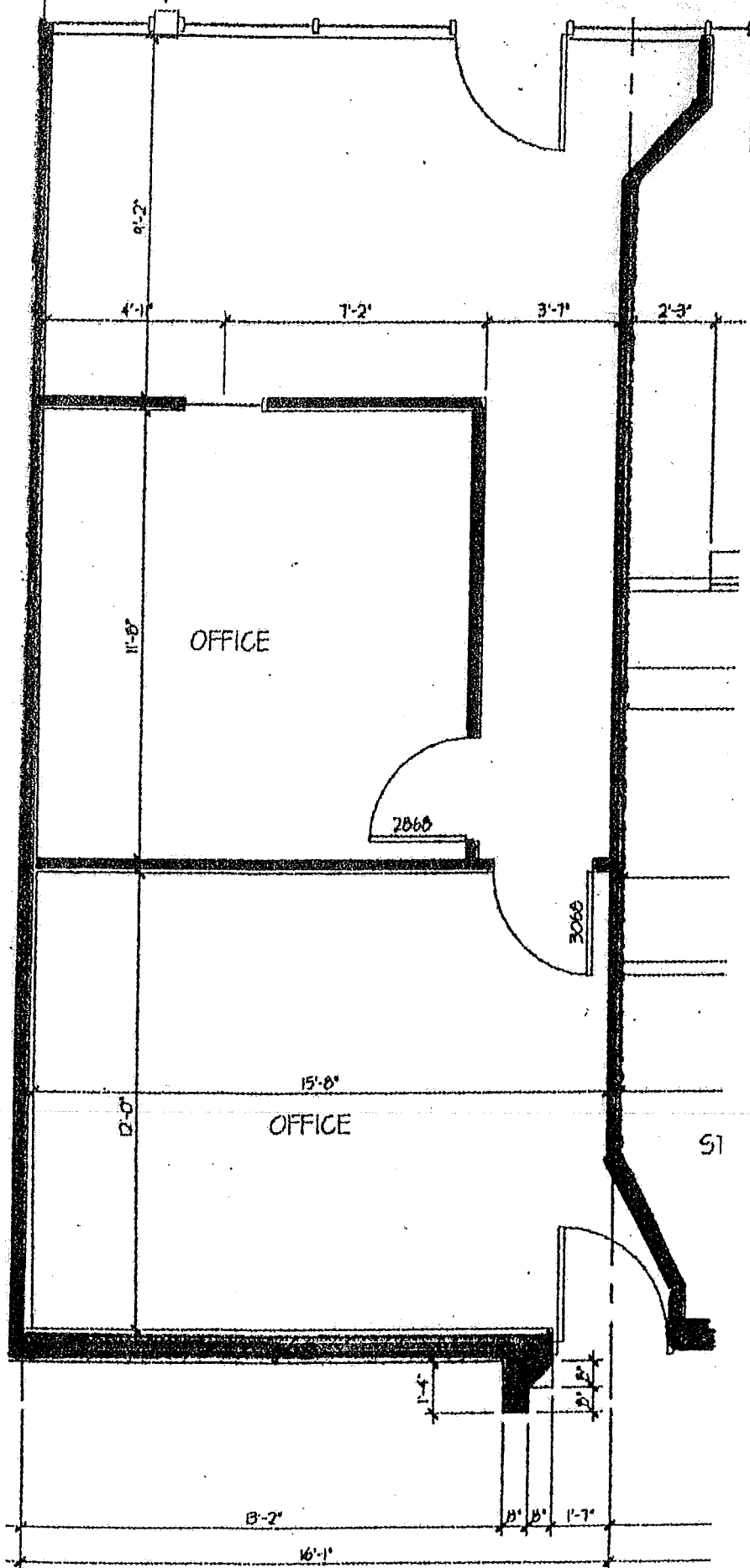


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The floor plan shows the second floor layout with the following details:

- Offices:** There are three offices. The top-left office is 21'-2" wide and 11'-4" deep. The top-right office is 11'-4" wide and 11'-4" deep. The bottom-right office is 10'-1" wide and 11'-4" deep.
- Storage:** A storage area is located at the bottom left, measuring 4'-6" wide and 4'-6" deep.
- Bathroom:** A bathroom is located in the center, measuring 5'-4" wide and 5'-3" deep. It contains a toilet and a sink.
- Mechanical Room (M.C.):** A mechanical room is located adjacent to the bathroom, measuring 5'-4" wide and 5'-3" deep.
- Dimensions:** Various dimensions are provided for room sizes and wall thicknesses. For example, the top-left office is 21'-2" wide and 11'-4" deep. The top-right office is 11'-4" wide and 11'-4" deep. The bottom-right office is 10'-1" wide and 11'-4" deep.
- Labels:** The plan is labeled with "OFFICE", "STORAGE", "BATH", "M.C.", and "FIX" (likely indicating fixed furniture or equipment).

Suite # 108, 576 sqft.



NO SCALE

MEASUREMENTS APPROXIMATE

FOR DETAILS & SHOWINGS:

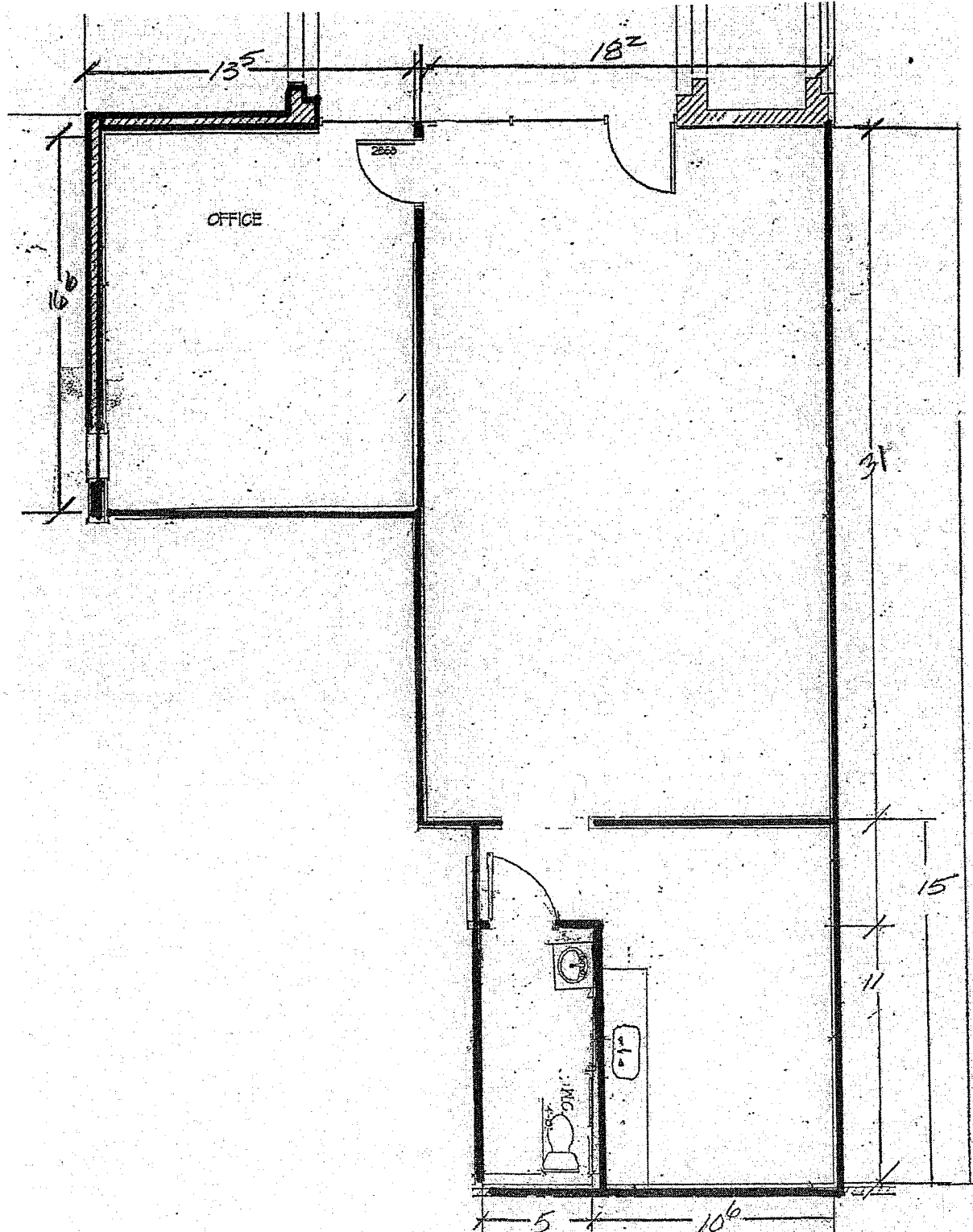
SCOT E. HALL

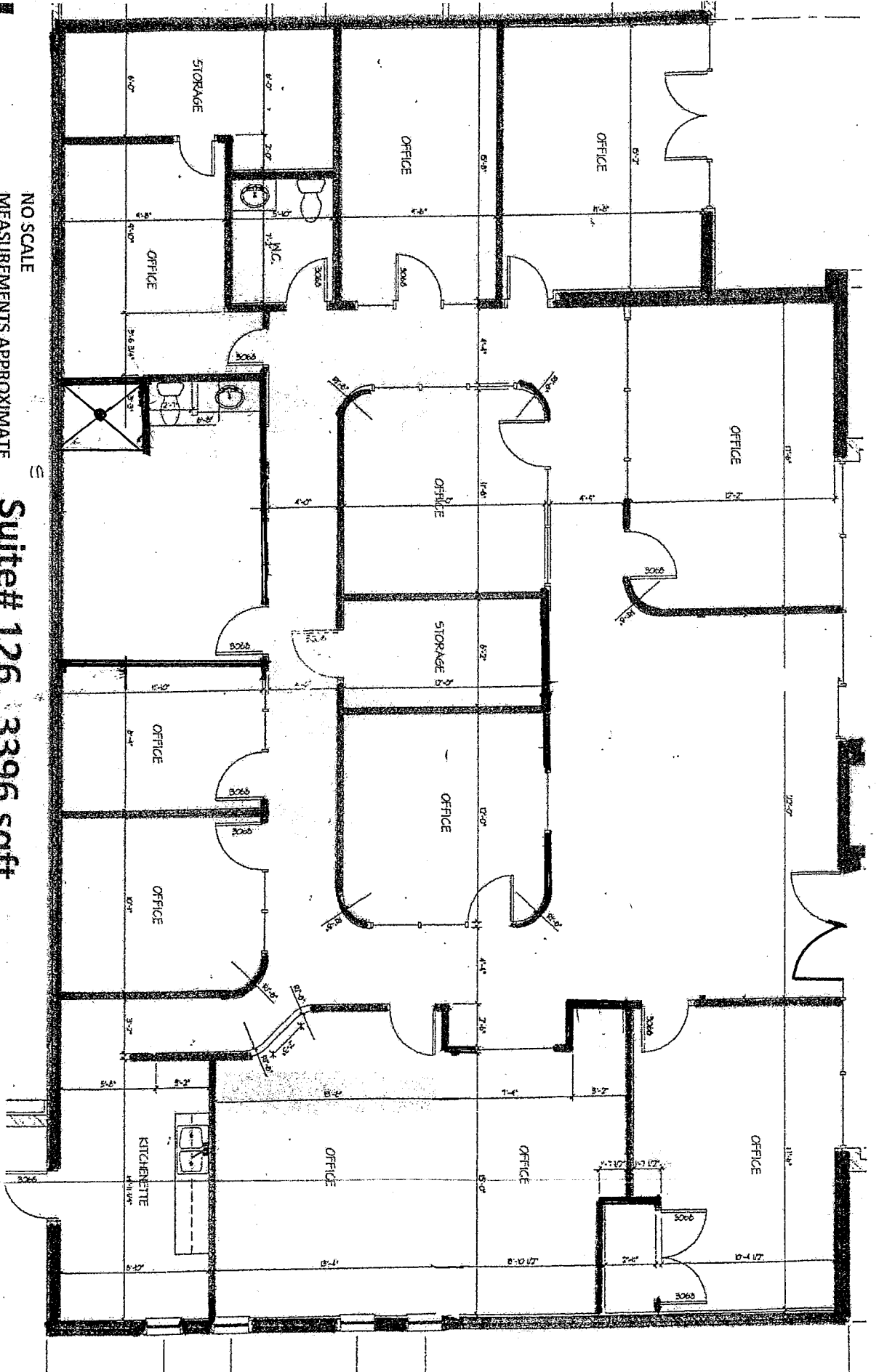
WOLF REALTY INC.

602-843-5200

8751 N 51st Avenue, Glendale, AZ. 85302

Suite 118 1100 sqft





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 MEASUREMENTS APPROXIMATE
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 SCOT E. HALL
 WOLFPREALTY INC.
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Suite# 126, 3396 sqft.