

1717 E GRANT STREET

PHOENIX, ARIZONA

FLEX OPPORTUNITY
UP TO ±56,300 SF



JONES LANG LASALLE AMERICAS, INC. LICENSE #: CO508577000



SITE PLAN

1717 E GRANT BUILDING:

- BUILDING SIZE: ±90,517 SF
- SUITE 100: ±23,565 SF (AVAILABLE 4/1/2026)
- POWER: 800 AMPS
- CLEAR HEIGHT: 24’
- PARKING: 5.85/1,000
- COOLING: 100% AIR CONDITIONED
- ZONING: A2 - CITY OF PHOENIX
- BUILDING SIGNAGE AVAILABLE
- END CAP SUITE WITH 3 SIDES OF GLASS

NEW CONSTRUCTION 1800 E SKY HARBOR CIRCLE NORTH:

- BUILDING SIZE: ±33,150 SF
- CLEAR HEIGHT: 30’
- CAR PARKING: 59 SPACES
- SPEC OFFICE: ±2,500 SF
- LIGHTS: INSTALLED LED
- ROOF INSULATION: R38
- ROOF SYSTEM: TPO 15 YEAR WARRANTY
- COOLING: 100% AIR CONDITIONED
- TRUCK COURT: 130’
- LOADING: 4 DOCK HIGH 2 GRADE LEVEL
- ZONING: A2 - CITY OF PHOENIX
- POWER: 1600 AMPS

FLEX OPPORTUNITY UP TO ±56,300 SF



PROJECT HIGHLIGHTS

 **NO PROPERTY TAXES**

 **LOW OPERATING EXPENSES**
2025 (ESTIMATED): \$2.31/SF

 **\$16.95 NNN RENTAL RATE**
TENANT PAYS ELECTRIC & JANITORIAL

 **NEGOTIABLE TI'S**

 **PILOT TAX OF \$X/YR"**

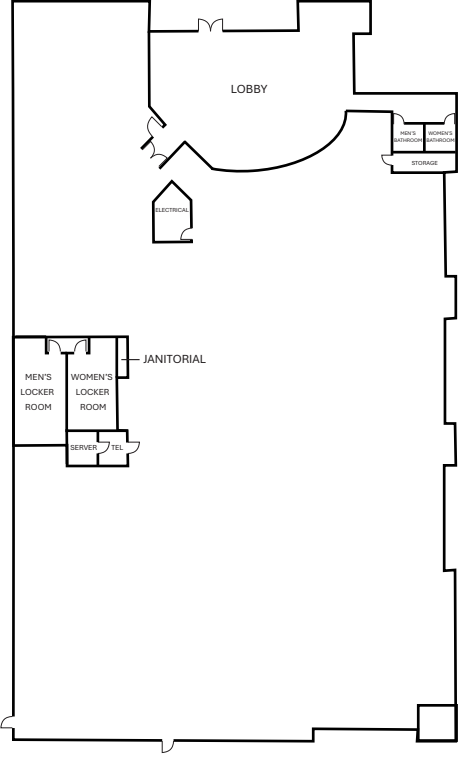
EXISTING FLOORPLAN


±23,565 SF



DECOMMISSIONED FLOORPLAN

±23,565 SF



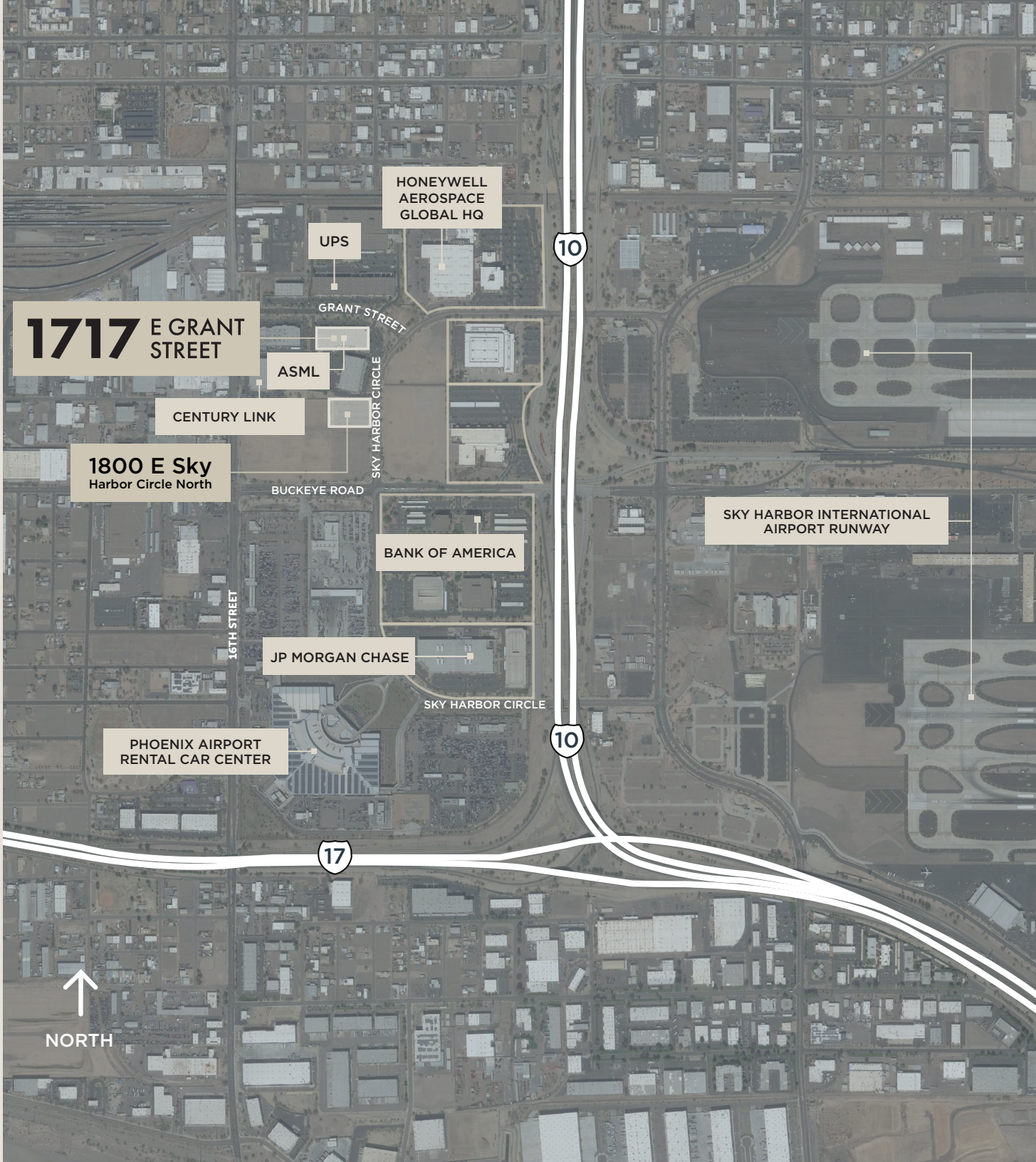
 **CLOSE PROXIMITY TO INTERSTATES 10 AND 17**

 **IN THE SKY HARBOR CENTER DISTRICT**

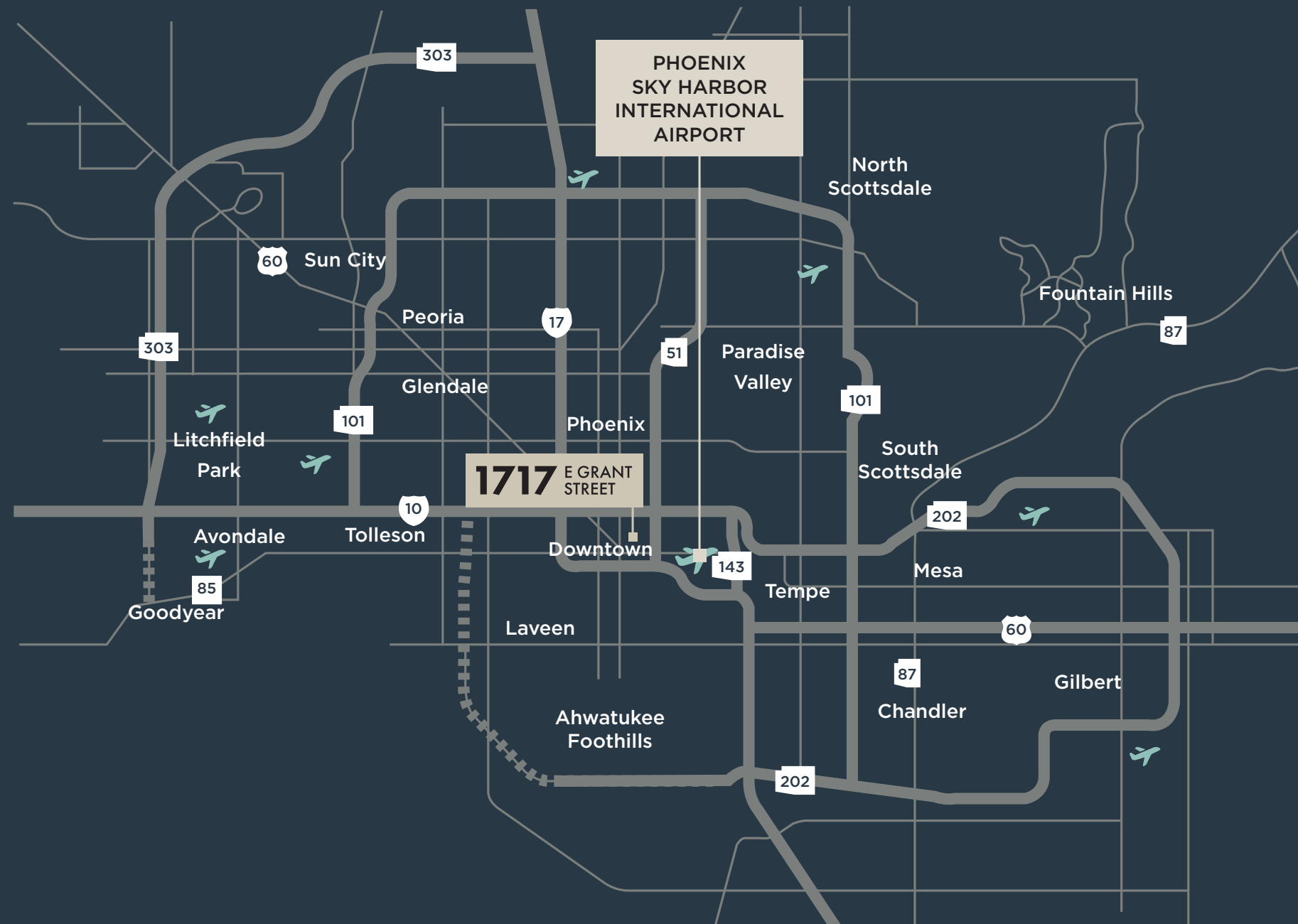
 **5 MINUTES TO DOWNTOWN PHOENIX**

 **BUILDING SIGNAGE AVAILABLE**

 **STRONG CORPORATE NEIGHBORS**



PREMIER FREEWAY & AIRPORT LOCATION



FOR LEASING

Mark F. Gustin, SIOR, CCIM
+1 602 282 6316
mark.gustin@jll.com

Jimmy Cornish
+1 602 282 6363
jimmy.cornish@jll.com

jll.com
+1 602 282 6300



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