



WESTECH BUSINESS CENTER II

4710 EAST ELWOOD STREET
PHOENIX, ARIZONA

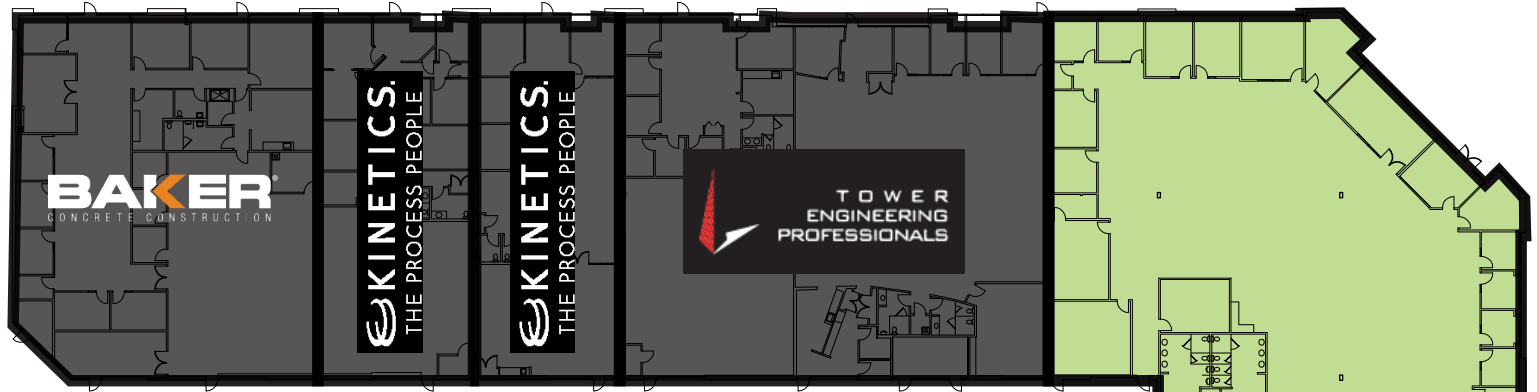
**PROJECT OFFERS FREEWAY
SIGNAGE AND EXPOSURE**

*Ready for immediate occupancy for Flex/
Back office/Call center use.*

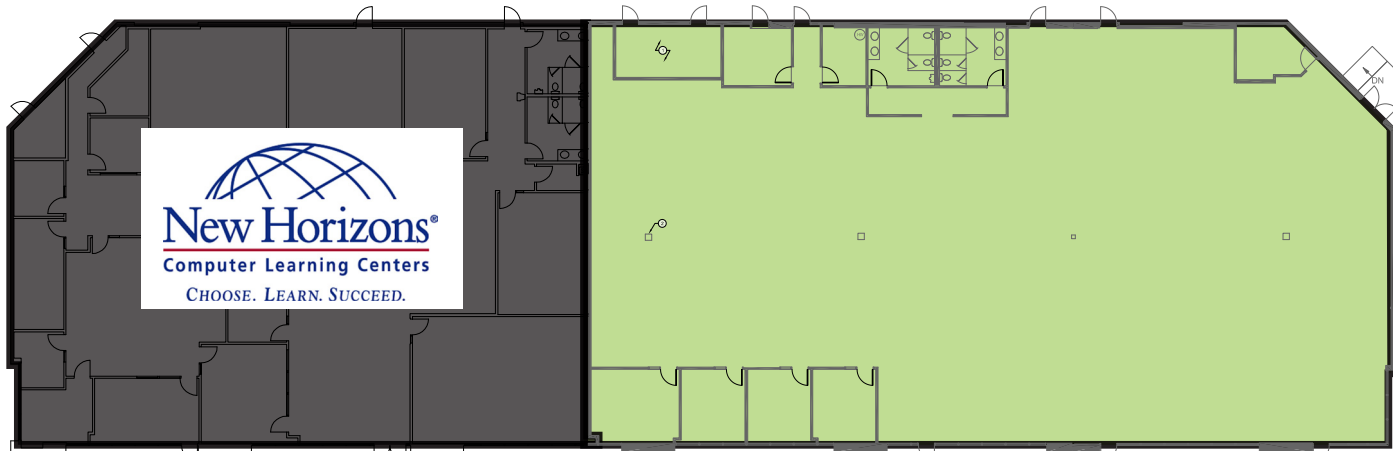
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LBALogistics 

Suites #6-7: 14,857 SF



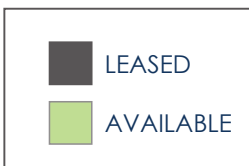
BUILDING ONE



LEASED

Suites #15-18: 11,912 SF
Divisible to ±4,000 SF

BUILDING TWO



AVAILABILITES

Building 1: Suite #6-7

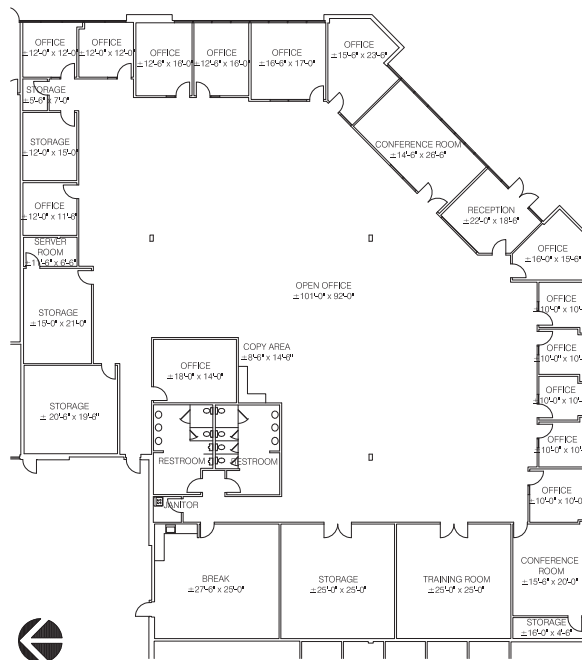
- 14,854 SF

Building 2: Suite #15-18

- 11,912 SF
- Divisible to $\pm 4,000$ SF

FEATURES

- Fiber Optics (Cox Communications)
- SRP Power
- Covered Parking
- 18' Clear Height
- Built in 1997
- 4:1000 Parking Ratio
- Interchange access at 40th St. and 48th St.
- Immediate proximity to both Phoenix Sky Harbor Airport and Arizona State University
- Access to University Drive via SR-143 (Hohokam Expressway) or SR-153



Suite #6-7



Suite #15-18



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