

Talavi Spectrum

5701 W Talavi Blvd, Glendale, AZ 85306



TRANSWESTERN

REAL ESTATE
SERVICES

IDEAL FOR MEDICAL USERS | CLASS A OFFICE SPACE AVAILABLE

Kathleen Morgan

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Kevin Smigiel

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Property Features

▪ **±1,007 RSF - ±19,440 RSF Available**

- Class A Space with exceptional freeway access
- Ample on-site parking
- Move-in ready spaces available
- Building signage available
- Close proximity to multiple hospitals
- Covered, reserved parking available



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±43,457 SF Total

FIRST FLOOR

- **Suite 110:** ±1,007 RSF
- **Suite 170-190:** ±19,440 RSF
(Divisible to 3,000 RSF)

SECOND FLOOR

- **Suite 210:** ±2,578 SF

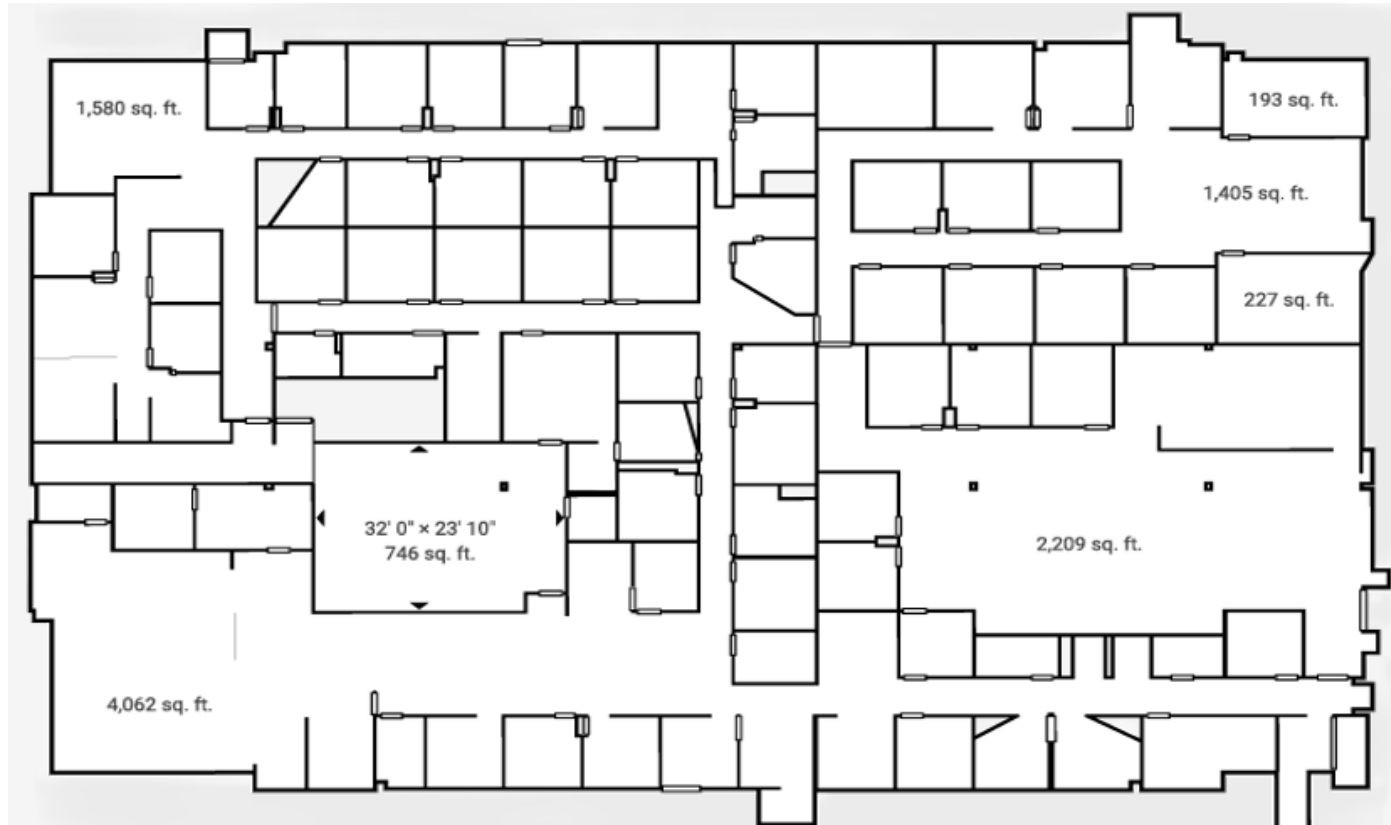
LEASE RATE

- **Medical Suites:** \$25.00 NNN
- **Office Suites:** \$22.00 NNN



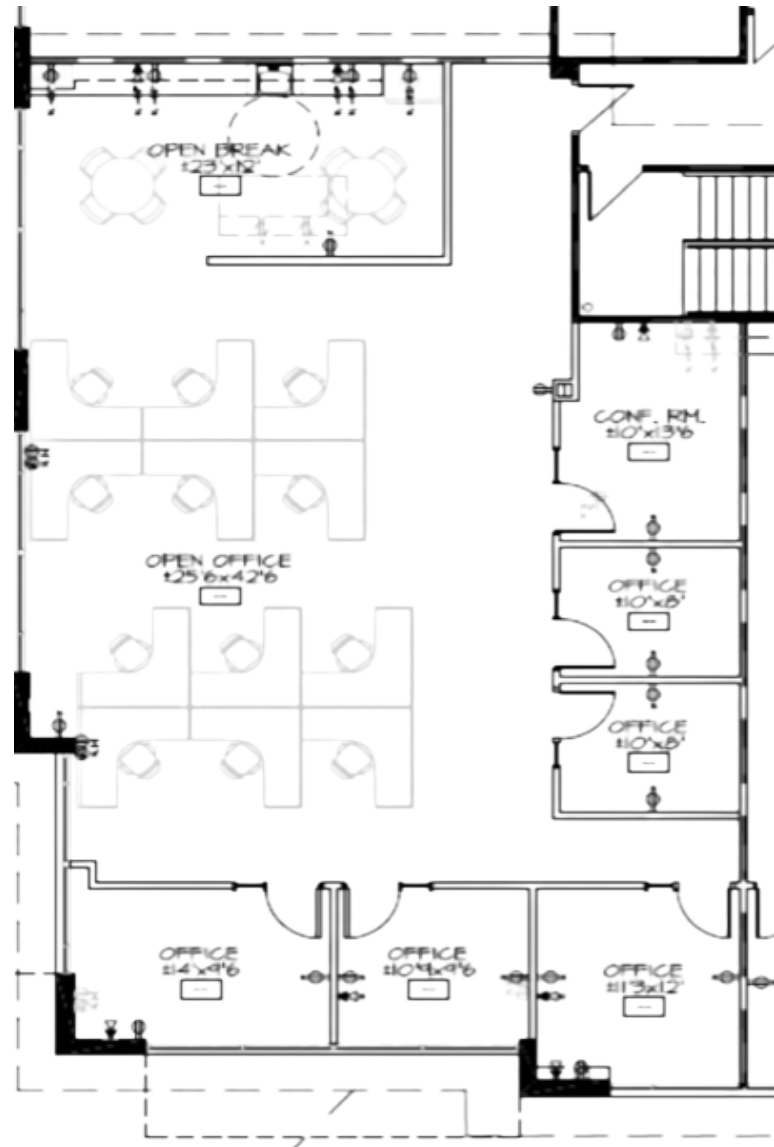
1st Floor

Suite 170-190: 19,440 RSF



2nd Floor

Suite 210: ±2,578 RSF



Aerial Overview





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