

AVAILABLE
FOR LEASE

AVONDALE GATEWAY CENTER

PHASE I

CAVAN[®]
Real Estate Investments



LOCATION

Southwest corner of Interstate 10 and 107th Avenue in Avondale, Arizona

PHASE I

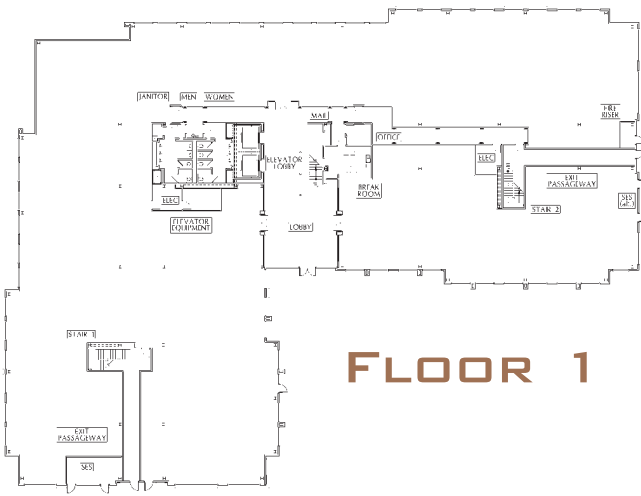
60,000 SF 2-Story Building
Space Available 1st Quarter 2009

PHASE II

90,000 SF 3-Story Building
Start of construction contingent upon
leasing of first phase

- Parking: Approximately 5:1,000 - Surface with Covered Parking
- Cavan Flex Space and Cavan Professional Suites available to accommodate tenant needs
- Master-planned campus consisting of Class A office space, retail, hotel, office condo, restaurants, and showroom/flex commercial
- Excellent Access and Visibility from Interstate 10
 - Freeway Access
 - 107th Avenue Access
 - 115th Avenue Access
 - Minutes from Loop 101
- High-end Finishes and Fixtures
- Minutes from Area Amenities such as:
 - Gateway Crossing Shopping Center
 - Luke Air Force Base
 - Phoenix International Raceway
 - University of Phoenix Stadium
 - Avondale Medical Center
 - Avondale Civic Center
 - Jobing.com Arena
 - Avondale Marketplace

BUILDING 1 - PRELIMINARY FLOOR PLANS



CONCEPTUAL SITE PLAN



ALL CONCEPTUAL DRAWINGS AND RENDERINGS ARE ARTIST'S CONCEPTS AND SUBJECT TO CHANGE WITHOUT NOTICE.

FOR MORE INFORMATION:
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