

Available for Lease or Purchase



PLAZA DEL RIO

EAST OF THE SEC PRIEST DRIVE & RIO SALADO PARKWAY • TEMPE, ARIZONA



Biltmore Holdings

- Two-Story Class "A" Office Buildings
- Spaces from ±1,435 to ±37,643 SF
- Pre-construction pricing \$165.00/SF
- For lease at \$20.00 NNN
- Additional Land for Expansion or Build-to-Suit
- Less than 2 miles from Sky Harbor International Airport and Mill Avenue
- Across the street from Tempe Center for the Arts
- Scenic views of the Papago Buttes
- Two miles to Arizona State University
- Excellent Access to Valley Freeways



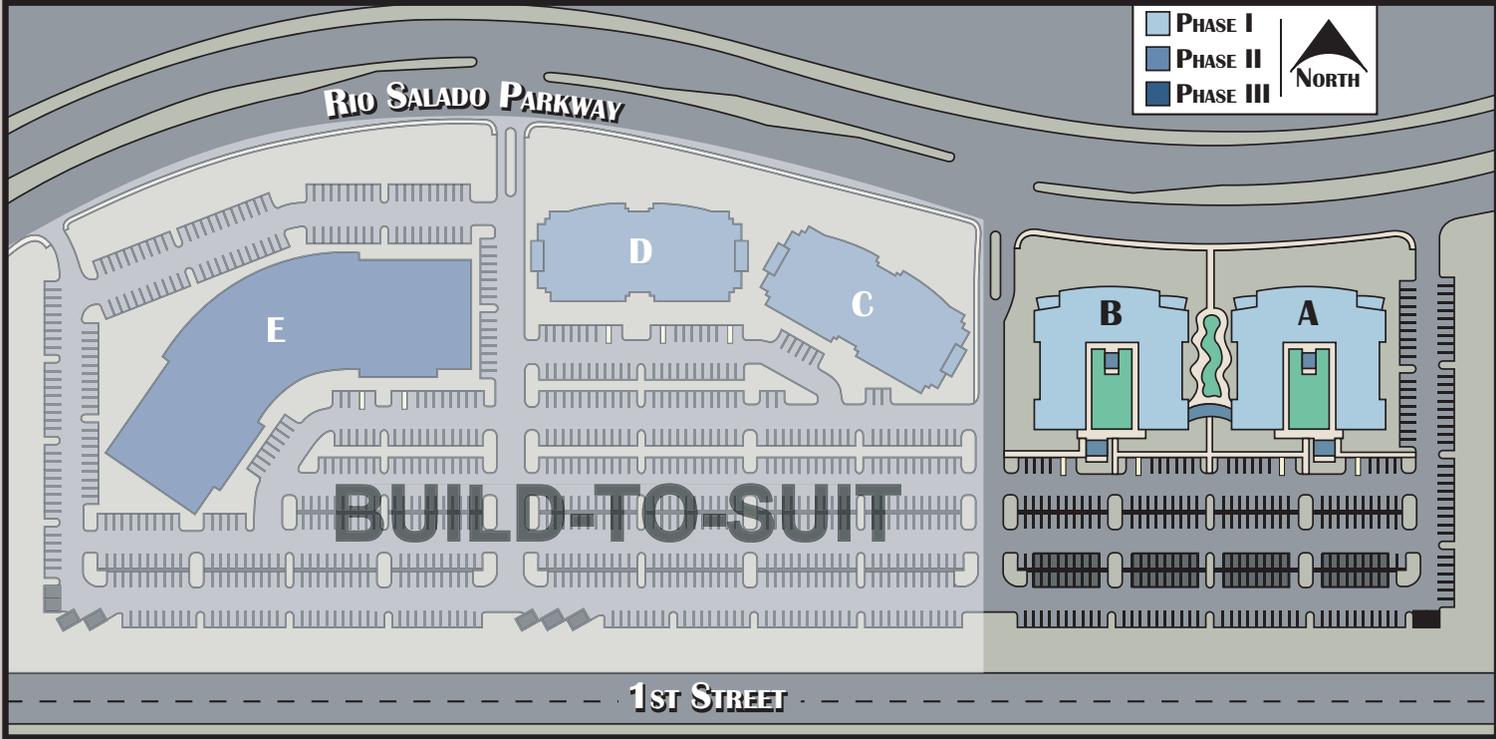
 **Grubb & Ellis**
Property Solutions Worldwide
Independently Owned and Operated

BRE Commercial, LLC

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Zoning:	I-1, City of Tempe
Total Site Area:	±16.45 Acres
Building Area:	
Phase I	±75,286 SF (Bldgs A, B)
Phase II	Proposed/Build to Suit
Phase III	Proposed/Build to Suit
Project Parking Ratio:	±4.5 Spaces per 1,000 SF
Quality Construction:	Masonry Construction 1" Insulated Glazing

For further information, please contact:

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