

- 5% to procuring brokers
- Build-to-suit or immediate spec suite availability
- Turnkey, high-quality tenant improvement buildouts
- \$18.00/sf full service starting lease rates

  
**CROWN WEST**  
REALTY, L.L.C.

# BROADWAY COURT

3230 EAST BROADWAY ROAD PHOENIX, ARIZONA

# 3230

**38,530 rsf in three buildings**  
**COMPLETELY RENOVATED!**

Trammell Crow Company

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- Two-story garden office complex
- Three buildings surrounding a central shaded entry courtyard with water fall/stream feature.
- Located directly across 32nd street from the recently announced University of Phoenix On-line campus, with easy access to I-10
- One entire building (up to 15,716 square feet) can be built-to-suit with building signage visible from I-10 as well as the 32nd Street interchange
- 4:1000 parking, covered parking available
- Building/monument signage available
- \$18.00/sf full service starting lease rates



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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.