

# VENIDA BUSINESS PARK

A lush campus style office park with very competitive rates

[www.CornwellCorporation.com](http://www.CornwellCorporation.com)



## 14415-14455 W. Van Buren, Goodyear, AZ

Your new beautiful west valley office location

Developed By: Cornwell Corporation

### Area

Venida Business Park can be described as a first-class flex/office space, beautifully landscaped and ideal for a large spectrum of businesses.

### Location

Venida Business Park is suitably located, 1 mile from the future Goodyear City Center, 1 mile to the I-10 Interchange and 1.5 miles to Goodyear Airport.

### Facility Amenities

- Project completed in 2007.
- Suites available from 1,700sf to 21,000sf.
- Great 5/1,000 parking ratio.
- High visibility with building and monument signage.

- Approx. 17' clear height.

### Offered Lease Rates

#### Improved Space:

- Includes: Reception Area, Office, Restroom.
- \$15.00 NNN—"As-Is" already built out and ready to occupy.
- \$16.00 NNN—all amenities included plus a \$10.00 psf interior allowance.

#### Non-Improved Space:

- Includes: pure shell space.
- \$16.00 NNN—including a \$25.00 psf interior allowance for your buildout.

**Ideal Uses:**  
**Medial, Dental, Office and**  
**Light Industrial**

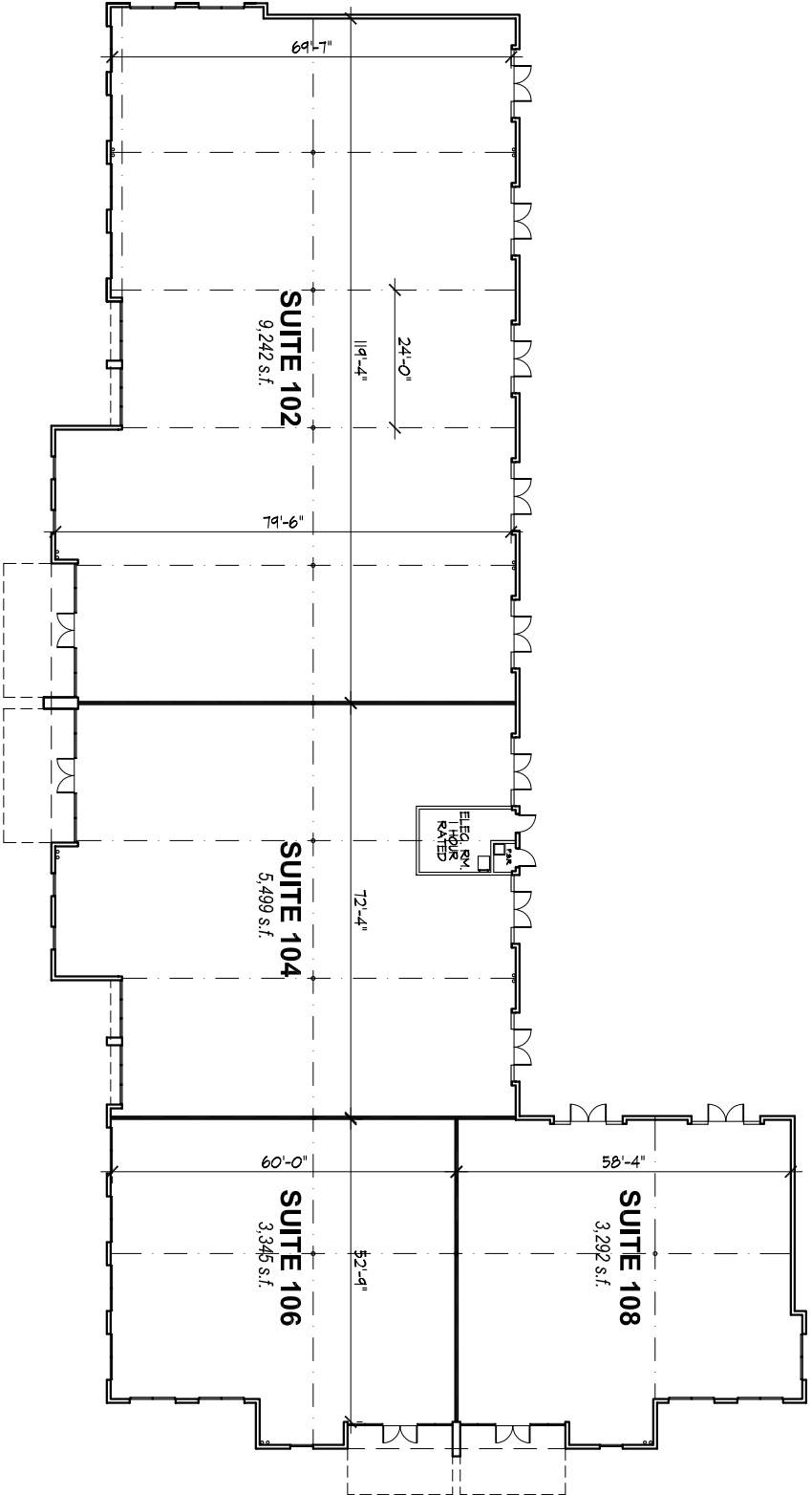


**CORNWELL**  
CORPORATION

Please Contact:  
**DARLINE TURNER**

Office: (480) 951-1212 x 102  
Cell: (480) 236-6600  
Fax: (480) 951-3027  
[dtturner@cornwellcorporation.com](mailto:dtturner@cornwellcorporation.com)

**Cornwell Corporate Offices**  
14851 N. Scottsdale Road,  
Suite 203  
Scottsdale, Arizona 85254

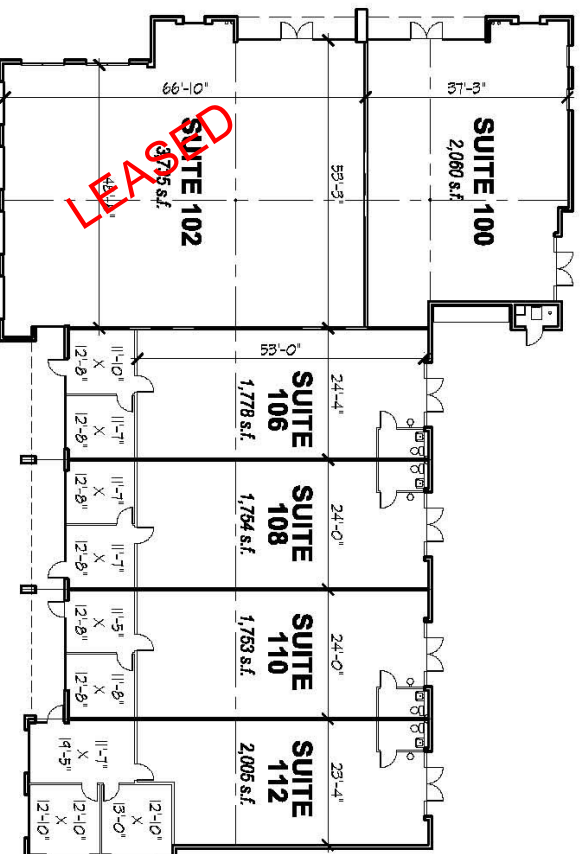


building "A"

total rentable area = 21,378 s.f.

14455 west van buren street  
verida business park for cornwell corporation

scale: 1/32" = 1'-0"



building "C"

total rentable area = 13,085 s.f.

14415 west van buren street  
verida business park for cornwell corporation

scale: 1/32" = 1'-0"