

FOR LEASE

51 BELLS BUSINESS PARK

5285 WEST BELL ROAD

GLENDALE, ARIZONA



FEATURES:

- Building Size: 11,365 SF
- Available: 11,365 SF (Divisible)
- Office Buildout: Shell Condition
- Year Built: 1985
- Zoning: M-1 (PUD), City of Glendale
- Fire Sprinklers
- 16' Clear Height
- Parking Ratio: 12/1,000 SF
- Power: 1600 Amps, 120/208 service section
- 100% Air Conditioned
- Tenant Improvements: Negotiable
- **Lease Rate: \$16 NNN "GREY SHELL"**



COMMERCIAL REAL ESTATE SERVICES

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777
fx: 602.954.0510
www.leeearizona.com

MARK LINSALATA, SIOR
PRINCIPAL
602.912.3539
mlinsalata@leeearizona.com

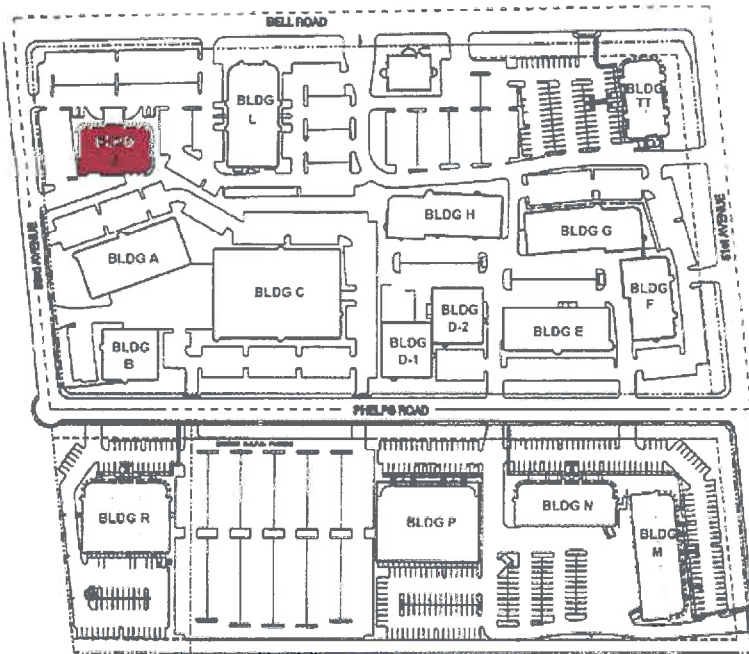
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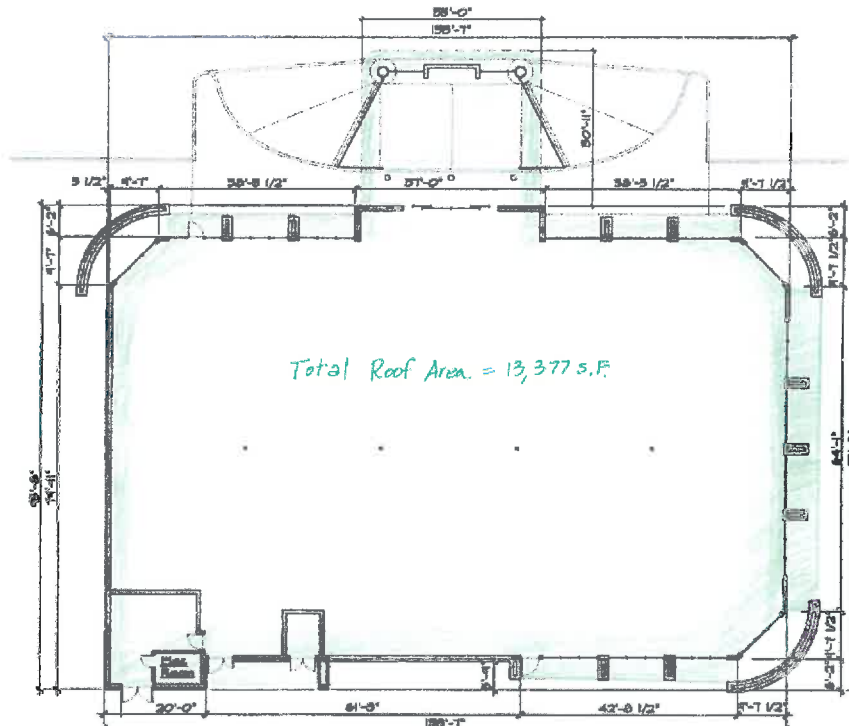
GLENDALE, ARIZONA

FOR LEASE



Area Amenities:

- Peoria Sports Complex
- Arrow Towne Center
- Midwestern University
- Thunderbird School of Global Management
- Banner Thunderbird Medical Center
- On site Restaurant
- Located 2 miles South of the Loop 101
- Located 3 miles west of the I-17



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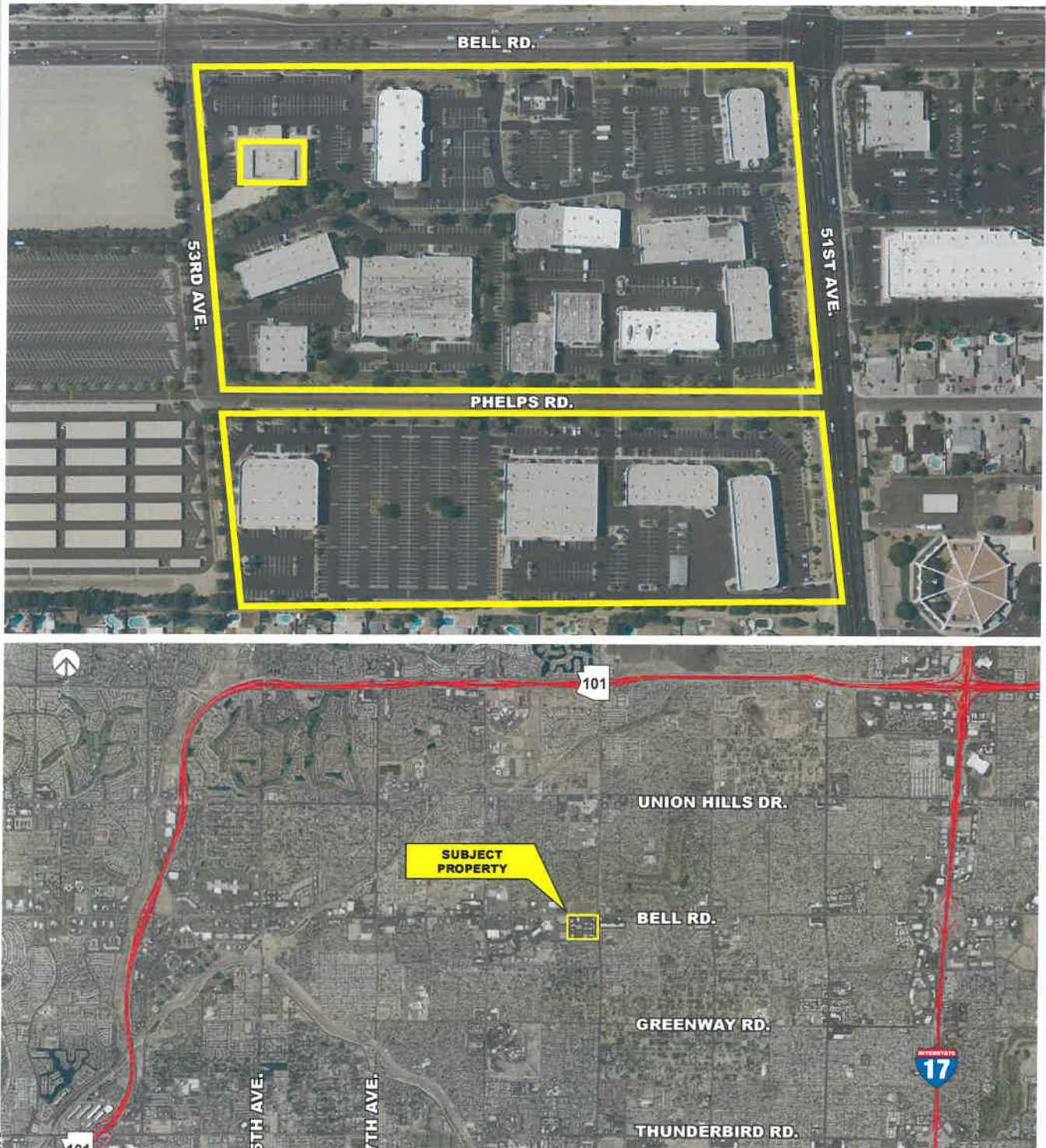
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November 28, 2001

Mr. Tom Tait
777 East Thomas Road, Suite 210
Phoenix, Arizona 85014

**RE: 51 Bells Business Park / Southwest corner of 51st Avenue and Bell Road,
Glendale, Arizona (M-1 Zoned Properties)**

Dear Mr. Tait:

This letter is to formalize the direction by the City Manager to allow retail land uses as well as other commercial land uses established in the 1980 M-1 zoning district compatible with the retail/business park development. As you have identified, the mixture of land uses you have attracted and seek to attract are often a mixture of employment/service/retail. The 1993 Zoning Ordinance requires Conditional Use Permit for retail land uses unless established prior to that date. This provision shall not apply to any of the M-1 zoned property between Bell Road and Phelps Road. Any building in this area, regardless of past occupancy, can be used for retail/wholesale sales and service.

If you have any questions or would like to discuss this matter further, please contact me at (623) 930-2585. Thank you for your continuing cooperation in resolving this matter.

Sincerely,

Jon M. Froke
Planning Director
Planning Department

JMF/lc

cc: Ray B. Jacobs, Zoning Administrator
Gary Fulk, Planning Manager
Bill Luttrell, Senior Planner
Michael J. Curley
Bill Griffith, Development Services
Address file

066-007

51 BELLS

777 EAST THOMAS ROAD, SUITE 210
PHOENIX, ARIZONA 85014
(602) 279-3999 • FAX (602) 230-8065

FAX TRANSMITTAL SHEET

Date: 11/28/01 No. of pages including transmittal sheet: 2

From: Tom Tait

To:	Marty Vanacour	Fax No.:	623-847-1399
To:	Jon Froke	Fax No.:	623-915-2695
To:	Michael J. Curley, Esq.	Fax No.:	602-265-2195
To:		Fax No.:	
To:		Fax No.:	

COMMENTS:

Our fax number is 602-230-8065. If you do not receive a complete transmission, please call 602-279-3999 and ask for Victoria Celaya

51 BELLS
BUSINESS PARK

November 28, 2001

VIA FACSIMILE TO 623-847-1399

Marty Vanacour
City of Glendale
5850 West Glendale Avenue
Glendale, AZ 85301

Re: 51 Bells Business Park Zoning

Dear Marty:

We are still waiting for confirmation of our zoning per your and my conversation after the meeting with Jon Froke and Ray Jacobs.

I hope this finds you and your family well and that all of you have a great holiday season.

Sincerely,

Tom Tait
Tom Tait

vc

cc: Jon Froke (via facsimile to 623-915-2695)
Michael J. Curley, Esq. (via facsimile to 602-265-2195)

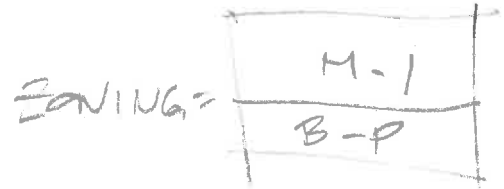


GP = BP

August 2, 2001

Tom Tait
777 East Thomas, Suite 210
Phoenix, AZ 85014

CUP FOR
RETAIL IN
M-1?



RE: 51 Bells Business Park / Southwest corner of 51st Avenue and Bell Road,
Glendale, Arizona

8/30/01 JMF/RAY/MANTY/
TOM + WILL TAIT/
MIKE CURLEY

Dear Mr. Tait:

This letter is in response to our extended discussion prompted by your new retail building TT, which is located on the southwest corner of 51st Avenue, and Bell Road. I appreciate your recent letters regarding the history of your project. We do not question the intent of past actions on your part or on the City.

There is a need to formalize the future zoning clearance process for future tenants in your Business Park. No existing users will be impacted. This requires a determination of what buildings include retail uses versus which buildings reflect the current. M-1 district. In addition the B-P portion of your project is included in the review of permitted land uses. The existing B-P tenants may reflect mistakes by the City in allowing the occupancy contrary to the existing Business Park zoning. As you are aware no historical basis was established for the B-P portion of the Business Park.

The M-1 district allows retail businesses subject to the approval of a conditional use permit unless otherwise identified as a permitted use. As you included in your letter there are numerous existing retail use buildings that were established in your business park prior to the revision of the Zoning Ordinance in 1993. These retail uses are considered legal non-conforming and are not subject to the conditional use permit process. As long as the retail uses are maintained the current M-1 Zoning district use list would not apply.

- We have reviewed the building information included in (Exhibit B) M-1, and the July 23, 2001 letter on the B-P section, which describes the historical and current uses of the buildings in the Business Park.
- We have made the determination that the current retail uses would be allowed to remain. Although building TT has no previous history of uses, the intent to provide retail businesses along Bell Road has been established.
- The existing retail uses would be allowed to occupy buildings E, F, G, H, and TT. The status of these retail buildings would change only if retail uses were not operating in the building for more than one year. This would be done on a

August 2, 2001

Tait

Page 2

building basis as previously discussed. The retail use could always be reintroduced through the application for conditional uses permit process.

- The restaurant uses are permitted in the M-1 district and are not an issue.
- For the area north of Phelps Road the buildings historically used for industrial/office uses should follow the existing M-1 district. This includes buildings A, B, C, D-1, and D-2. Retail uses could be placed in any of those buildings through the conditional use permit process.
- Buildings M and N include nonconforming retail uses that can remain unless the building use is changed to other uses for more than the one year time period.
- Future tenants should reflect the uses listed in the B-P district. Buildings P and R should follow the B-P zoning district.

I recognize that you indicated in your last letter that all buildings but B and R had included retail at some time. This preliminary determination recognizes existing uses and the orientation to 51st Avenue and Bell Road.

If you have any questions and would like to discuss this matter further please contact me at (623) 930-2591. Thank you for your continuing cooperation in resolving this matter.

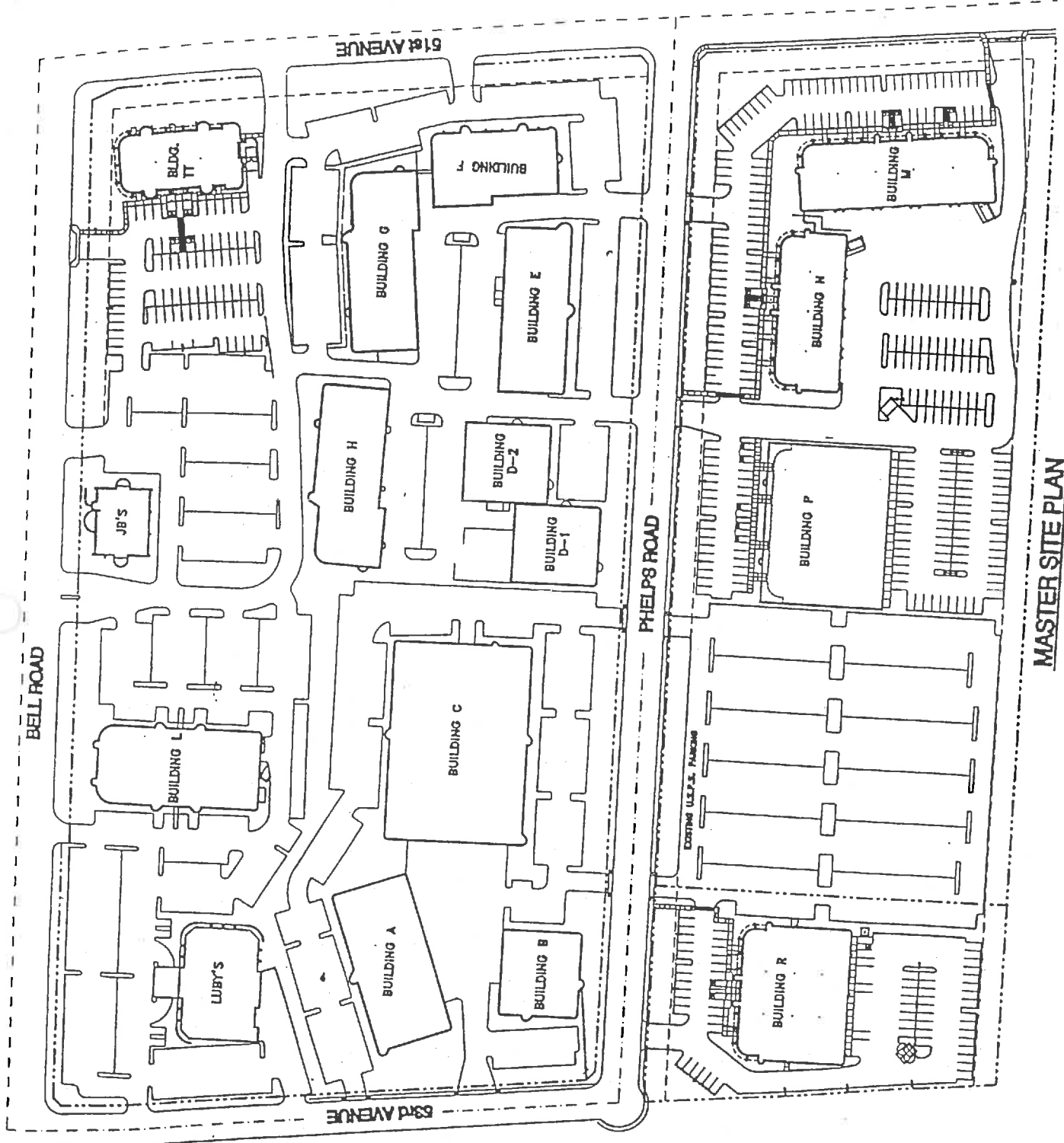
Sincerely,



Ray Jacobs
Zoning Administrator
Planning Department

Attachments: 1. M-1 District.
2. B-P District.
3. Exhibit A Site Plan.

cc: Jon Froke, Planning Director
Bill Luttrell, Senior Planner



MASTER SITE PLAN



51 BELTS BUSINESS PARK
61st AVENUE AND BELL ROAD, GLENDALE, ARIZONA
MASTER SITE PLAN
AS001
DOUGLAS
CORPORATION



From: Elaine Scruggs
To: Jon Froke
Date: 8/15/01 12:28PM
Subject: Fwd: Tom Tate 602-279-3999

Just talked with Tom. You and I need to talk about Ray Jacobs' letter to Tom. I am going out for a few hours now but hope to connect soon. I feel sure there is something very explainable going on that I need to understand. Steve will need to know about this too. In the meantime, Tom says he will put Marty Aronson on the case if we move to "take away his property rights".

On another note, Tom was going to call Jeff Sutherland immediately after our call to tell him just how wrong a gas station at 53 & Bell would be.

CC: Steve Frate

Jon Froke - Tom Tate 602-279-3999

From: Martina Castaneda
To: Scruggs, Elaine
Date: 8/15/01 11:12 AM
Subject: Tom Tate 602-279-3999
CC: Kingston, Mary

He said if you would please call him regarding 51 Bells.



August 2, 2001

Tom Tait
777 East Thomas, Suite 210
Phoenix, AZ 85014

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Ray Jacobs
Zoning Administrator
Planning Department

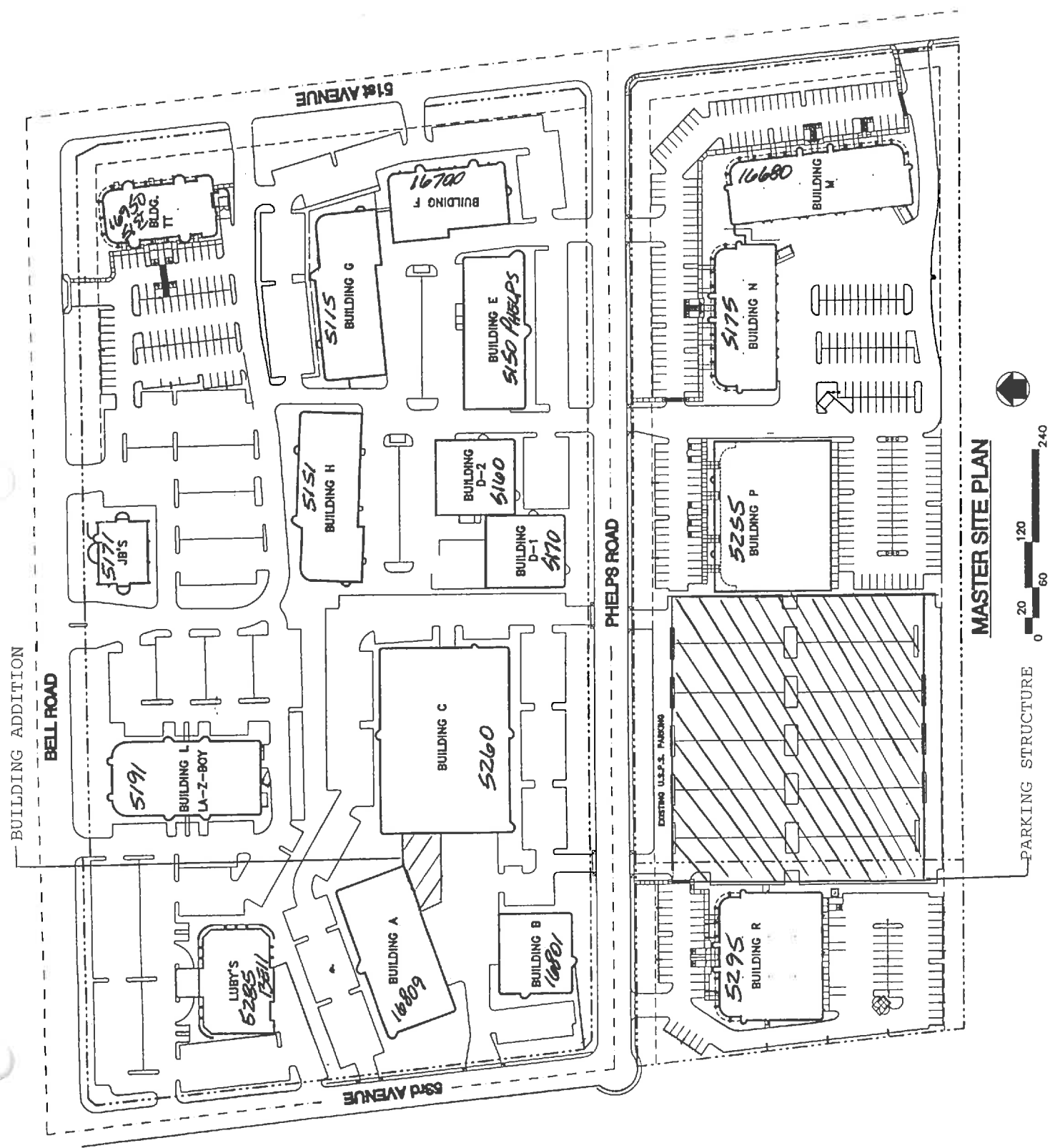
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2. B-P District.
3. Exhibit A Site Plan.

cc: Jon Froke, Planning Director
Bill Luttrell, Senior Planner



51 BELLS BUSINESS PARK
51st AVENUE AND BELL ROAD, GLENDALE, ARIZONA
MASTER SITE PLAN

MS001
100561
DATE 03/03/00



MASTER SITE PLAN



PARKING STRUCTURE

BELL ROAD

THIS PROJECT

51st AVENUE

53rd AVENUE

PHELPS ROAD

EXISTING U.S.P.S. PARKING

DR 95-16
DL 97-15

MASTER SITE PLAN