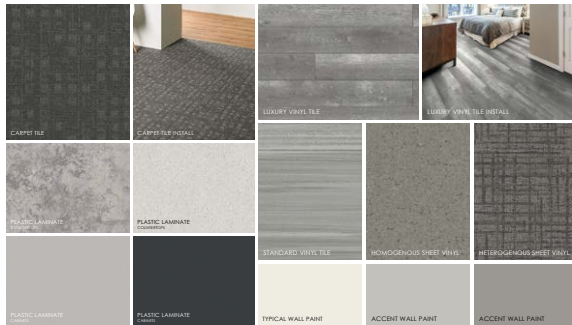
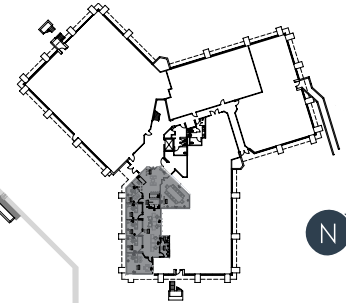
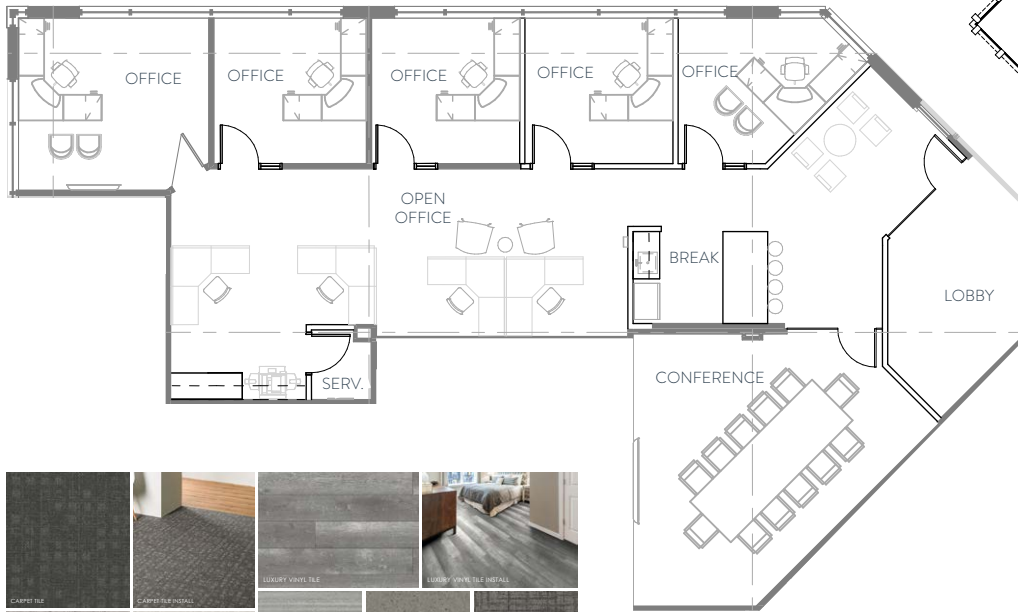


AVAILABLE FOR LEASE

SPEC SUITE

6245 N 24TH ST | PHOENIX, AZ



Suite 103
±2,331 RSF

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI

VICE PRESIDENT

DIR +1 602 222 5176

matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI

SENIOR ASSOCIATE

DIR +1 602 222 5141

anthony.timpiani@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN

DIR +1 602 222 5190

todd.noel@colliers.com

COLLIERS

2390 E. Camelback Rd. | Ste. 100

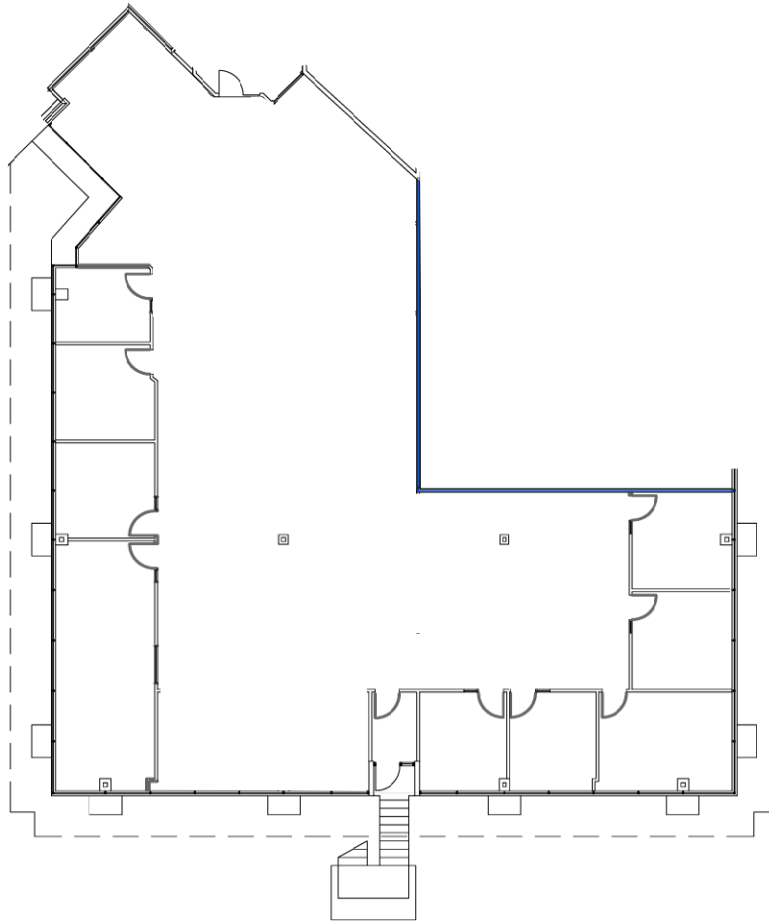
Phoenix, AZ 85016

colliers.com/arizona

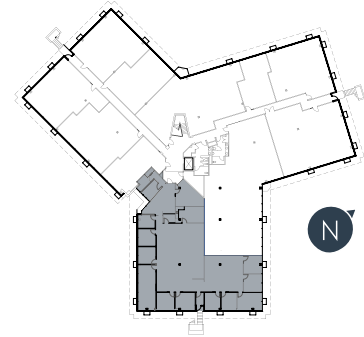
This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.



AVAILABLE FOR LEASE



6245 N 24TH ST | PHOENIX, AZ



Suite 201
±5,804 RSF

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI

VICE PRESIDENT

DIR +1 602 222 5176

matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI

SENIOR ASSOCIATE

DIR +1 602 222 5141

anthony.timpani@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN

DIR +1 602 222 5190

todd.noel@colliers.com

COLLIERS

2390 E. Camelback Rd. | Ste. 100

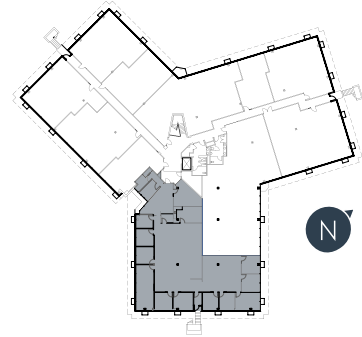
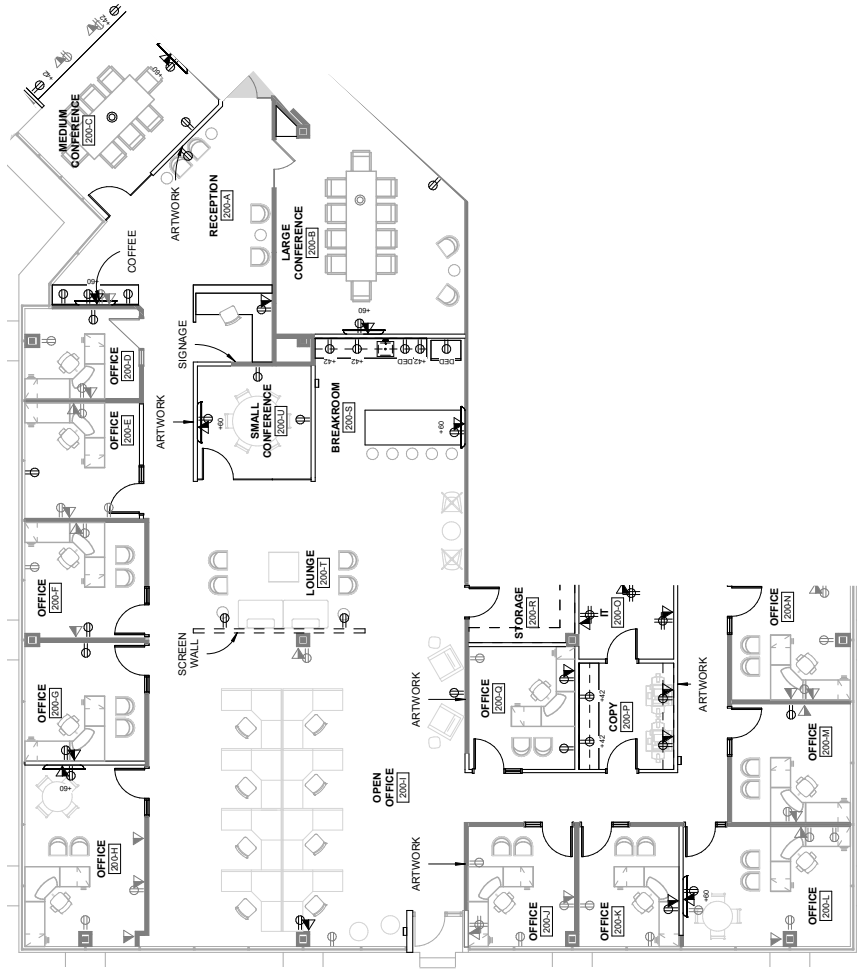
Phoenix, AZ 85016

colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.



6245 N 24TH ST | PHOENIX, AZ



Suite 201
±5,804 RSF
Hypothetical

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI
VICE PRESIDENT
DIR +1 602 222 5176
matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI	TODD NOEL, CCIM
SENIOR ASSOCIATE	VICE CHAIRMAN
DIR +1 602 222 5141	DIR +1 602 222 5190
anthony.timpani@colliers.com	todd.noel@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN
DIR +1 602 222 5190
todd.noel@colliers.com

COLLIERS

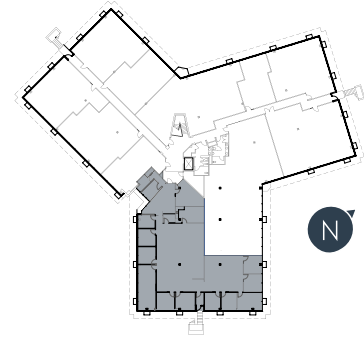
2390 E. Camelback Rd. | Ste. 100
Phoenix, AZ 85016
colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International A2, LLC.



AVAILABLE FOR LEASE

6245 N 24TH ST | PHOENIX, AZ



Suite 200 & 201

±5,804 RSF

Hypothetical Demising Plan

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI

VICE PRESIDENT

DIR +1 602 222 5176

matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI

SENIOR ASSOCIATE

DIR +1 602 222 5141

anthony.timpani@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN

DIR +1 602 222 5190

todd.noel@colliers.com

COLLIERS

2390 E. Camelback Rd. | Ste. 100

Phoenix, AZ 85016

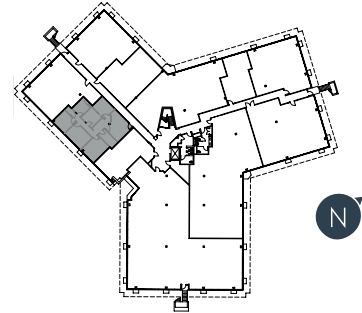
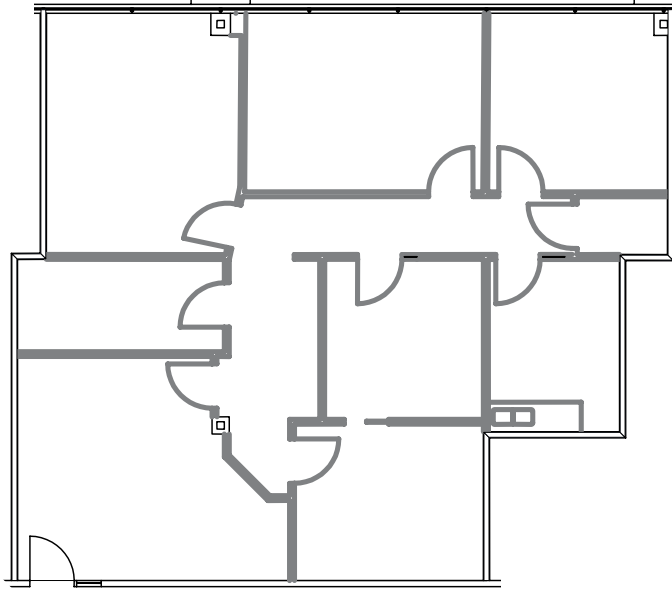
colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.



AVAILABLE FOR LEASE

6245 N 24TH ST | PHOENIX, AZ



Suite 203

±1,691 RSF

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI

VICE PRESIDENT

DIR +1 602 222 5176

matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI

SENIOR ASSOCIATE

DIR +1 602 222 5141

anthony.timpiani@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN

DIR +1 602 222 5190

todd.noel@colliers.com

COLLIERS

2390 E. Camelback Rd. | Ste. 100

Phoenix, AZ 85016

colliers.com/arizona

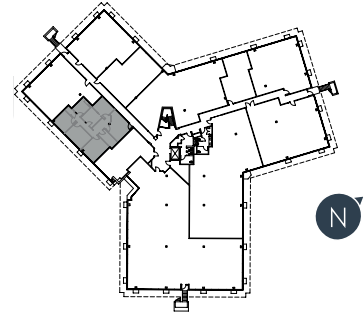
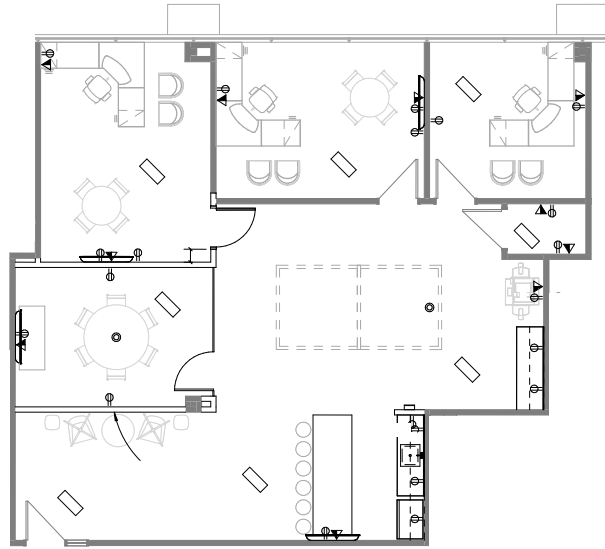
This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.



AVAILABLE FOR LEASE

PROPOSED SPEC PLAN

6245 N 24TH ST | PHOENIX, AZ



Suite 203

±1,691 RSF

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI

VICE PRESIDENT

DIR +1 602 222 5176

matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI

SENIOR ASSOCIATE

DIR +1 602 222 5141

anthony.timpiani@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN

DIR +1 602 222 5190

todd.noel@colliers.com

COLLIERS

2390 E. Camelback Rd. | Ste. 100

Phoenix, AZ 85016

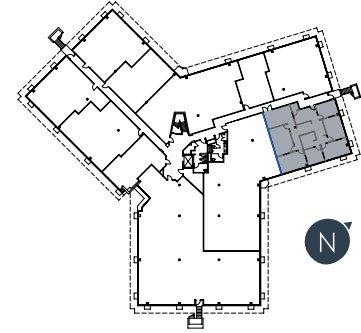
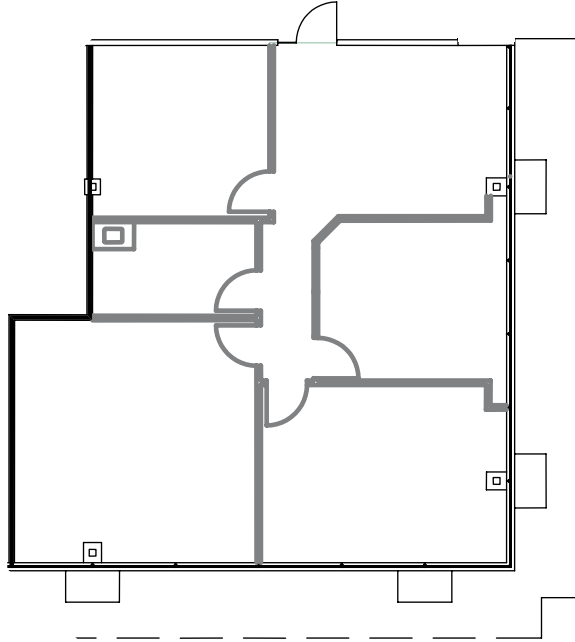
colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.



AVAILABLE FOR LEASE

6245 N 24TH ST | PHOENIX, AZ



Suite 209
±1,459 RSF

For Leasing Information:

Point of Contact:

MATT BANISZEWSKI

VICE PRESIDENT

DIR +1 602 222 5176

matt.baniszewski@colliers.com

Point of Contact:

ANTHONY TIMPANI

SENIOR ASSOCIATE

DIR +1 602 222 5141

anthony.timpiani@colliers.com

TODD NOEL, CCIM

VICE CHAIRMAN

DIR +1 602 222 5190

todd.noel@colliers.com

COLLIERS

2390 E. Camelback Rd. | Ste. 100

Phoenix, AZ 85016

colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.

