

FOR SALE OR FOR LEASE

AHWATUKEE OFFICE CONDO

4425 E AGAVE ROAD | BLDG 3, STE #110
PHOENIX, AZ 85044



FOR MORE INFORMATION CONTACT:

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COMMERCIAL REAL ESTATE



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PROPERTY SUMMARY:

Property Address	4425 E Agave Road Bldg 3, Ste #110 Phoenix, AZ 85044
Building Size	±4,140 SF
Sale Asking Price	\$906,660 (\$219.00/SF)
Lease Asking Rate	\$22.50/SF Modified Gross
Parcel Numbers	Unit D1: 301-58-914, Unit D2: 301-58-915 *Per Maricopa County Assessor
Zoning	C-2, City of Phoenix
2018 CAM Charges	\$1.80 GSF/YR
Reserved Parking	6 covered spaces
Parking Ratio	5.0/1,000

PROPERTY HIGHLIGHTS:

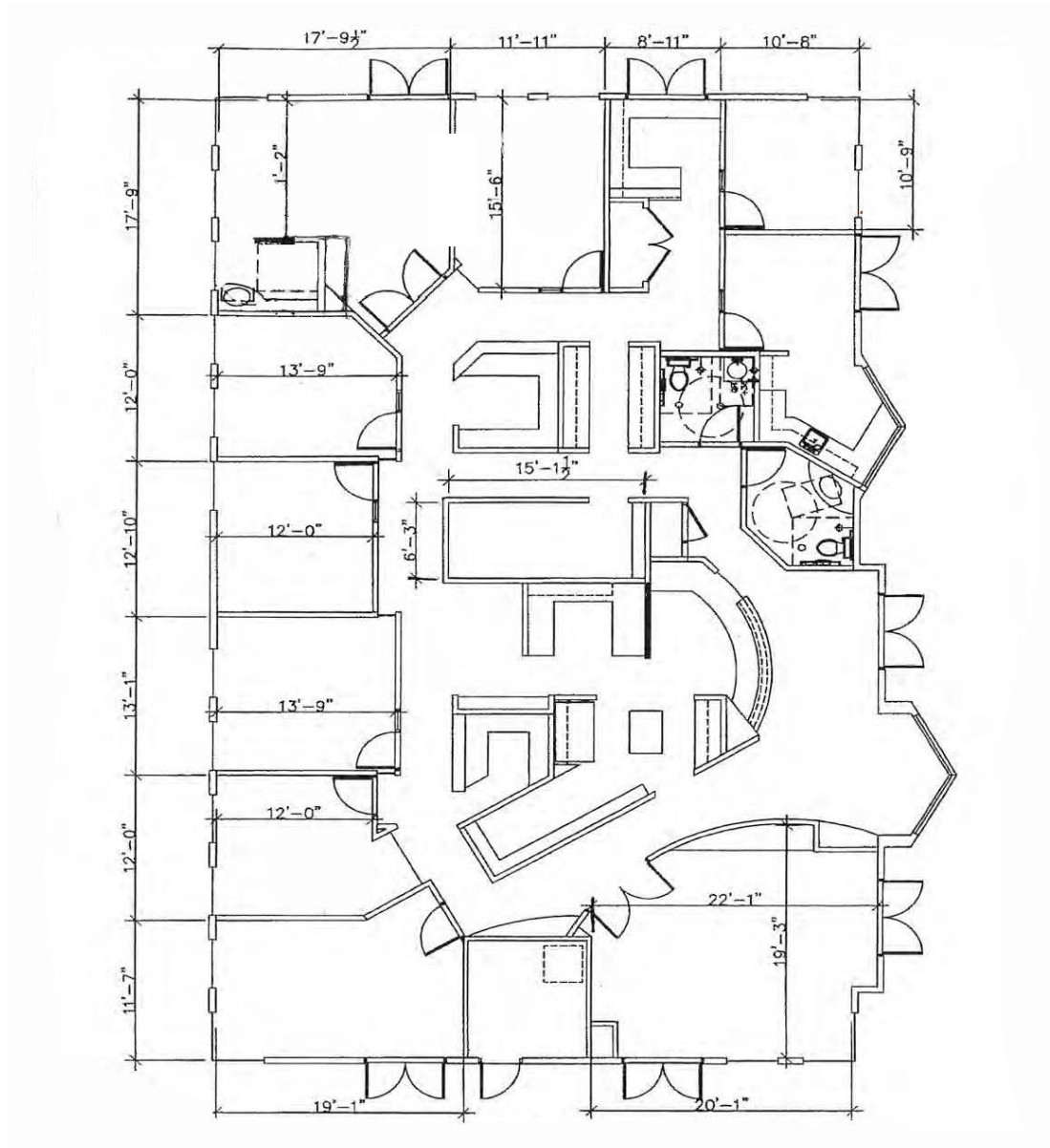
- Building & Monument Signage.
- Frontage on 44th Street.
- Ample amounts of natural light throughout the suite.
- Easy access to I-10.



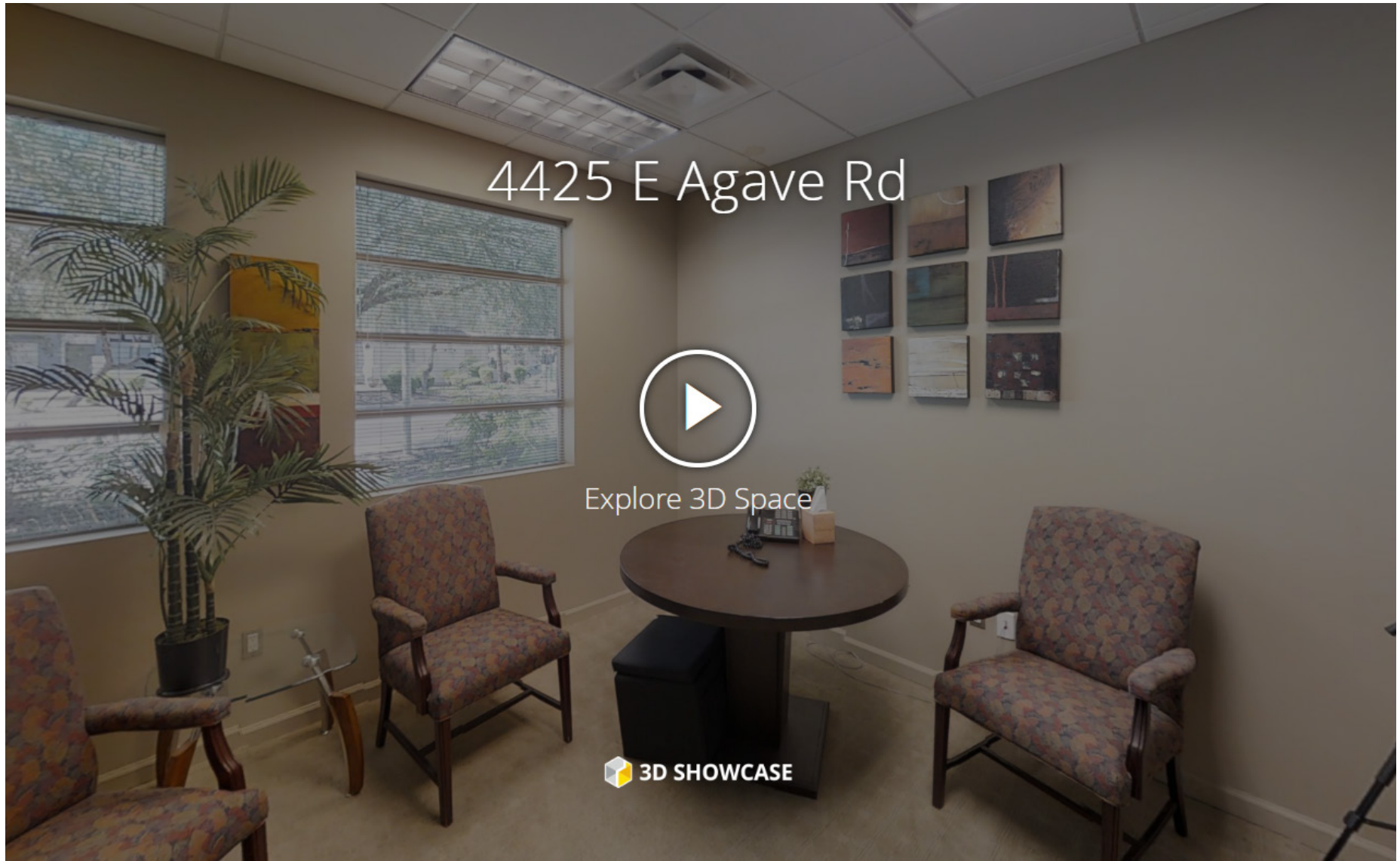
FLOOR PLAN

BLDG 3. SUITE 110:

±4,140 SF



CLICK TO VIEW VIRTUAL TOUR







LOCATION OVERVIEW



SITE PLAN

