



UNDER NEW OWNERSHIP
AVAILABLE FOR LEASE

10631 S 51ST ST | PHOENIX, AZ 85044

±4,502 SF OFFICE SPACE
NEAR I-10 FREEWAY IN AHWATUKEE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

AVAILABILITY

10631 S 51ST ST | PHOENIX, AZ 85044

	SUITE 5/6	SUITE 8
SUITE SIZE	±2,107 SF	±2,395 SF
LEASE RATE	\$15.00 NNN	CALL BROKER
RECEPTION/ WAITING AREA	YES	YES
OFFICES	3	5
BREAK ROOM	YES	YES
RESTROOMS	2	2
BULLPEN	YES	YES
STORAGE	YES	YES

BUILDING DETAILS

- Built In 2008
- Zoned C-1, City Of Phoenix
- ±13,761 SF Total Building Size



For More Information, Please Contact
an Exclusive Listing Agent:

Langdon Bridges
D 480.966.7322
M 480.233.9689
lbridges@cpi.az.com



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

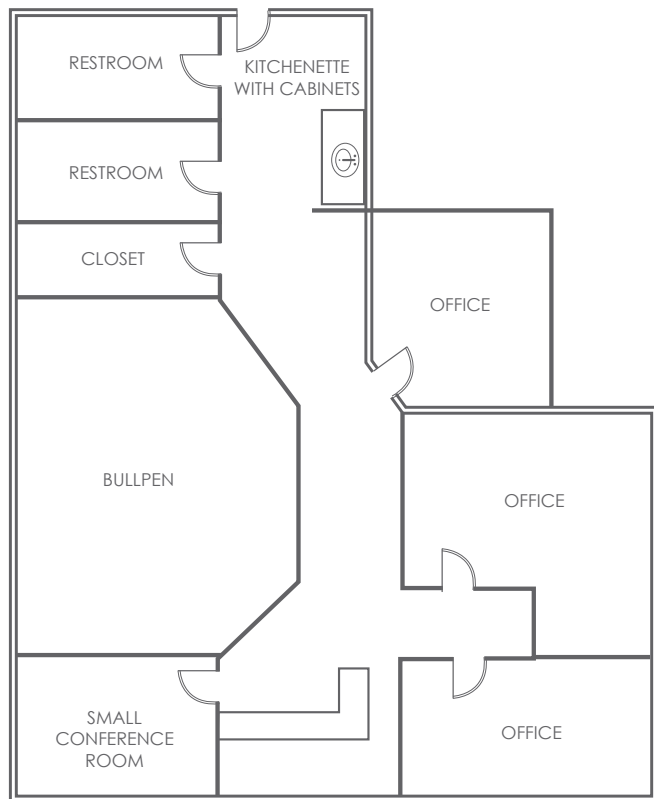
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FLOOR PLANS

SUITE 5/6

±2,107 SF

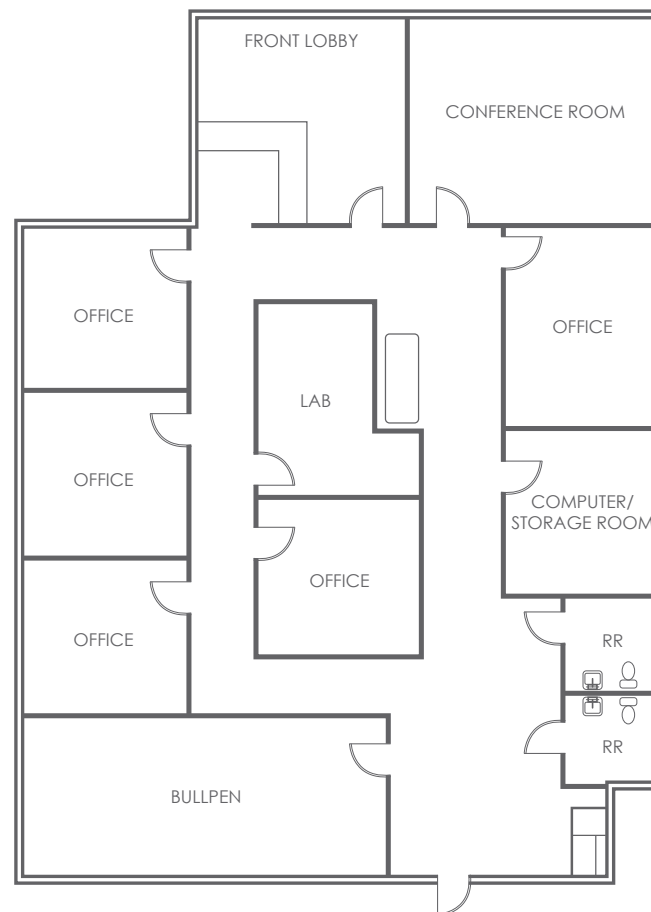
\$15.00 NNN



SUITE 8

±2,395 SF

CALL BROKER FOR PRICING



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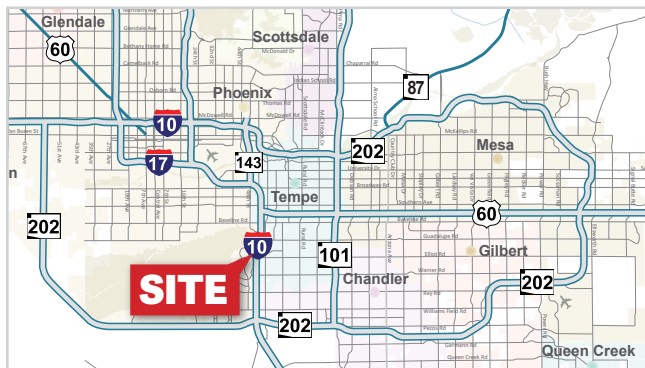
AREA OVERVIEW

AHWATUKEE, AZ

Nestled in the picturesque foothills of South Mountain, Ahwatukee is a thriving community known for its scenic beauty, upscale residential neighborhoods, and a burgeoning commercial landscape.

Its strategic location, with easy access to major freeways and proximity to downtown Phoenix, makes Ahwatukee an attractive destination for businesses seeking a prestigious address.

The area boasts a highly educated and affluent demographic, creating a strong consumer base for a variety of goods and services. With its blend of natural splendor and urban amenities, Ahwatukee offers an ideal environment for businesses to flourish.



Thriving Business Hub

Diverse and growing business community



Excellent Accessibility

Easy Access to major freeways



High-Quality Demographics

Affluent and educated residents



Strong Community Spirit

Active and engaged community



Outdoor Recreation

South Mountain Park at your doorstep



Quality Education

Top-rated schools



Low Crime Rates

Safe and secure environment



Growing Population

Continued growth and development



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