

VENTURE COURT

41810 N VENTURE DRIVE, BUILDING D, PHOENIX, AZ



Building D Available For Sale

INQUIRIES:

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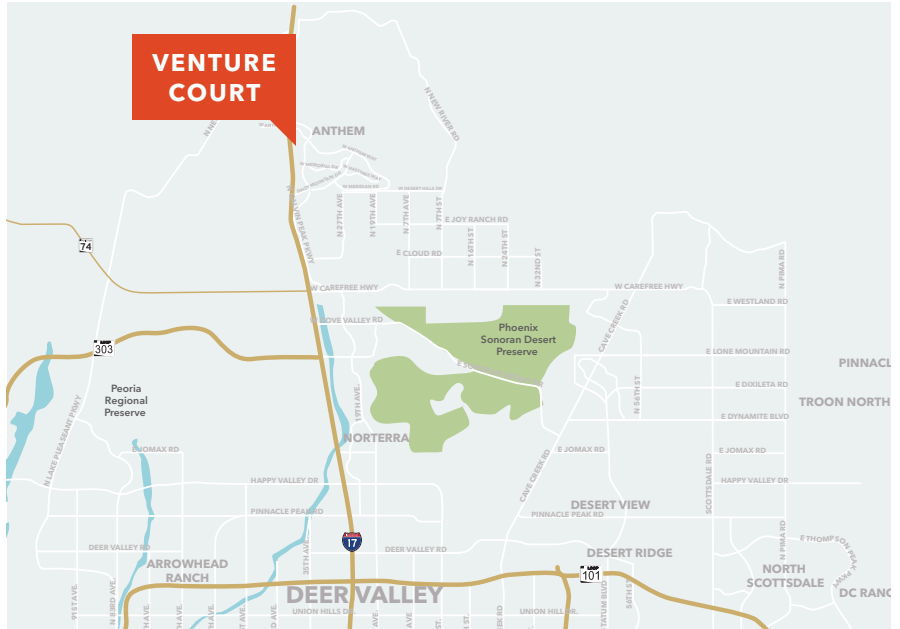
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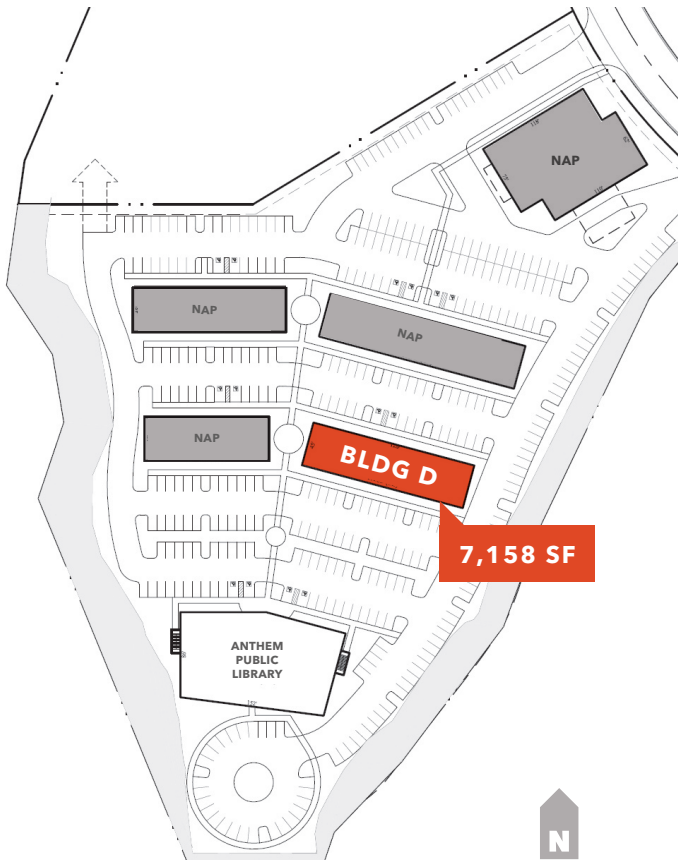
VENTURE COURT

Venture Court caters to private practices, healthcare and office users who require quality, accessible space in the Anthem submarket. With proximity to established neighborhoods and retail amenities, Venture Court is in an ideal location just 2 minutes from I-17 access and Anthem Public Library opening soon in the 2-story building directly to the south.

Building D has a Tenant in Suite D-136 with a contiguous 2,543 SF of shell space available for lease. The building provides a great opportunity to purchase with income and space available to own/occupy.



SITE PLAN



PROPERTY HIGHLIGHTS

- LOCATED** in the master-planned Anthem Community
- TWO** minutes from I-17 access with freeway visibility
- 5.2/1,000** parking ratio
- MONUMENT** and building signage available
- EXCELLENT** opportunity for lease, owner/user sale or value-add investment sale
- BUILT** in 2008
- SUITE D-136** lease expires 5/31/2031

LEASING AVAILABILITIES

| | | |
|-------|----------|-------|
| D-144 | 2,543 SF | Shell |
|-------|----------|-------|

SALES OPPORTUNITY

| | |
|--------|----------|
| BLDG D | 7,158 SF |
|--------|----------|

SALE OR LEASE OPPORTUNITY

CALL

FOR LEASE PRICING

\$2M

SALES PRICE

2,543 SF

OWNER/USER OPPORTUNITY

VALUE-ADD

SALES OPPORTUNITY



0.4 MILES

FROM ANTHEM COMMUNITY
PARK

0.6 MILES

FROM ANTHEM RETAIL
AMENITIES

0.7 MILES

FROM INTERSTATE 17
ACCESS

6.6 MILES

FROM HONOR HEALTH SONORAN
CROSSING MEDICAL CENTER

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