



PROFESSIONAL OFFICE FOR LEASE

40TH STREET OFFICE PARK

FREESTANDING
PROFESSIONAL OFFICE
SPACE

18501 N 40TH ST
PHOENIX, AZ 85032



PROPERTY OVERVIEW

40th Street Office Park is a 5-building professional office association offering unique location and strong community environment. The property offers a quiet, professional office environment well suited for companies seeking a more private and focused setting, complemented by ample parking and a well-maintained atmosphere. Immediate access to SR-51 and Bell Rd amenities.



SPACE DETAIL



10 PRIVATE
OFFICES



COWORKING
AREA



RECEPTION



PRIVATE
RESTROOM



BREAK
ROOM



TERRAFIRMA COMMERCIAL
REAL ESTATE
8422 E. SHEA BLVD #100
SCOTTSDALE, AZ 85260

MARC RIGAU
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FEATURES

- Flexible workspace configuration
- Spacious private offices
- Abundant natural light
- Covered, reserved parking spaces
- Prominent building signage opportunity
- Strong parking ratio of 5/1,000 SF

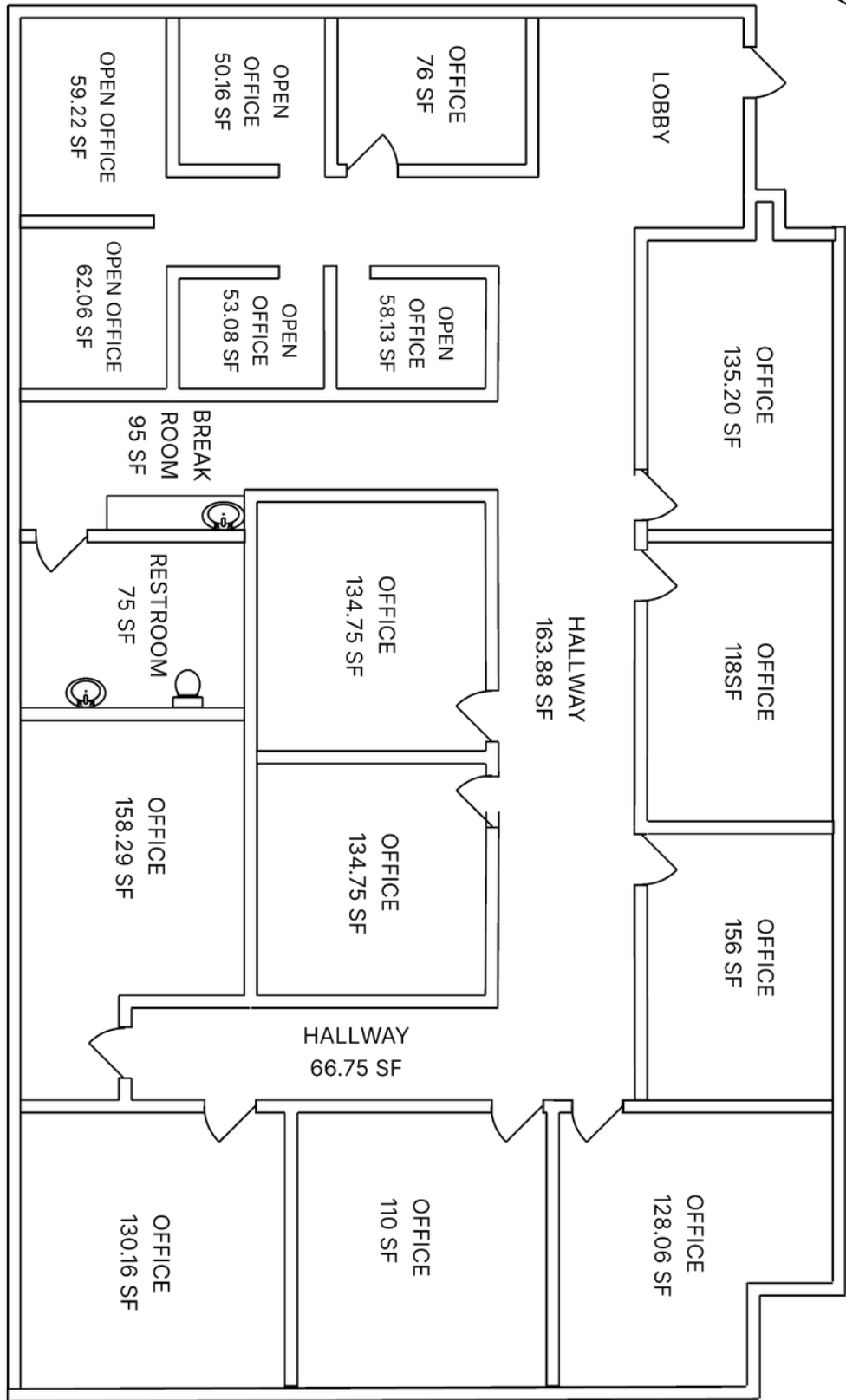
BUILDING SIZE	7,200 SF ±
FOR LEASE	2,010 SF ±
RATE	\$23.00 FSG
OCCUPANCY	30 DAYS
USE	GENERAL OFFICE
BUILT	2002
ZONING	C-1



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18501 N 40th St, Phoenix, AZ 85032 - Not to Scale

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