

BROADWAY BUSINESS CENTER

±15,840 SF & ±21,734 SF OFFICE SPACE FOR LEASE
TOGETHER OR SEPERATELY (MAX. CONTIG. ±37,478 SF)



**AERIAL
VIDEO**
(CLICK HERE)



AVAILABLE FOR LEASE

3925 E BROADWAY RD | PHOENIX, AZ 85040



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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ABOUT THE PROPERTY

BUILDING SIZE	±75,148 SF (2-Story Office Building)
AVAILABLE	Suite 200: ±15,840 SF Suite 225: ±21,734 SF (Max. Contiguous ±37,478 SF)
LEASE RATE	\$18.00 Modified Gross
YEAR BUILT	1986 *Recently upgraded lobby, restrooms, stairways, and building elevators, as well as full-size window replacements
TENANCY	Single or Multi-Tenant
PARKING RATIO	4.26/1,000 SF (75 Covered Spaces)
ZONING	C-2
ELEVATORS	1



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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3925 E BROADWAY RD | PHOENIX, AZ 85040

±37,478 SF 2ND FLOOR AVAILABLE

EXISTING FLOOR PLAN



 **SUITE 200**
±15,840 SF

 **SUITE 225**
±21,734 SF

 **COMMON
AREA**

CAN BE LEASED TOGETHER OR SEPERATELY



LOBBY



EAST OFFICE



WEST OFFICE TRAINING ROOM



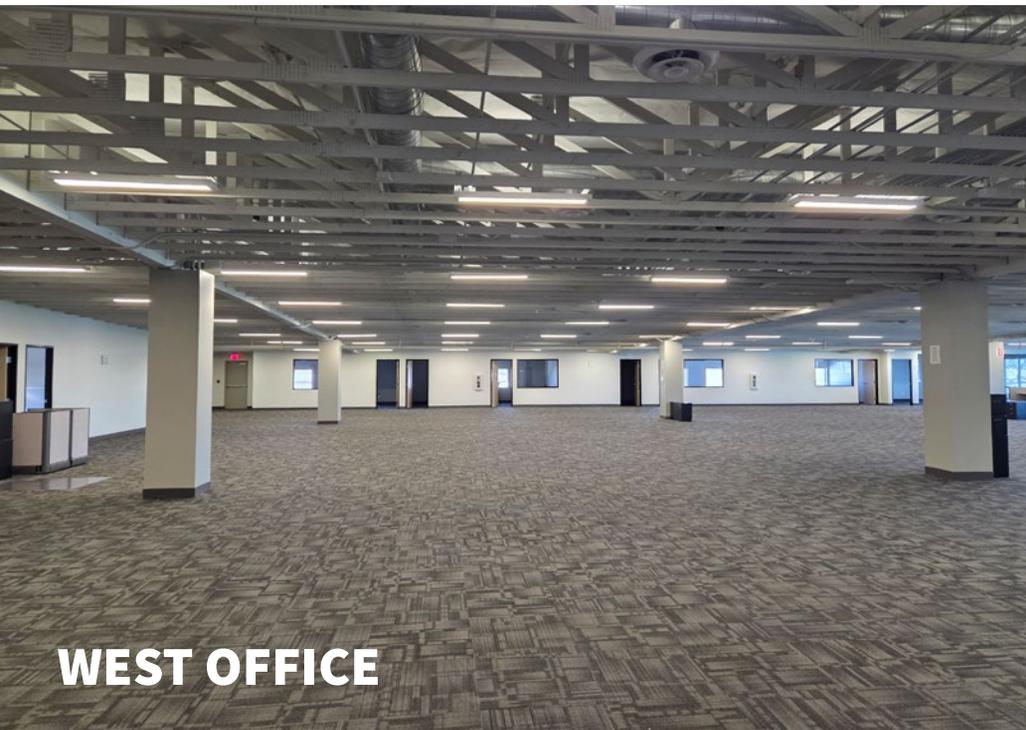
KITCHEN/BREAK ROOM



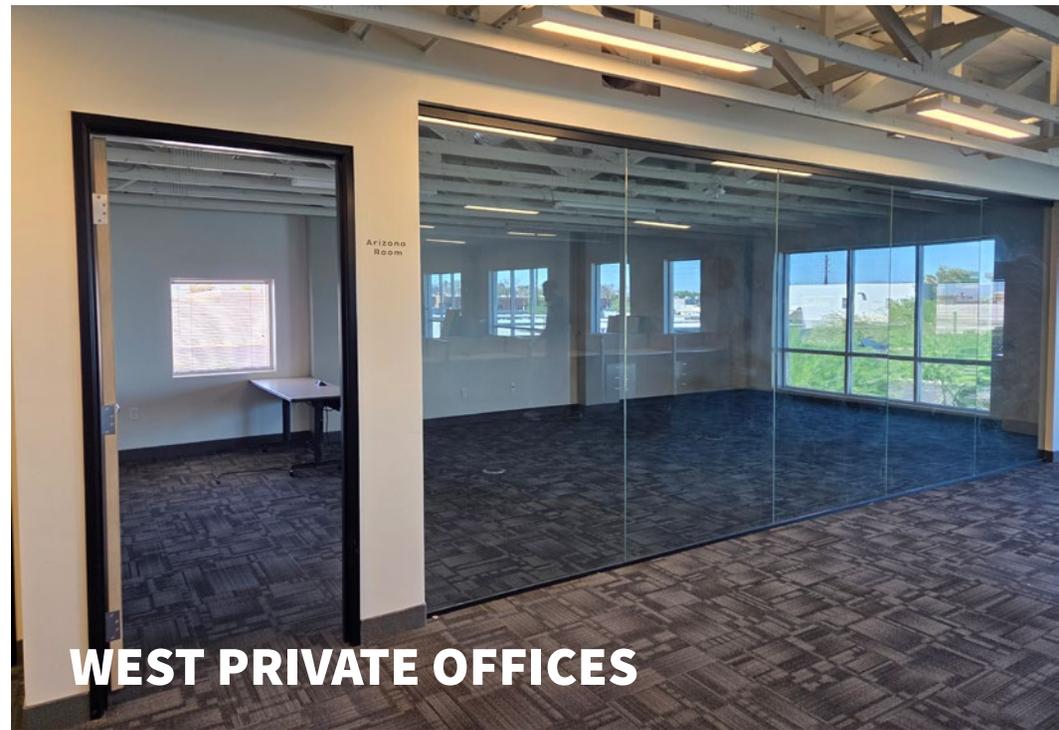
WEST OFFICE



EAST OFFICE



WEST OFFICE



WEST PRIVATE OFFICES

**DOWNTOWN
PHOENIX**

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

Lifetime
Home Remodeling

**SUN WEST
ENGINEERING, INC.**

CINEVO

INTERSTATE
10

Bank of America

**PROFESSIONAL
PLASTICS**

SITE

K

**BURGER
KING**

**YOUNGER BROTHERS
DOOR & TRIM**

**REDDY
ICE**

40TH ST





VALLEYWISE HEALTH
MEDICAL CENTER

MCDOWELL RD

PAPAGO GOLF
COURSE

phoenix
ZOO
ARIZONA CENTER FOR NATURE CONSERVATION

N SCOTTSDALE RD

DOWNTOWN
PHOENIX

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA
143

LOOP
202

TEMPE
MARKETPLACE

INTERSTATE
10

SITE

W UNIVERSITY DR

ASU Arizona State
University

S MCCLINTOCK DR

LOOP
101

W BROADWAY RD

S 16TH ST

S 24TH ST

RAVEN GOLF
COURSE

S 40TH ST

ARIZONA MILLS
SHOPPING MALL

Walmart
Save money. Live better.

W SOUTHERN AVE

60



E BASELINE RD