

OFFICE/MEDICAL CONDO
**AVAILABLE
FOR SALE**

GATEWAY OFFICE
PARK AT ANTHEM

42104 N VENTURE DR, STE D114
ANTHEM, AZ 85086

SALE PRICE

\$810,000.00

2,153 SF AVAILABLE



Contact Us:

ERIC BUTLER
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M 602.809.6570
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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.

October 24, 2025 1:31 PM



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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2,153 SF AVAILABLE

Suite D114 Size 2,153 SF

Year Built 2004

Building Class B

Zoning C-2

Frontage N Venture Dr

Parking Ratio 4.5/1,000

SALE PRICE

\$845,000.00



Right off the I-17 Freeway



Building & Monument Signage



Currently Built-Out for Office Use



Easy Access to Diverse Amenities

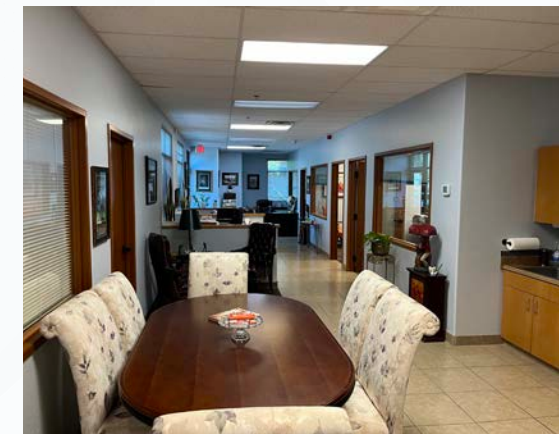
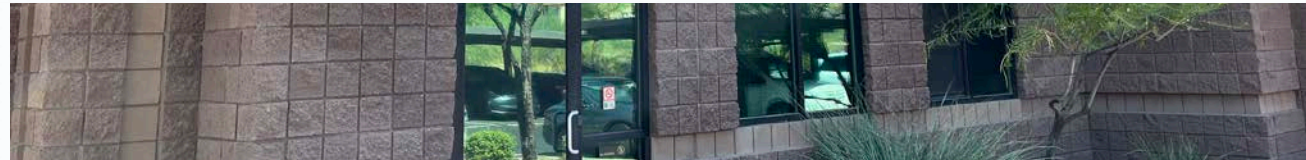
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- Conference Room
- 3 Entrances
- 2 Restrooms



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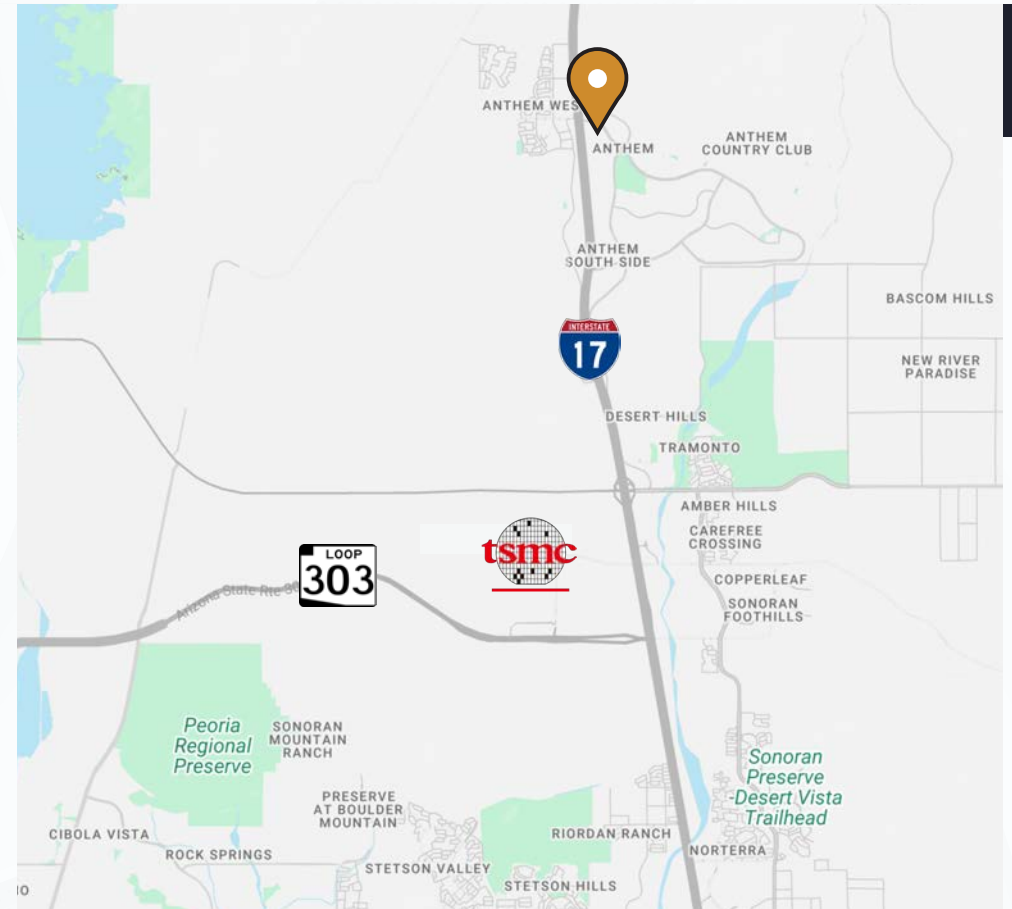
\$810,000.00

2,153 SF AVAILABLE



LOCATION HIGHLIGHTS

- Prominent Frontage on N Venture Dr
- Easy Access to I-17 Freeway
- 14 Minutes (9.5 miles) to TSMC Arizona Corp.
- 15 Minutes (14.8 miles) to Loop 101 Freeway
- 30 Minutes (32 miles) to Downtown Phoenix



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