

PROFESSIONAL OFFICE  
**AVAILABLE  
FOR LEASE**

LAKE PLEASANT  
PROFESSIONAL CENTER

9059 W LAKE PLEASANT PKWY, SUITE 401  
PEORIA, AZ 85382

LEASE RATE

**\$21.00** NNN  
(\$6.50 NNN'S)

**1,437 SF AVAILABLE**



**Contact Us:**

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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. November 25, 2024 11:00 AM

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected. CORFAC





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

# PROFESSIONAL OFFICE AVAILABLE FOR LEASE

Suite 401 Size	1,437 SF
Year Built	2006
Zoning	Commercial
Frontage	W Lake Pleasant Pkwy
Parking Ratio	5/1,000

## LEASE RATE

**\$21.00 NNN**  
(\$6.50 NNN'S)

-  Easy Access to Loop 101 Freeway
-  Close Proximity to Diverse Amenities
-  Front Door Parking
-  Building Signage Available

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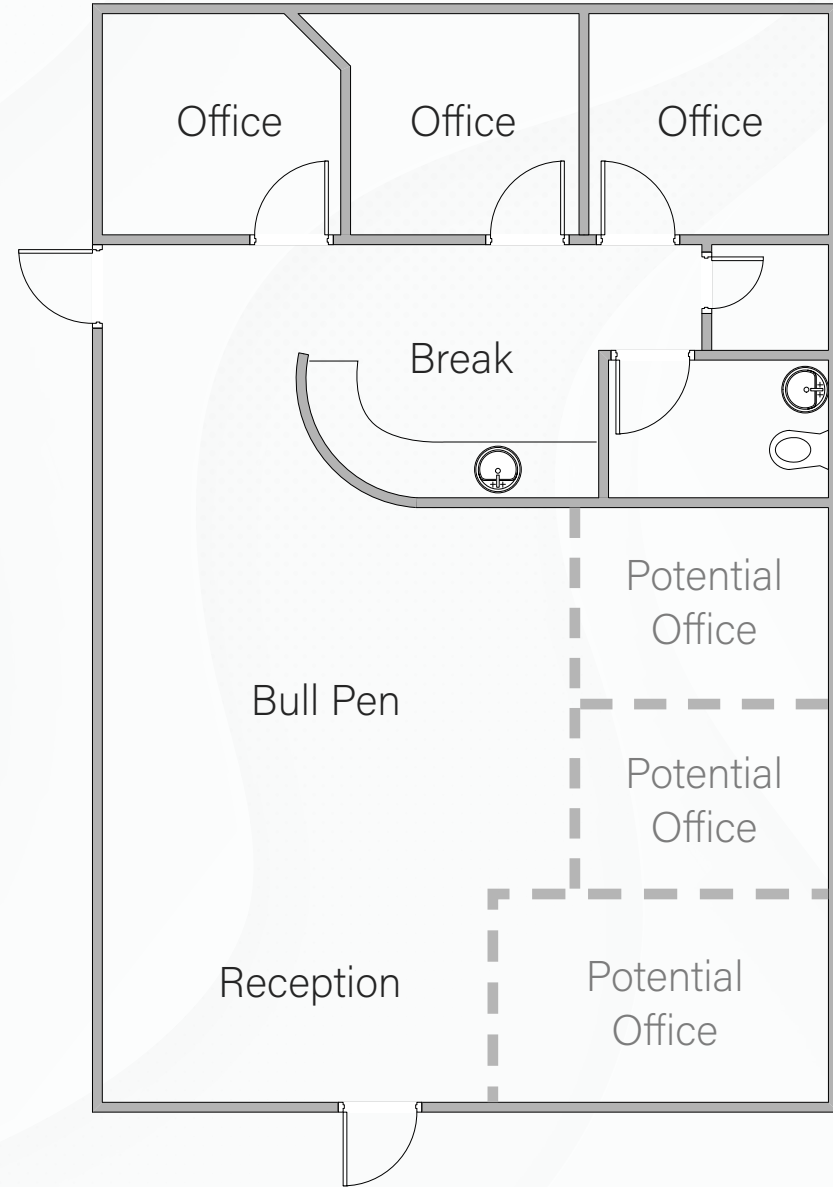
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AVAILABLE FOR LEASE

# SUITE 401

1,437 SF | \$21.00 NNN (\$6.50 NNN'S)

- Reception
- 3 Offices
- Break Room
- Bull Pen
- Rest Room



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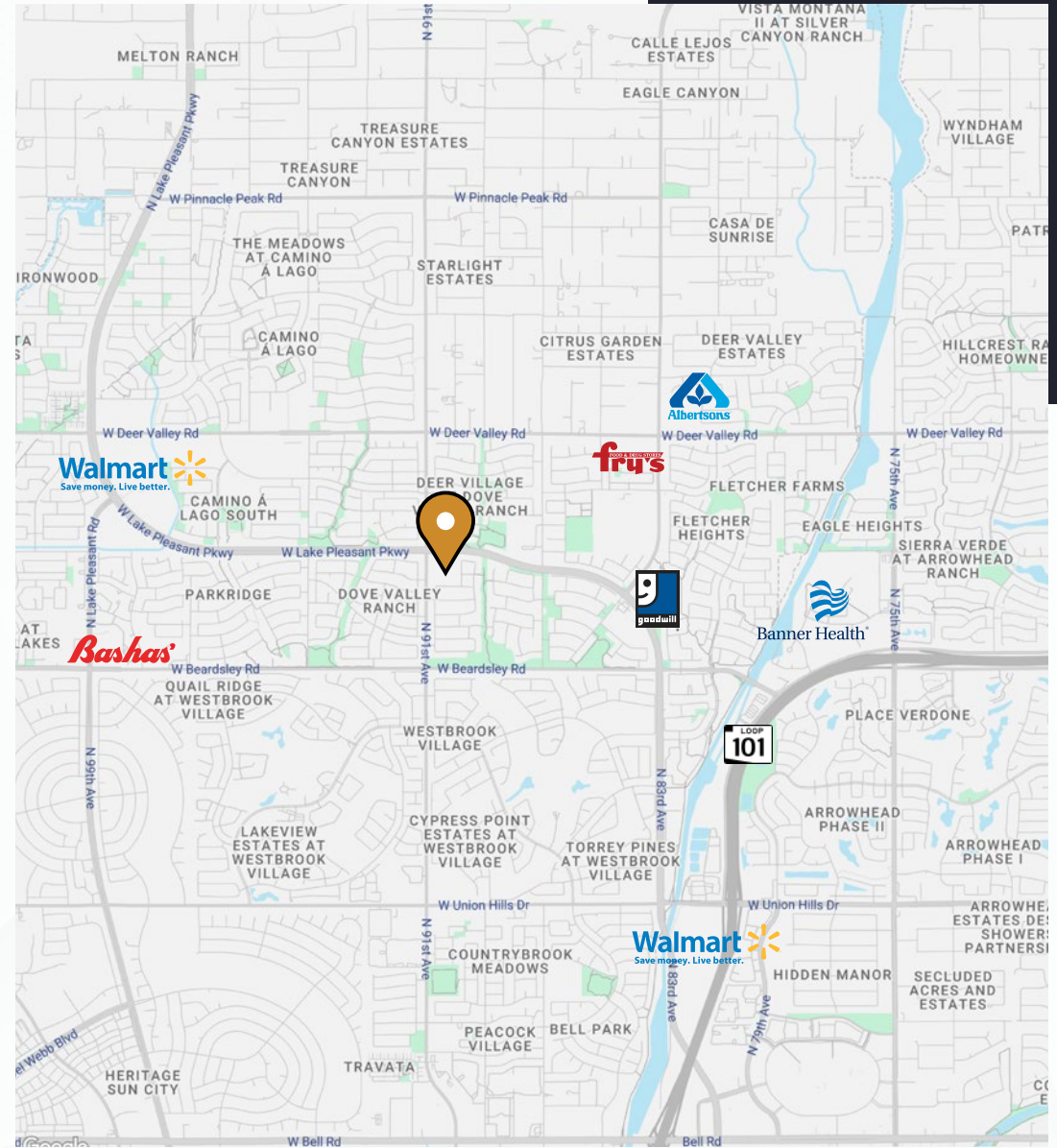
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## LOCATION HIGHLIGHTS

This property enjoys a prime location in the heart of Peoria's thriving business district, offering exceptional visibility and accessibility. Situated just minutes from Loop 101, it provides seamless connectivity to major transportation routes and surrounding areas.

- Prime frontage on W Lake Pleasant Pkwy
- Vibrant business hub surrounded by successful companies
- Near popular stores, restaurants, and entertainment
- Easy access to Loop 101 Freeway

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