

# TWO FREESTANDING OFFICE BUILDINGS 3 MINUTES FROM I-17

2204-2206 W Indian School Rd | Phoenix, AZ

**AVAILABLE  
FOR SALE**  
OPTION FOR SALE/LEASEBACK



Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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.

11.19.25



**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



## PROPERTY SUMMARY

Address	2204 - 2206 W Indian School Rd Phoenix, AZ 85015
Building Sizes	West Building: $\pm 1,137$ SF East Building: $\pm 674$ SF <b>Total: <math>\pm 1,811</math> SF</b>
Parking Ratio	7.17 per 1,000 SF
Reception Area & Open Bullpen	Yes
Offices	3
Break Rooms	2
Restrooms	2
Additional Parking/Yard	$\pm 12,650$ SF
Asking Price	<b>\$699,999</b>

## 2025 RENOVATIONS

- New flooring
- New Internal/external paint
- New AC and ducting/insulation
- Automated gate installed on West entrance
- Automated gate for East entrance to be installed
- New wrought iron perimeter fencing



## Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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.

11 19 25



## SALE LEASEBACK

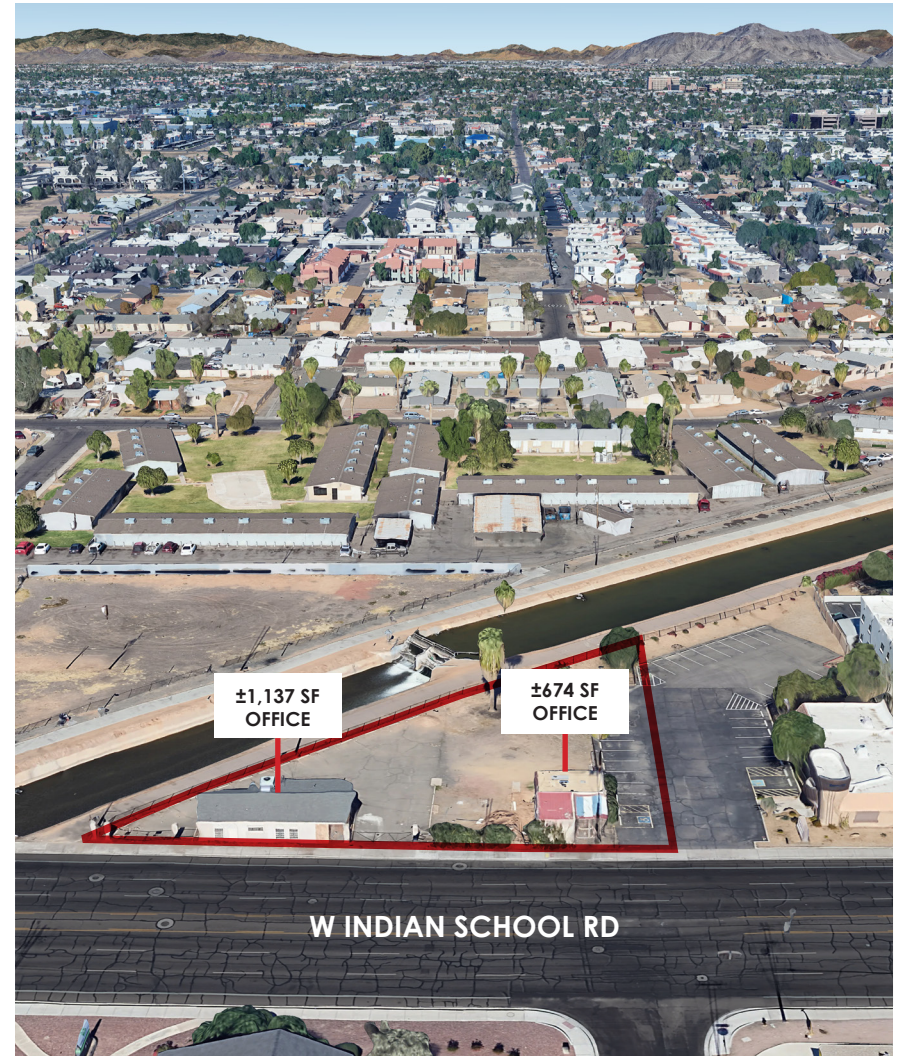
<b>PURCHASE PRICE</b>	\$699,999.00
<b>LEASE STRUCTURE</b>	Two-year absolute NNN lease. Tenant responsible for property taxes, insurance, and maintenance.
<b>BASE RENT</b>	\$4,083.33/MO NNN
<b>REIMBURSEMENTS</b>	Property Taxes: ±\$1,638/yr (paid by tenant) Insurance: ±\$1,896/yr (paid by tenant)

## INVESTMENT HIGHLIGHTS

- 2-year stabilized income stream
- Absolute NNN structure
- Predictable monthly cash flow: \$4,083.33/mo
- Tenant pays property insurance, property taxes, and operating expenses

## FINANCIAL SNAPSHOT

- NOI: \$48,999.96 annually
- CAP Rate: 7.00%
- Property Taxes: \$1,638.02 (tenant-paid)
- Property Insurance: \$158.00/Mo (tenant-paid)
- Landlord Responsibilities: None under NNN structure



## Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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.

11.19.25





Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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. 11 19 25



## WEST OFFICE



## Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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. 11.19.25

**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



## EAST OFFICE



## Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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. 11 19 25

**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



## DEMOGRAPHICS

	1Mi	3Mi	5Mi
<b>2024 Population</b>	29,720	184,109	481,617
<b>2024 Households</b>	10,411	67,579	177,442
<b>Median Age</b>	32.2	33.1	33.7
<b>Total Employees</b>	7,305	119,053	323,821
<b>Total Businesses</b>	857	12,926	32,047
<b>Total Consumer Spending</b>	\$255.5M	\$1.9B	\$5B

## DRIVE TIMES

<b>I-17</b>	0.3 Mi	3 Minutes
<b>I-10</b>	3.1 Mi	6 Minutes



## Represented by:

**Jeff Hays**  
D 480.889.2552  
M 602.373.8800  
jhays@cpiaz.com

**Sam Rutledge**  
D 480.621.3292  
M 602.397.6655  
srutledge@cpiaz.com

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.

11.19.25