



Glendale Office Condo For Sale or Lease

17100 N 67TH AVE | GLENDALE, AZ 85308

OFFERING SUMMARY

LevRose Commercial Real Estate is proud to offer the opportunity to purchase or lease 17100 N 67th Avenue, a high-quality ±10,640 SF office condominium ideally located just outside the rapidly growing Arrowhead Ranch area in Glendale, Arizona. Built in 2007, this well-maintained property features modern finishes and a flexible floor plan that accommodates both open collaborative areas and private offices. Ideal for professional, medical, or administrative uses, the building is available in its entirety for an owner/user or tenant, offering a turnkey opportunity in one of Glendale's most desirable corridors.

Strategically positioned in the Northwest Valley, the property offers excellent access to Loop 101 and Bell Road, with close proximity to Arrowhead Towne Center, the P83 Entertainment District, and a variety of retail, dining, and professional services. This is an exceptional opportunity for users looking to establish their presence in a thriving submarket while securing a prime asset in one of Glendale's most desirable professional corridors.

PROPERTY HIGHLIGHTS

- Flexibility for an Owner/User to Occupy their Desired Square Footage
- Prominent Building Signage Opportunity with 67th Ave Exposure
- Amenity-rich location in Arrowhead Ranch, just seconds from Arrowhead Towne Center and the P83 Entertainment District
- Expansive Floor to Ceiling Windows, Providing an Abundance of Natural Light
- Effortless Pull Up Parking Throughout the Property
- Immediate Access to the Loop 101 Freeway



PROPERTY SUMMARY



Sale Price: \$3,950,000 (\$371.24/SF)



Lease Rate: \$22.00/SF (NNN)



Building Size: ±10,640 SF



Year Built: 2007



Zoning: PAD , City of Glendale



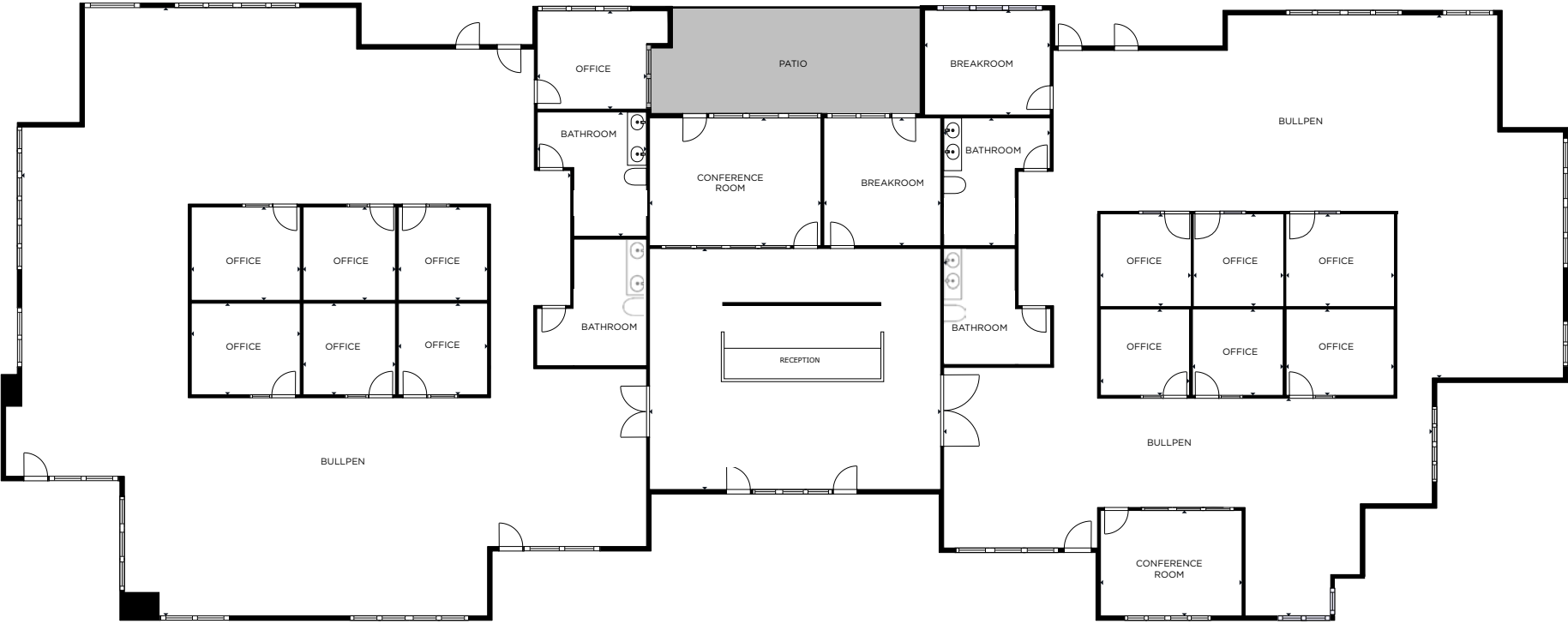
Parking: ±5.00/1,000 SF



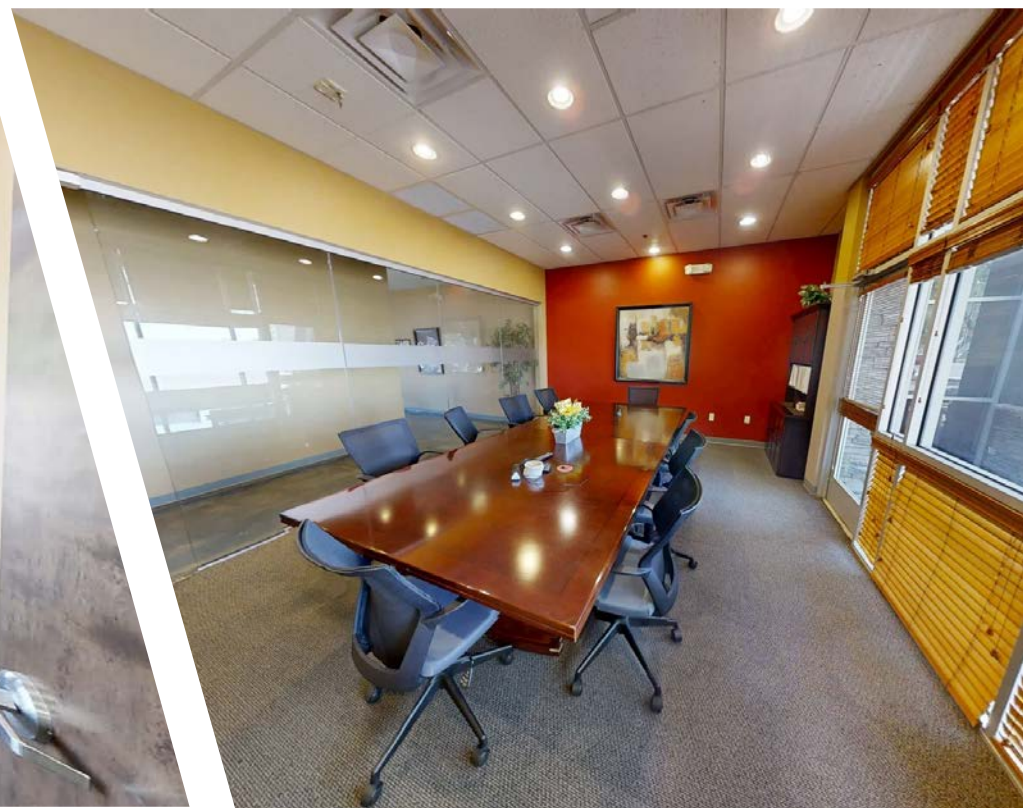
FLOOR PLAN

±10,640 SF

[VIRTUAL TOUR](#)

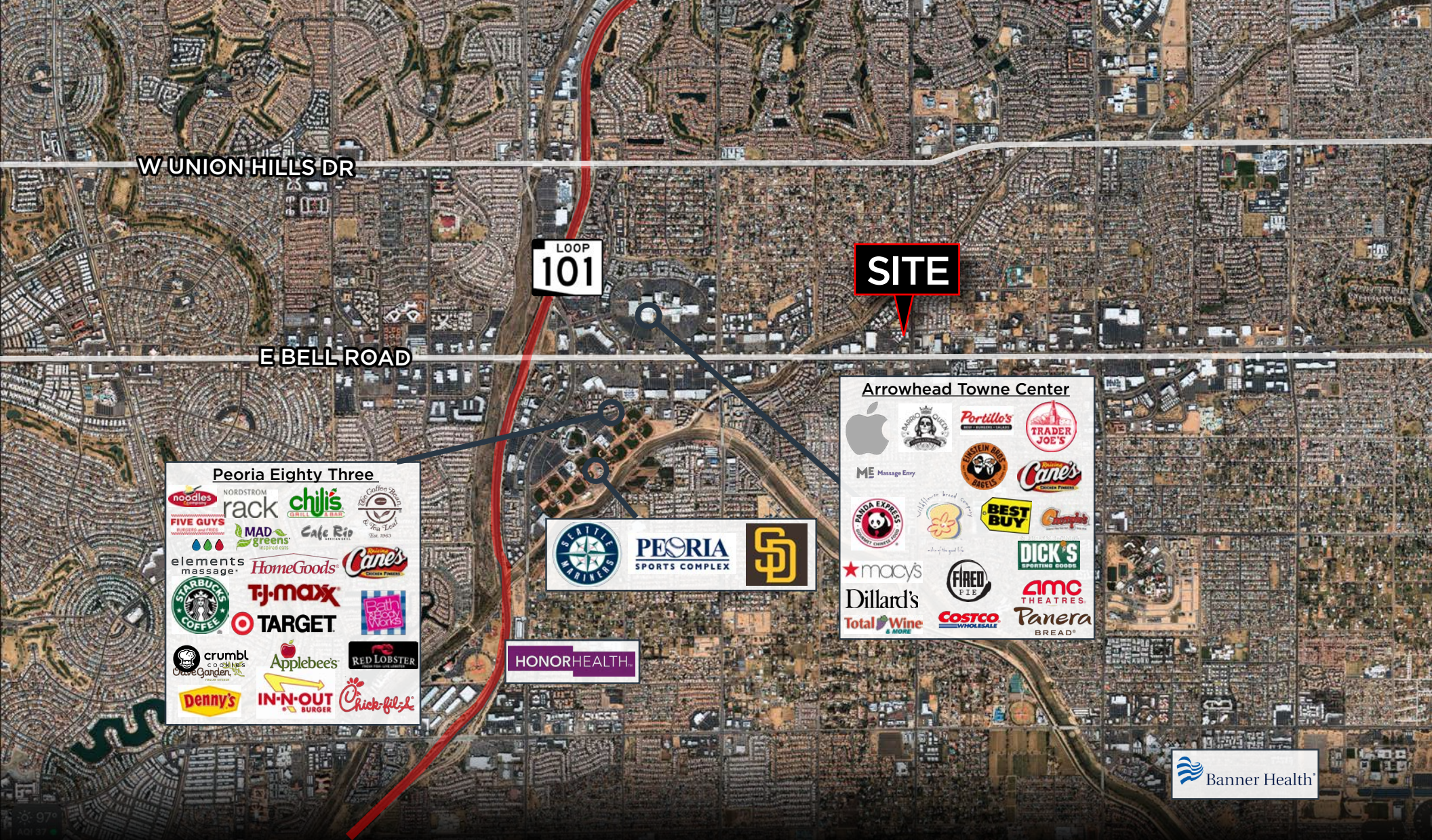


INTERIOR PHOTOS



AERIAL OVERVIEW





LOCATION HIGHLIGHTS



DIRECT ACCESS TO
LOOP 101 FREEWAY



40+ RESTAURANTS
WITHIN 1 MILE



20+ RETAIL STORES
WITHIN 1 MILE



30 MINUTES FROM PHOENIX
SKY HARBOR AIRPORT



GLENDALE DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

2024	12,073	114,861	318,965
2029	13,125	123,904	343,863



HOUSEHOLDS

1 MILE 3 MILES 5 MILES

2024	4,571	43,869	122,767
HH Growth 2024-2029	1.7%	1.6%	1.6%



AVERAGE INCOME

1 MILE 3 MILES 5 MILES

2024	\$98,019	\$100,170	\$93,064
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