

THE VILLAGE AT SONORAN CANYON

34225 N 27th Dr | Suites 143 & 146 | Phoenix, AZ

27th Dr

For Sale or Lease
Office Condo



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Property Overview

This ±5,478 SF office condo sits in the middle of one of Phoenix's strongest long-term growth corridors, fueled by rapid residential expansion and the multi-billion-dollar TSMC ecosystem that's reshaping North Phoenix.

Demographics in this area are exactly what medical and professional groups chase – high incomes, strong-fast growing households, and a population climbing quicker than the rest of the Valley. New master-planned communities totaling over 30 million square feet of Healthcare, Research, Industrial, Office, Retail, Hospitality, and supporting infrastructure are cementing this area as a long-term, high-demand service hub.

Property Highlights

- ±5,478 SF Move-in Ready
- Seller Financing for Qualified Buyers
- 5/1000 Parking Ratio plus Covered and Reserved
- Professionally Managed HOA
- Multi-Tenants: medical, dental, finance, insurance
- Common Restrooms in Common Area



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Building
Signage



Multi
Tenancy



5/1,000 SF
Parking Ratio



Easy access to
Freeways



Variety of
Amenities

CBRE

Property Details

Building Size	±20,834 SF
Type	Multi-Tenant Office Condo
Available	±5,478 SF
Suite	143 & 146
Lease Rate	\$22.00/SF NNN
Sale Price	\$2,169,288.000 \$396.00/SF
Year Built	2007
Parcel ID	204-01-931 & 204-01-932
Signage	Exterior Building
Zoning	C-O



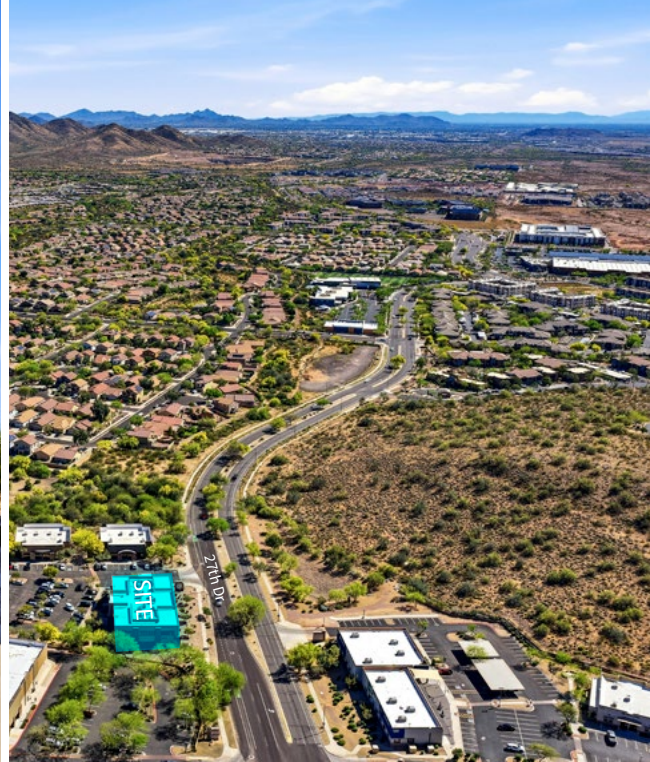
Area Demographics

2025 Estimated	1 MILES	3 MILES	5 MILES
Population	9,009	24,562	68,391
Average Household Income	\$159,013	\$170,990	\$176,354
Households	000,000	9,674	000,000
Housing Units	3,877	10,229	27,199



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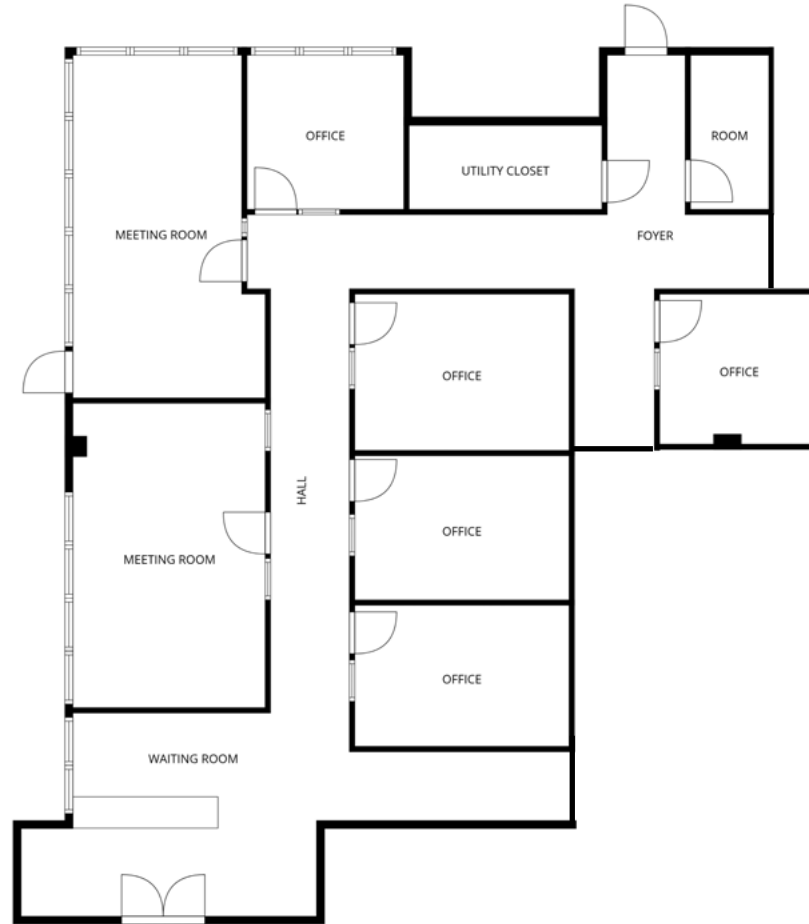
Suite 143 & 146

±5,478 SF



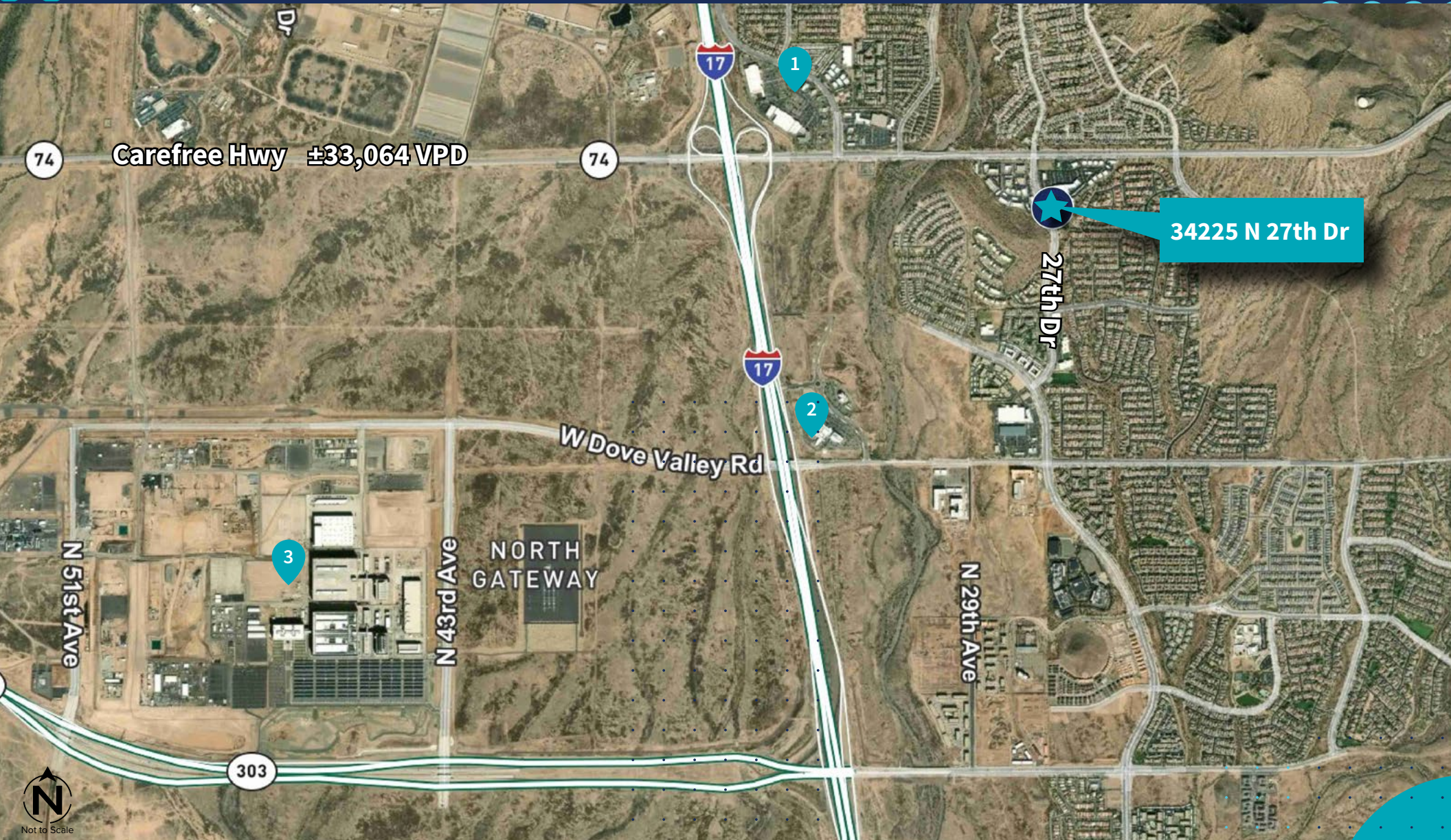
Proposed demised Suite 143

±3,016 SF



Proposed demised Suite 146

±2,462 SF



34225 N 27th Dr

- 1 Shopping and Diverse Dining
- 2 HonorHealth Sonoran Crossing Medical Center
- 3 TSMC Semiconductor Campus / Halo Vista

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Contact Us:

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