

WALT DANLEY CHRISTIE'S INTERNATIONAL REAL ESTATE

COMMERCIAL



OFFICE SPACE FOR LEASE

40 S KYRENE RD, CHANDLER AZ 85226



For more information or to
schedule a tour, please contact;

Tom Snyder

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Tom@WaltDanley.com



A DIVISION OF WALT DANLEY CHRISTIE'S
INTERNATIONAL REAL ESTATE
6720 NORTH SCOTTSDALE ROAD STE 140
PARADISE VALLEY, ARIZONA 85253



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EXECUTIVE SUMMARY



OFFERING SUMMARY

PALOMA KYRENE BUSINESS CONDOMINIUM CENTER

Year Built:	2007
Zoning:	PAD
Parcel #:	16 Parcel numbers / 301-86-414-429
Parking Ratio:	5 Covered Spots & Unlimited Unreserved
Floors:	1
Frontage:	Kyrene
Suite Size:	5,000 / Ste 1 = 2,300 Ste 2 = 2,700
Sale Price:	\$2,125,000
Cap Rate:	6.0%
Leases in place:	2

PROPERTY HIGHLIGHTS

- Prime location in South Chandler just South of the SWC of Chandler Boulevard and Kyrene Road
- In the Paloma Kyrene Business Center, comprised of 14 buildings
- Ste 1 is utilized as a Luminescence Aesthetic Medicine and Ste 2 is a medical suite build out
- Both Leases are through 1/31/25
- Currently no apparent vacancies in the Paloma Kyrene Business Condominium Center



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40 S KYRENE RD



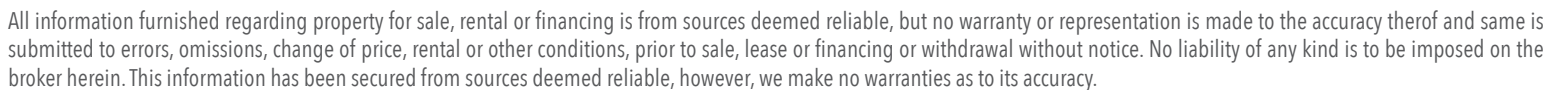
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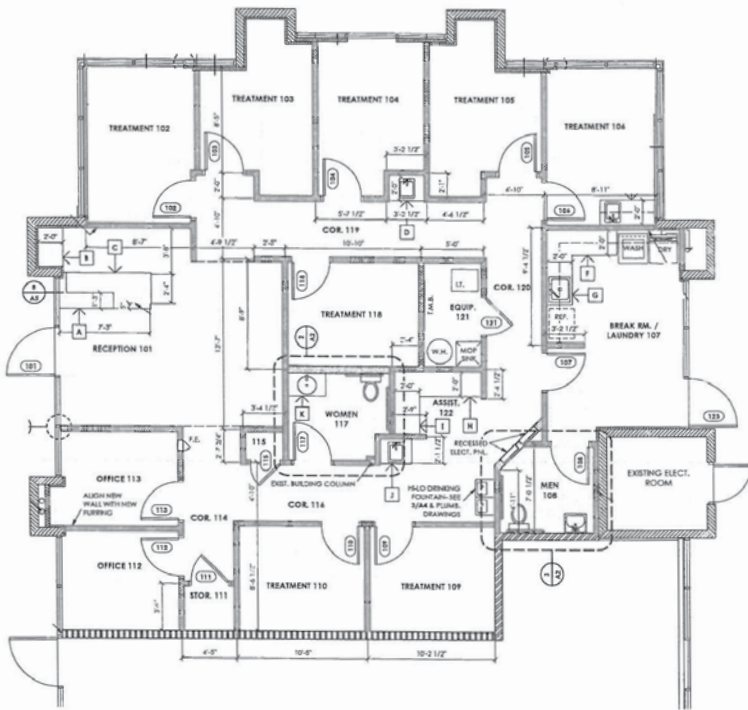
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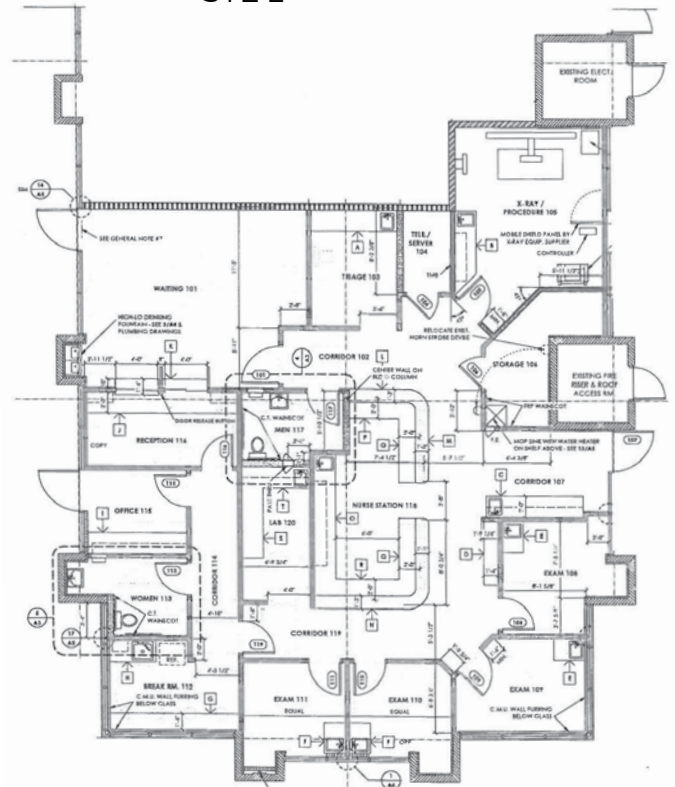
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STE 1



STE 2



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