



 **\$26.00 + NNN**
LEASE PRICE

 **4,588 SF**
SQUARE FEET

 **OFFICE**
BUILDING USE

SPECIFICATIONS:

PROPOSED USE	Commercial, Office
OFFICES	11
ZONING	X
TAX PARCEL NO.	215-12-629C

Year Built	2004
Avail. SF	4,588
Asking Rent	\$26/SF
NNN	

4729 E UNION HILLS DR, PHOENIX, AZ 85050



PROPERTY HIGHLIGHTS

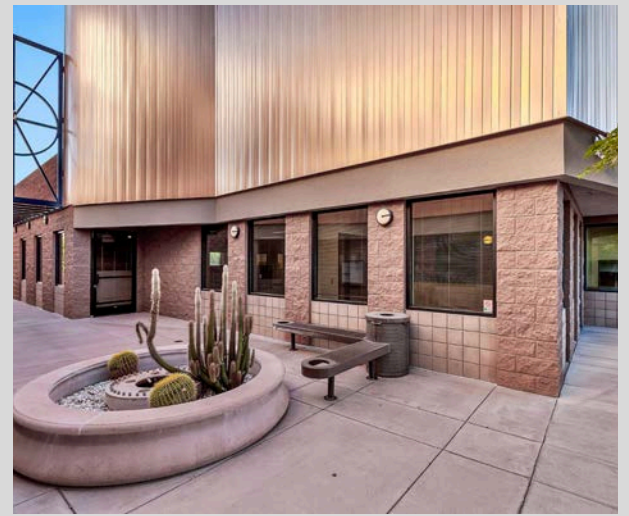
- Excellent location near Desert Ridge
- Close access to 101 & 51 freeways
- Stand alone building
- North/South facing, lower electric bills
- Abundant parking, including covered parking
- Signage & Visibility from Busy Union Hills Rd

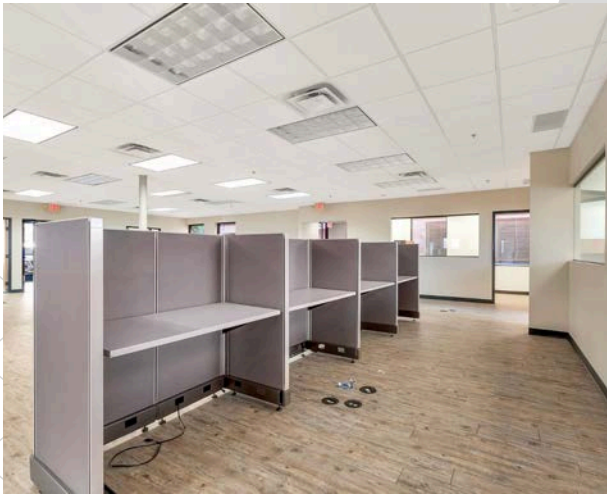
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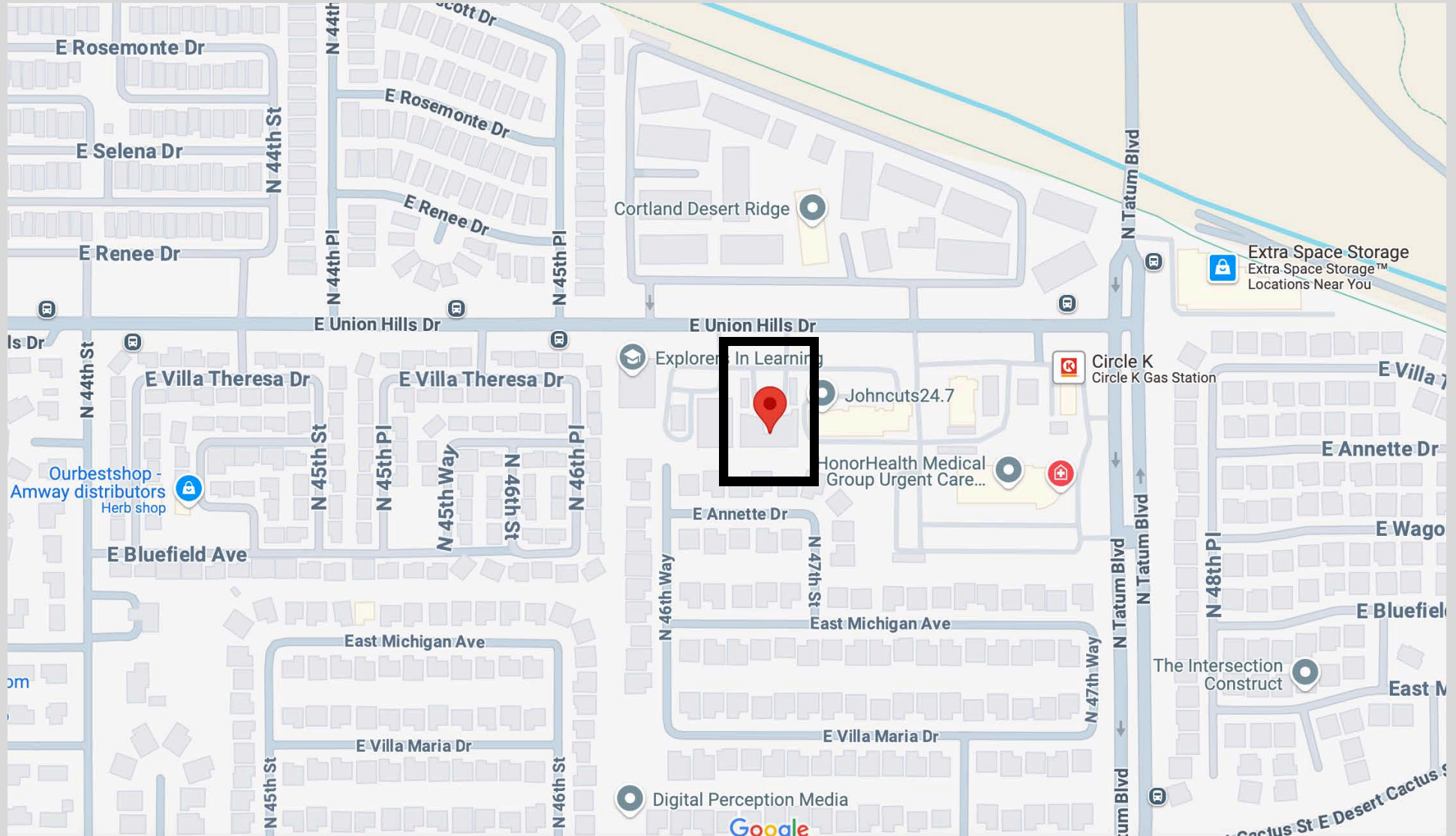


This prime commercial property offers an excellent location near Desert Ridge, with convenient access to both the Loop 101 and SR-51 freeways. The standalone building is perfectly positioned on busy Union Hills Road, providing high visibility and great signage opportunities to attract the attention of passing motorists. Its north/south facing orientation not only offers abundant natural light but also helps keep electric bills lower.

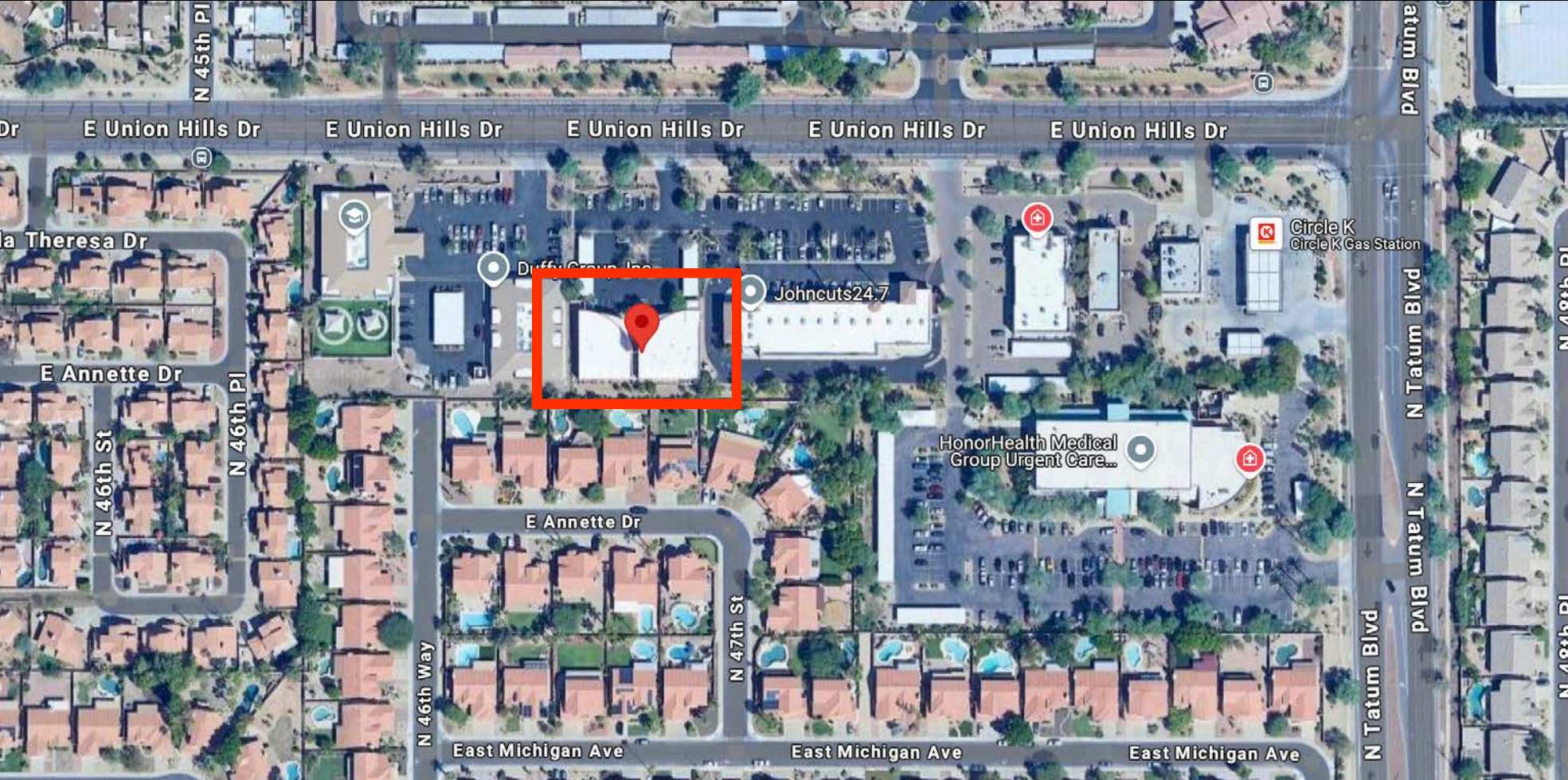
The office space includes 11 total individual offices, break room, utilities room, and a common area to include more office spaces as needed. The property features ample parking, including covered spaces, making it convenient for both employees and customers. With its strategic location and key amenities, this property is an ideal choice for businesses looking to thrive in a high-traffic area.



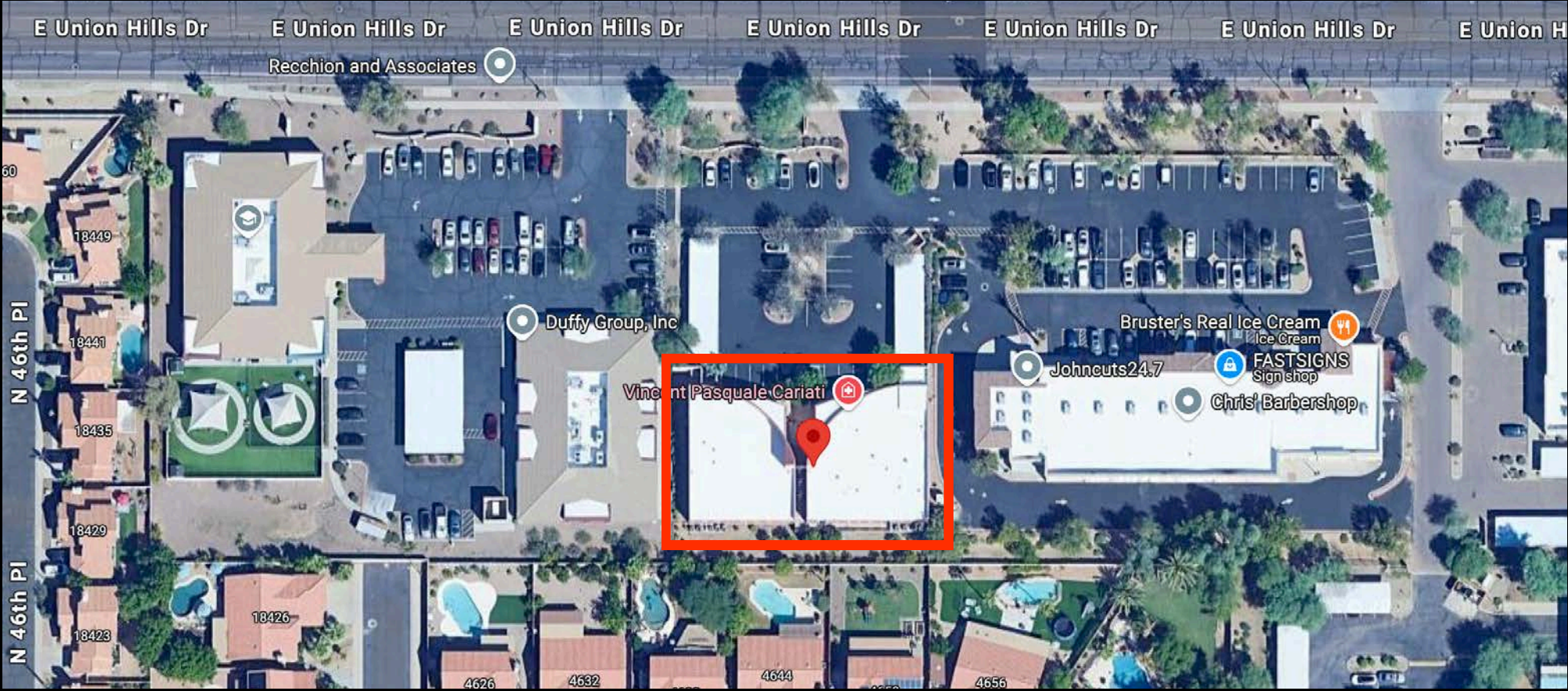




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PRESENTED BY:

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.



FOR INQUIRIES, CONTACT:

Hannah Hammond, Broker

Hannah@reatthefirm.com

480.490.3269

www.reatthefirm.com



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