



## Tlaquepaque Office Plaza

4150 W Peoria Ave, Phoenix, AZ 85029



COMMERCIAL MANAGEMENT  
& INVESTMENTS, INC.

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# Tlaquepaque Office Plaza

\$16.00 - \$24.00 /SF/YR

Tlaquepaque Office Plaza at 4150 W Peoria Avenue offers sizable, move-in-ready, open-concept offices in Phoenix, Arizona. This 47,117-square-foot office building, constructed in 1987, was conceptualized as a sister building to the beautiful Tlaquepaque Arts & Shopping Village in Sedona.

Tlaquepaque, pronounced "tla-keh-pah-keh, means the "best of everything." Inspired by a traditional Mexican...

- Discover well-appointed offices offering a variety of spaces, including professional offices, spec suites, studios, and executive workplaces.
- Picturesque location for business boasting beautiful Tuscan architecture, towering mature trees, and intricate Spanish-style details.
- Tlaquepaque Office Plaza encompasses courtyards, patios, balconies, and fountains, providing idyllic outdoor seating and scenery.
- Accessing Tlaquepaque Office Plaza is a breeze, with convenient access to Interstate 17, just one block east of 43rd Avenue.



Rental Rate: \$16.00 - \$24.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 47,117 SF

Year Built: 1987

Walk Score ®: 53 (Somewhat Walkable)

Transit Score ®: 37 (Some Transit)

Rental Rate Mo: \$1.33 /SF/MO

### 1st Floor Ste 109-110

Space Available	7,833 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Beautifully appointed commercial property features mission-style architecture, decorative wrought-iron gates and large private courtyards. Interior upgrades include Tuscan-style iron doors, travertine flooring, new windows and window coverings. Tlaquepaque offers a variety space including professional office, special use and executive office suites – ground floor, second-story and basement levels available. Build out can be used as an office or restaurant space.

### 1st Floor Ste 117

Space Available	1,055 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

3 private offices1 large meeting space1 storage closet

### 1st Floor Ste 118

Space Available	1,122 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

1 office with huge reception area and large conference room.

### 1st Floor Ste 123/124

Space Available	1,631 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Large Suite with 4 private office a large conference room and access to small shared patio.

### 1st Floor Ste B128

Space Available	1,681 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Tlaquepaque Office Plaza is the sister building to the beautiful Tlaquepaque Village in Sedona, Arizona. Tlaquepaque means the "best of everything" and pronounced Tla-keh-pah-keh, is fashioned after a traditional Mexican Village with unique cobble-stone walkways and amazing archways that will give you that feel that Tlaquepaque has been here for centuries. Many of our suites overlook brilliant courtyards with our main courtyard displaying a magnificent fountain. Tlaquepaque is a distinctive and serene area great for any type of office atmosphere. Tlaquepaque is a beautiful private village of office suites located in the northwest valley. Courtyards are lined with hand laid pavers, open aired patios, balconies, bridges, staircases, several lighted towers, fountains, and a maze of arched hallways are just a few of the features that make Tlaquepaque Office Plaza so unique and such a hidden treasure. Come explore the Spanish theme of Tlaquepaque.

### 1st Floor Ste B130

Space Available	1,483 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

built out as medical usage with 5 offices. Beautiful space with upgrade tile flooring and new paint. 2 handicapped restrooms. large kitchen and storage.

### 2nd Floor Ste 211/212

Space Available	2,322 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Medical
Lease Term	5 - 10 Years

## 2nd Floor Ste 217

Space Available	1,096 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Beautiful space with reception, kitchen and 4 offices with restroom.

8

## 2nd Floor Ste 218

Space Available	1,039 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

9

## 2nd Floor Ste 219

Space Available	198 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Single office available with utilities included. \$699.00 monthly. ONE MONTH FREE. right next to common area restrooms upstairs. Perfect for a counselor or independent office.

10

## 2nd Floor Ste 222

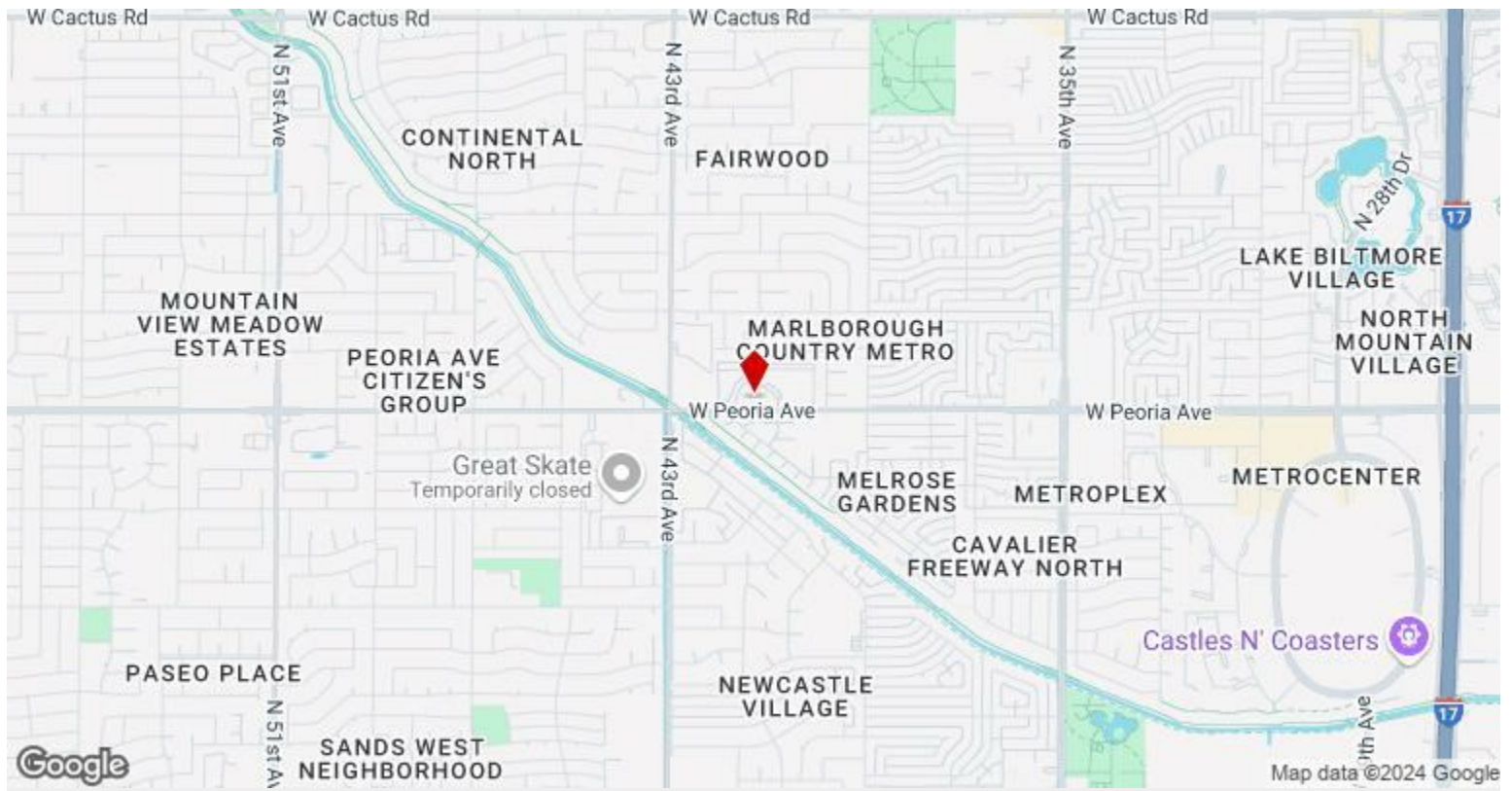
Space Available	1,534 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

Beautiful upgraded, travertine flooring throughout space. Large doors Conference room. Very roomy with space for adding cubicles. Large conference room in back.

11

**2nd Floor Ste 228**

Space Available	1,072 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 Years



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Tlaquepaque, pronounced "tla-keh-pah-keh, means the "best of everything." Inspired by a traditional Mexican Village, Tlaquepaque Office Plaza has unique cobble-stone walkways and impressive archways that provide an intriguing centuries-old feel.

Tlaquepaque Office Plaza is a distinctive and serene private village of office suites in the Northwest Valley. Courtyards are lined with hand-laid pavers, open-aired patios, balconies, bridges, staircases, several lighted towers, fountains, and a maze of arched hallways. These are just a few features that make Tlaquepaque Office Plaza a unique, hidden treasure. Explore the Spanish-themed plaza and lease turnkey office space at this stunning locale.

## Property Photos



Well-Appointed Courtyards and Luxurious Cobble-Stone Walkways



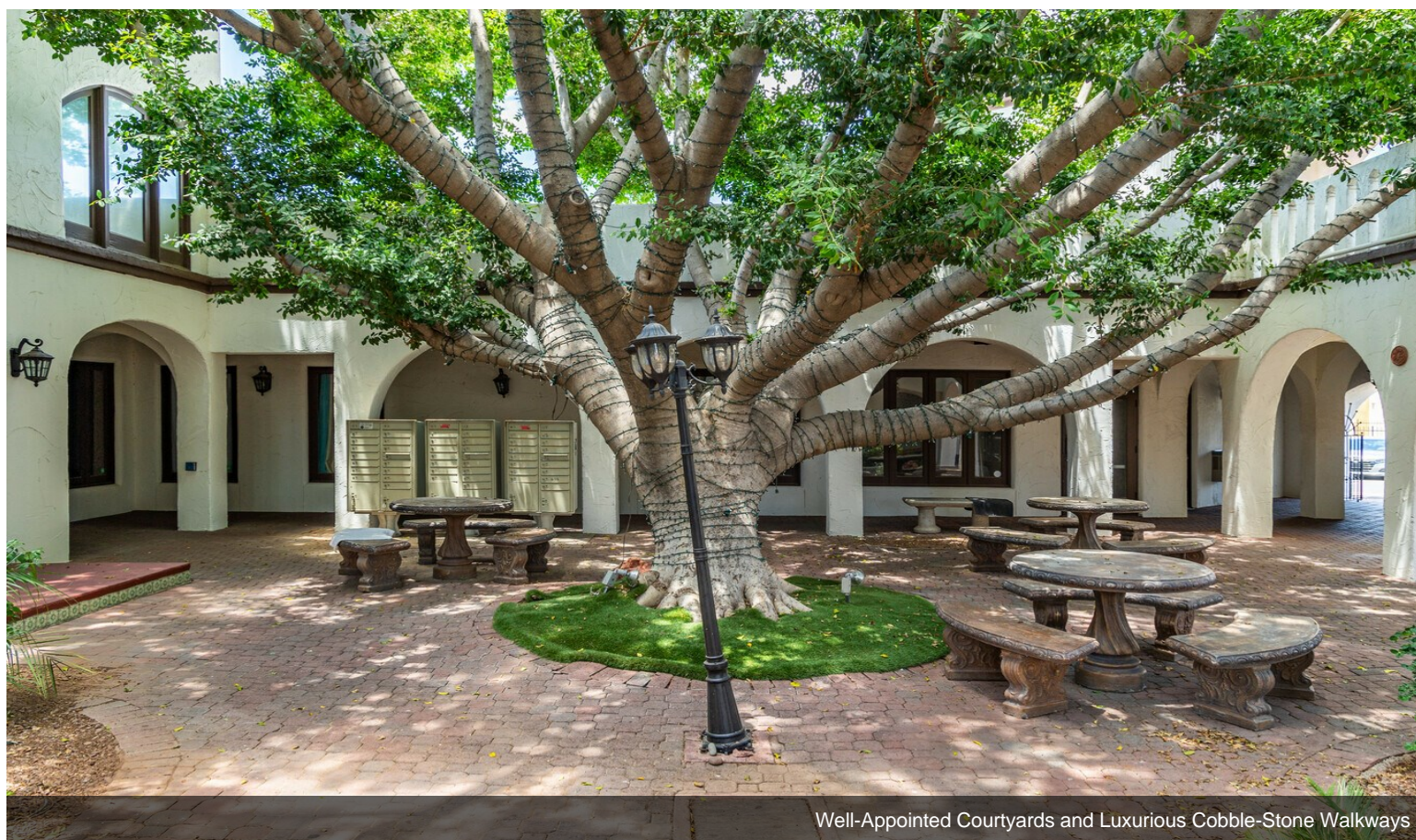
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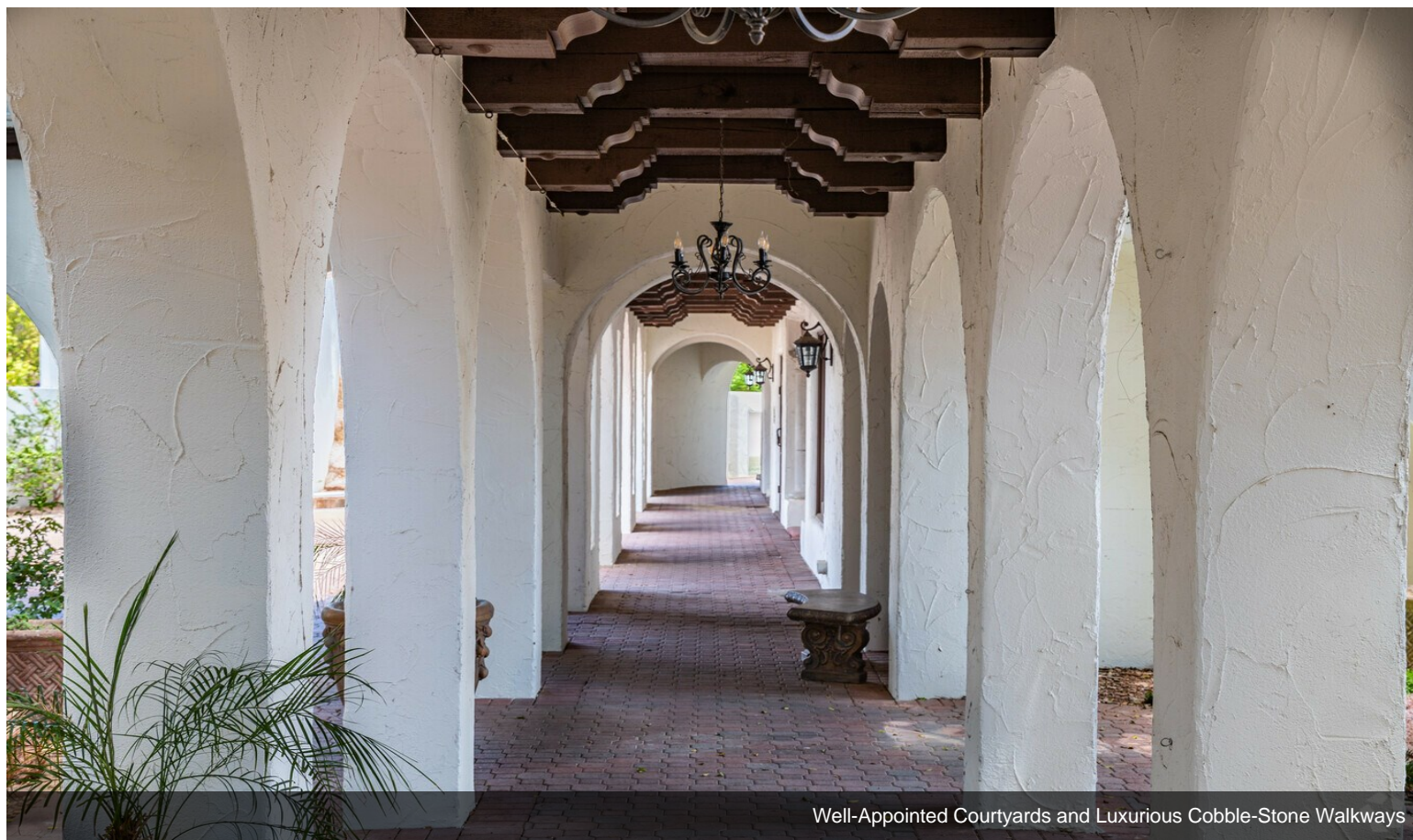


Well-Appointed Courtyards and Luxurious Cobble-Stone Walkways

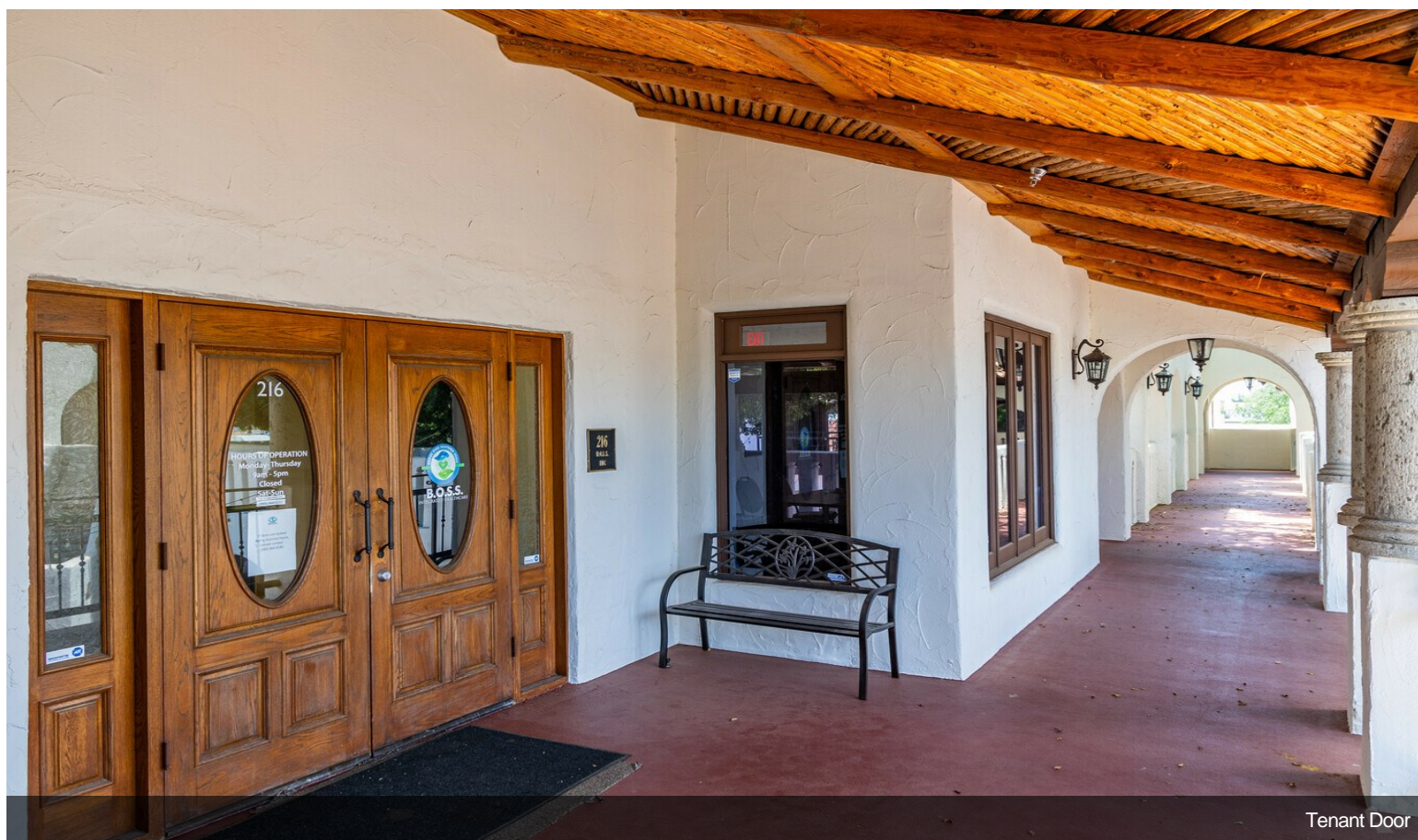


Well-Appointed Courtyards and Luxurious Cobble-Stone Walkways

# Property Photos



Well-Appointed Courtyards and Luxurious Cobble-Stone Walkways



Tenant Door

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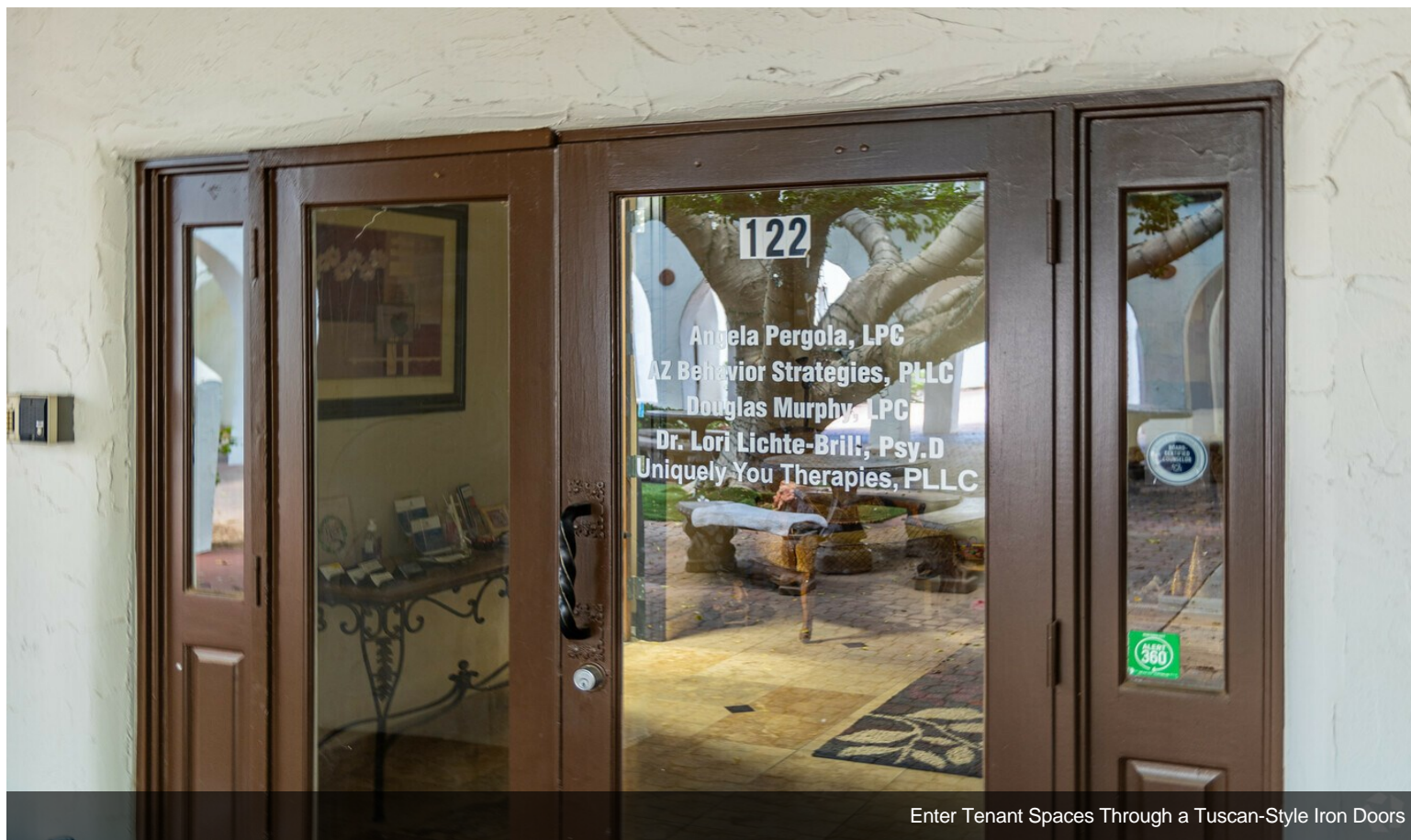


Enter Tenant Spaces Through a Tuscan-Style Iron Doors



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# Property Photos



Munitues West of I-17 on Peoria Ave



Munitues West of I-17 on Peoria Ave

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