



Menlo Group

COMMERCIAL REAL ESTATE



AHWATUKEE OFFICE CONDO FOR LEASE

**4425 E Agave Road, Ste 102
Phoenix, AZ 85044**

Move-in Ready Office Condominium

Exclusively listed by:

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PROPERTY SUMMARY

LEASE RATE: \$23.00 PSF MG

PROPERTY TYPE Office

SUITE 102 +/- 1,970 SF

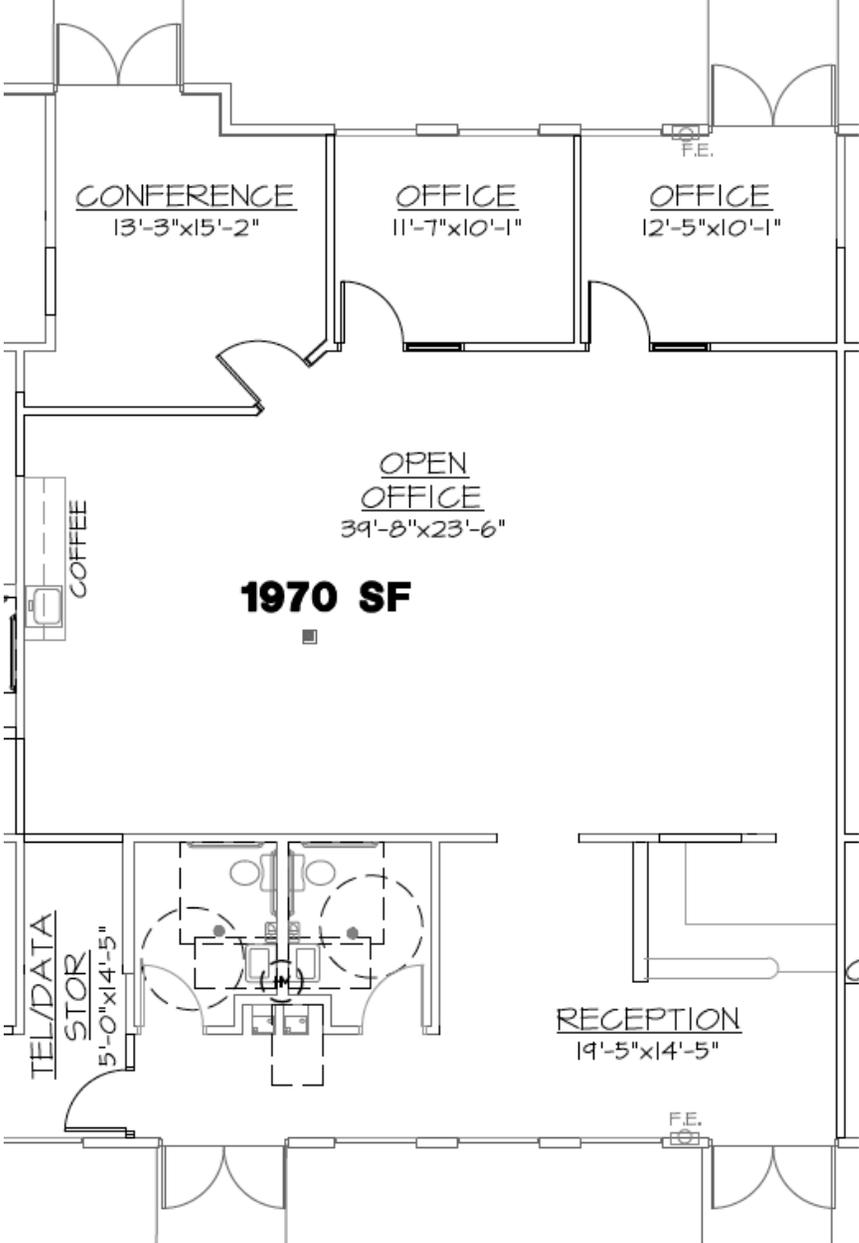
ZONING C-2

YEAR BUILT 2006

PROPERTY HIGHLIGHTS

- Professional Office Condos For Lease
- Move-In Ready Office Space with FF&E Available
- For Lease: \$23.00 PSF Modified Gross
- Great Ahwatukee Location
- Near Retail and Business Amenities
- Close Proximity to I-10 and SanTan 202 Freeways
- Plenty of Parking

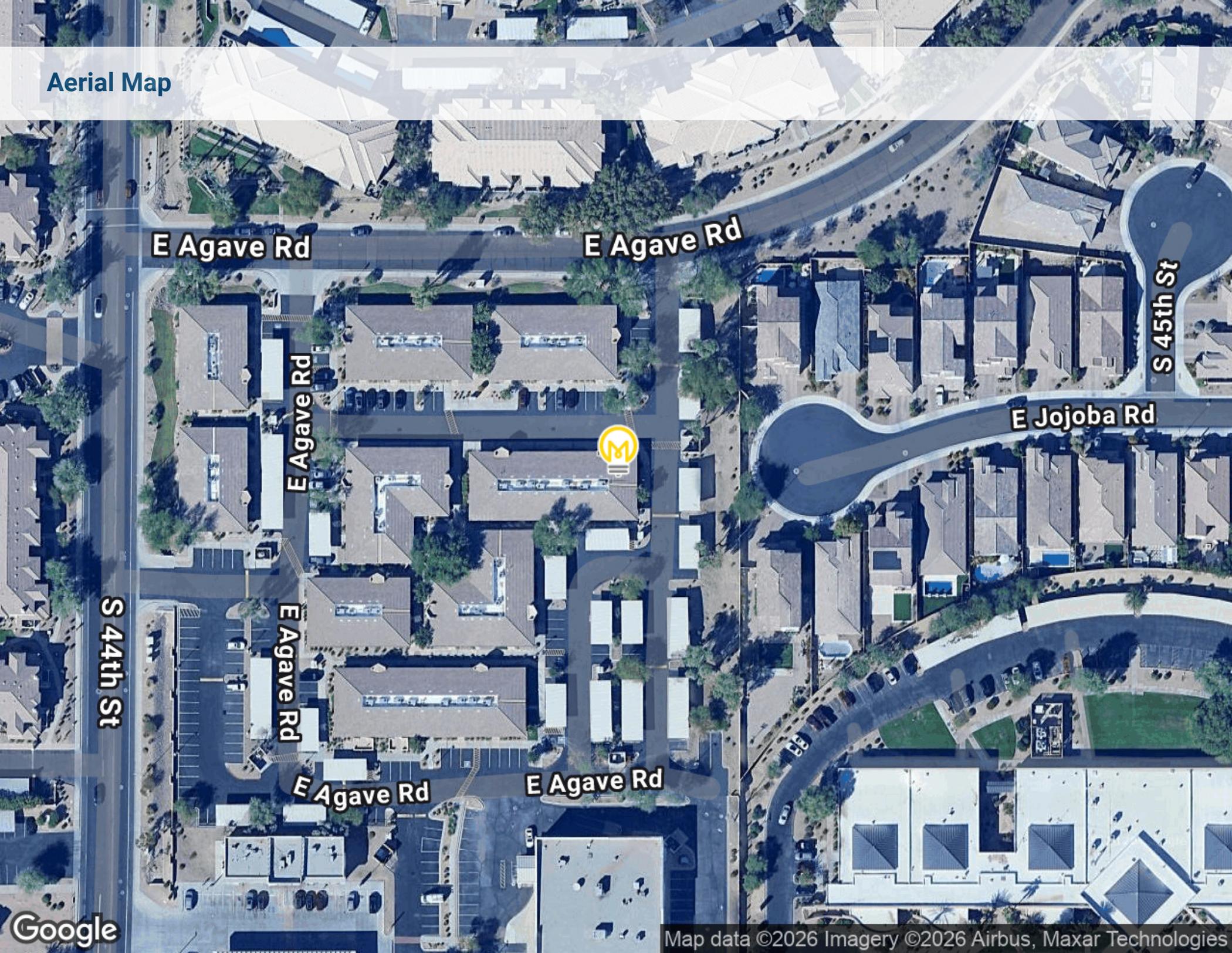
Suite 102 Floor Plan



Suite 102 Photos



Aerial Map



E Agave Rd

E Agave Rd

S 45th St

E Jojoba Rd



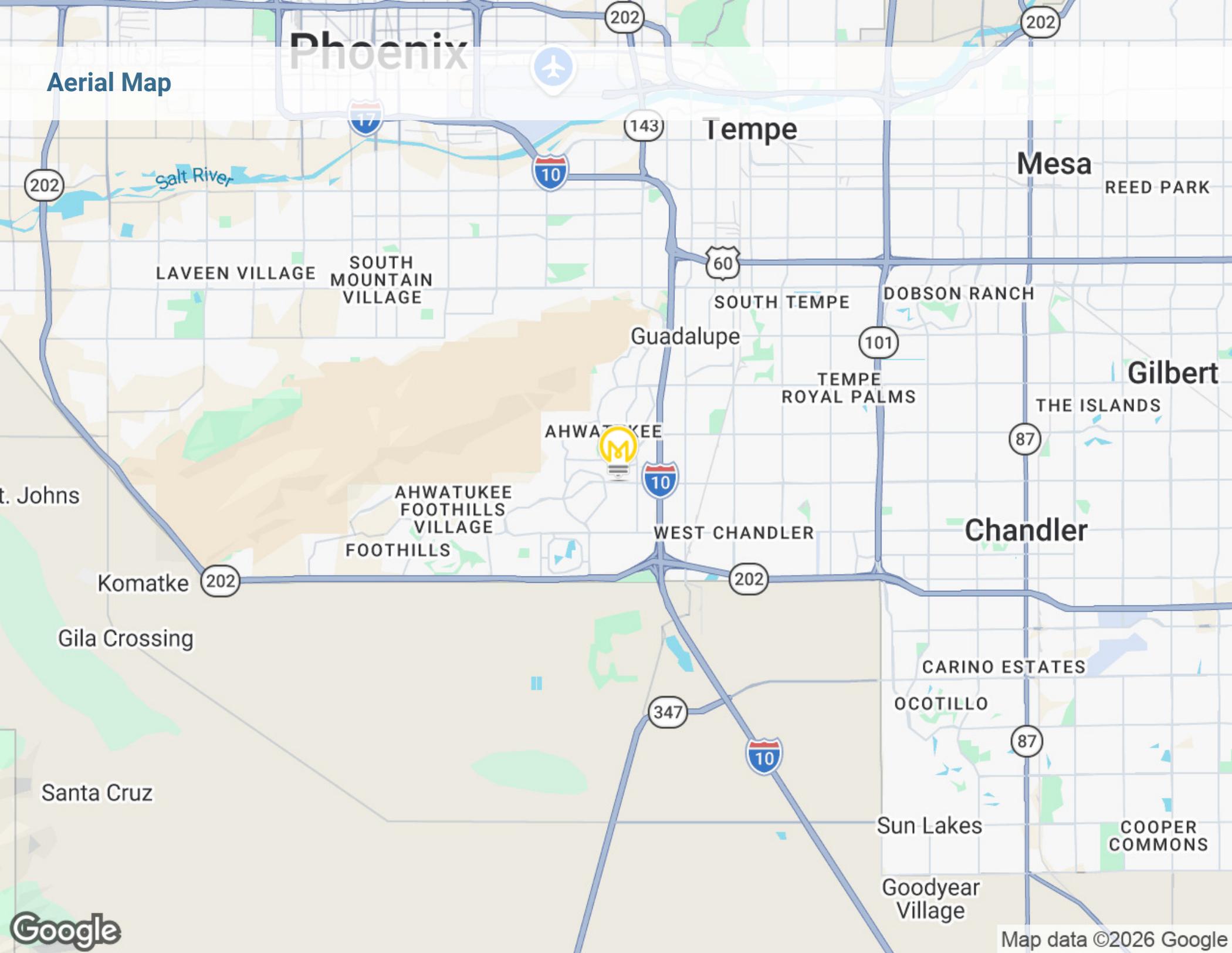
E Agave Rd

E Agave Rd

S 44th St

E Agave Rd

E Agave Rd



Phoenix

Aerial Map

Tempe

Mesa

Gilbert

Chandler

Google

Map data ©2026 Google

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,353	4,675	18,381
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	935	1,918	7,793
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$111,255	\$112,314	\$114,728
Average House Value	\$539,641	\$520,189	\$490,979

Demographics data derived from AlphaMap

