



**COMMERCIAL**  
REAL ESTATE OPTIONS



1940 E THUNDERBIRD, PHOENIX, AZ 85022

# FOR LEASE

## PARADISE PROFESSIONAL CENTER

Commercial Real Estate Options is pleased to represent the lease of an executive office suite in the Paradise Professional Center. Located conveniently between the valley's major freeways (51, 101 & 17). Newly remodeled with a professional upscale atmosphere. Your opportunity is here.



FOR MORE INFORMATION, CONTACT BRAD BROYLES  
480.907.0555 OR [WWW.CREOPTIONS.COM](http://WWW.CREOPTIONS.COM)

C O M M E R C I A L   R E A L   E S T A T E   O P T I O N S

1940 E THUNDERBIRD RD, PHOENIX, AZ 85022

## Property Highlights

- Recently Remodeled
- Elevator
- 60 parking spaces
- Monument Signage
- Covered Parking Available
- Outdoor Seating
- Common Restrooms
- Less than 2 miles from SR51
- Centrally Located
- Professionally Managed

## Suite 105 Features

Office Size 2,064 SF

Build-out Reception, 2 offices, bullpen, kitchen

Condition Move in ready

Year Built/Renovated 1992 / 2019

APN 166-10-009D

Leasing Price \$15.75 Full Service

## Demographics

|                       | 2 Mile   | 5 Mile   | 10 Mile   |
|-----------------------|----------|----------|-----------|
| 2021 Total Population | 42,563   | 356,127  | 1,284,294 |
| 2021 Households       | 18,297   | 147,564  | 513,735   |
| Avg HH Income         | \$96,844 | \$86,188 | \$88,974  |

CONTACT

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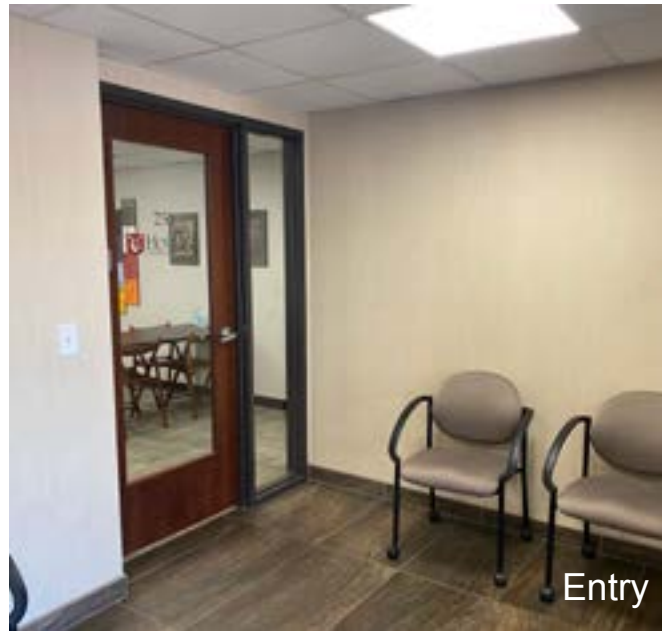




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Office



Entry



Hall



Reception



Kitchen



Bullpen

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