

# FLEX SUBLEASE SPACE @ 2048 N 44TH ST

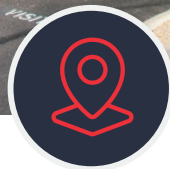
PHOENIX, AZ 85008



FREESTANDING  
OFFICE/FLEX  
BUILDING



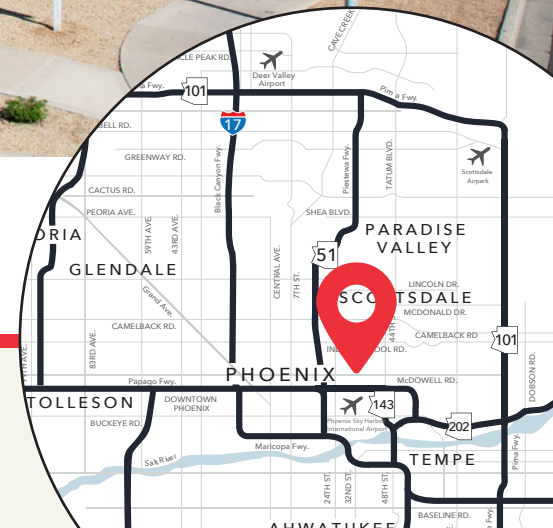
±8,156 SF  
AVAILABLE  
GROUND FLOOR



CENTRAL  
LOCATION TO  
VALLEY



ROLL-UP DOORS  
AVAILABLE



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

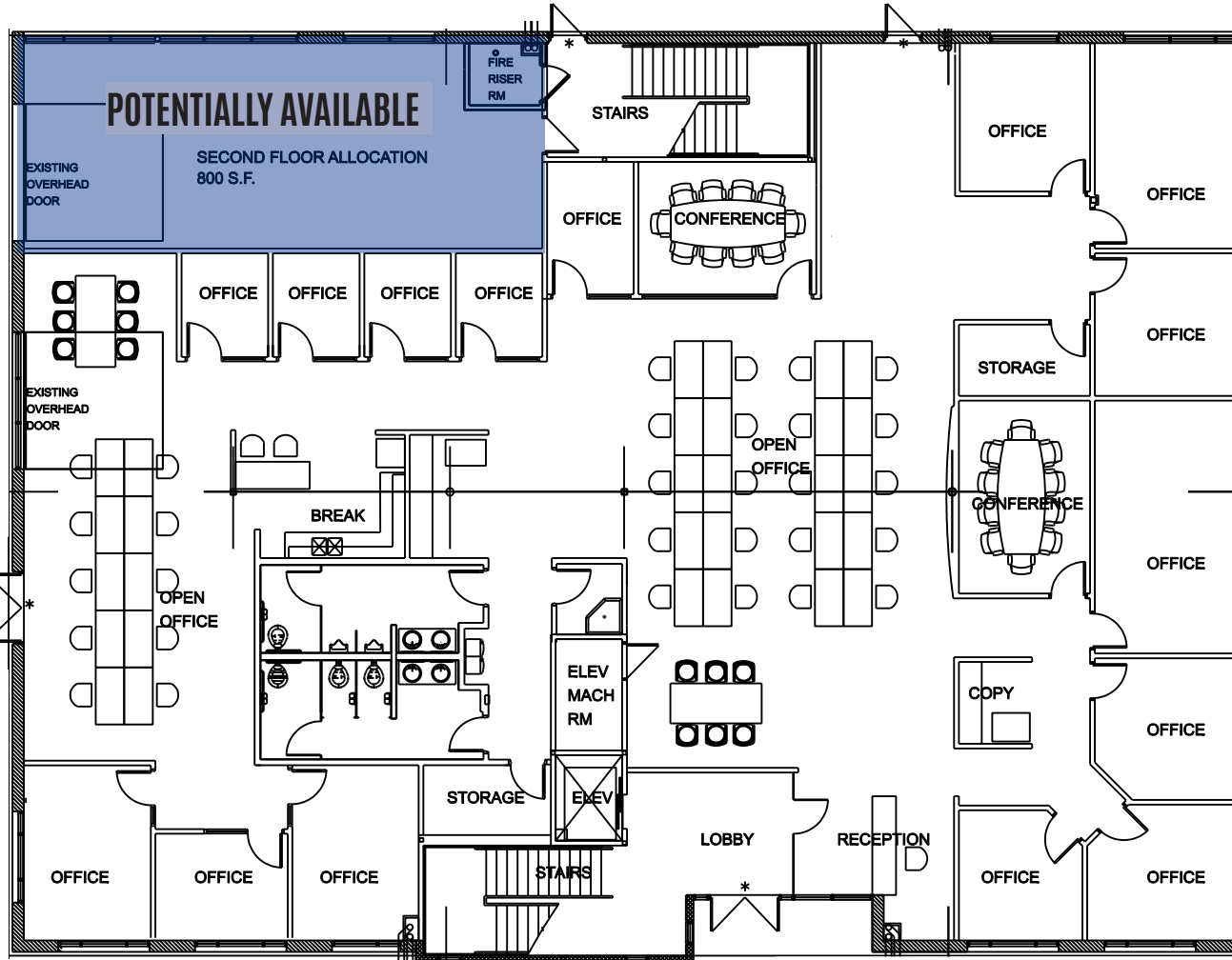
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THINK. ADVISE. ACT.®



## ROLL UP DOOR



**GROUND FLOOR**  
**± 8,156 RSF**





# AREA HIGHLIGHTS

Conveniently located minutes from Loop 202 & SR 143

2 miles away from Sky Harbor

Abundant amenities within 0.5 miles of building

Very walkable with a score of 70

