

# BROADWAY BUSINESS CENTER

2ND FLOOR ±37,574 SF OFFICE SPACE FOR LEASE



**AERIAL  
VIDEO**  
(CLICK HERE)



# AVAILABLE FOR LEASE

3925 E BROADWAY RD | PHOENIX, AZ 85040



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC  
INTERNATIONAL

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**CP** COMMERCIAL PROPERTIES INC.  
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## ABOUT THE PROPERTY

**BUILDING SIZE**

±75,148 SF (2-Story Office Building)

**AVAILABLE**

±37,478 SF (Divisible to ±6,624 SF)  
Entire 2nd Floor

**LAYOUT**

Reception, 6 Offices, 3 Conference Rooms,  
Break Room, & 2 Restrooms

**LEASE RATE**

\$18.00 Modified Gross

1986

**YEAR BUILT**

\*Recently upgraded lobby, restrooms, stairways,  
and building elevators, as well as full-size window  
replacements

**TENANCY**

Single or Multi-Tenant

**PARKING RATIO**

4.26/1,000 SF (75 Covered Spaces)

**ZONING**

C-2

**ELEVATORS**

1



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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**3925 E BROADWAY RD | PHOENIX, AZ 85040**

**±37,478 SF 2ND FLOOR AVAILABLE**



**EXISTING FLOOR PLAN**



**SUITE 200**

±15,840 SF

**SUITE 225**

±21,734 SF

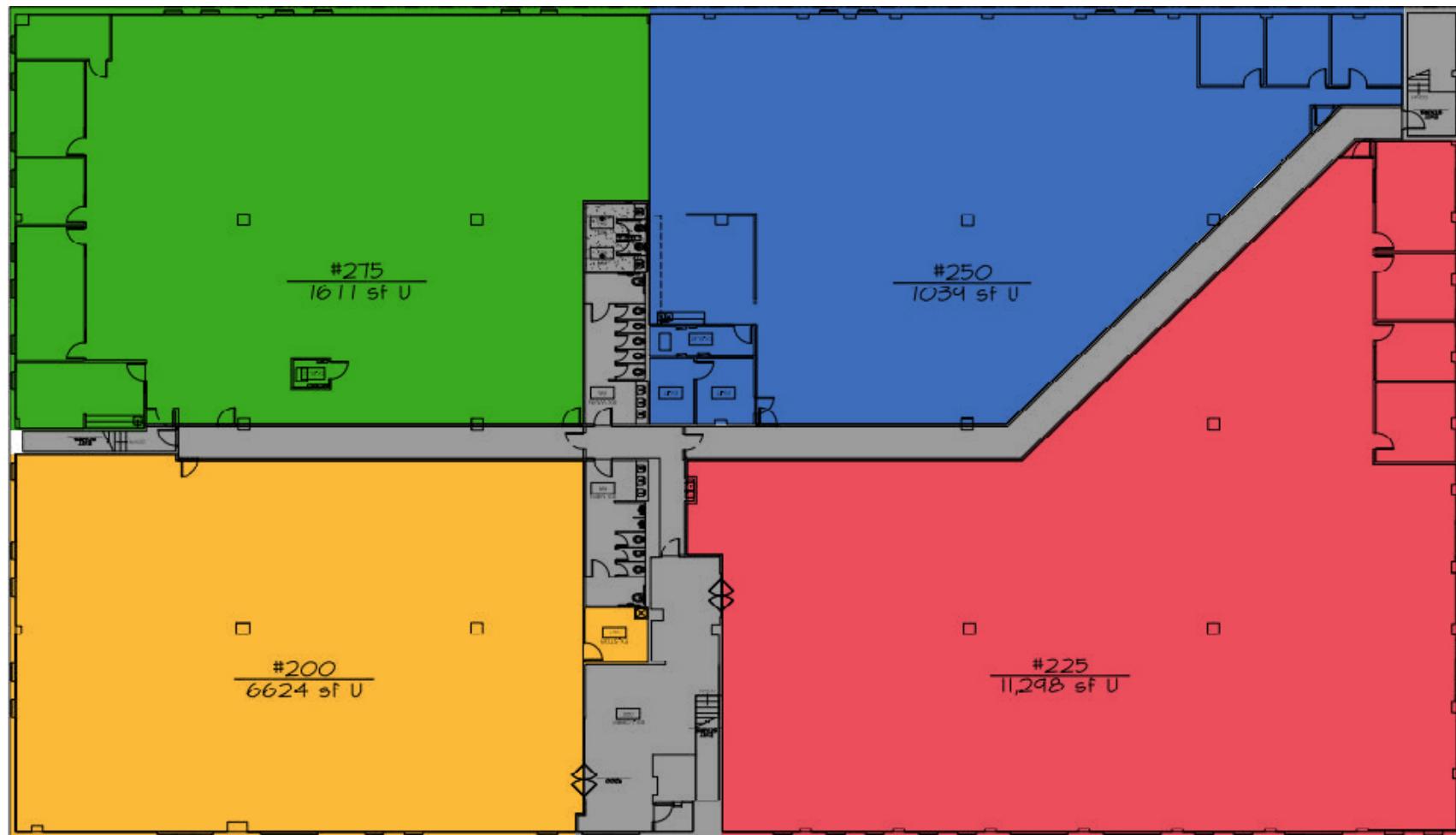
**COMMON AREA**

**3925 E BROADWAY RD | PHOENIX, AZ 85040**

**±37,478 SF 2ND FLOOR AVAILABLE**

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**PROPOSED DEMISING PLAN**



**SUITE 200**  
±6,624 SF

**SUITE 225**  
±11,298 SF

**SUITE 250**  
±7,039 SF

**SUITE 275**  
±7,677 SF

**COMMON  
AREA**



**LOBBY**



**EAST OFFICE**



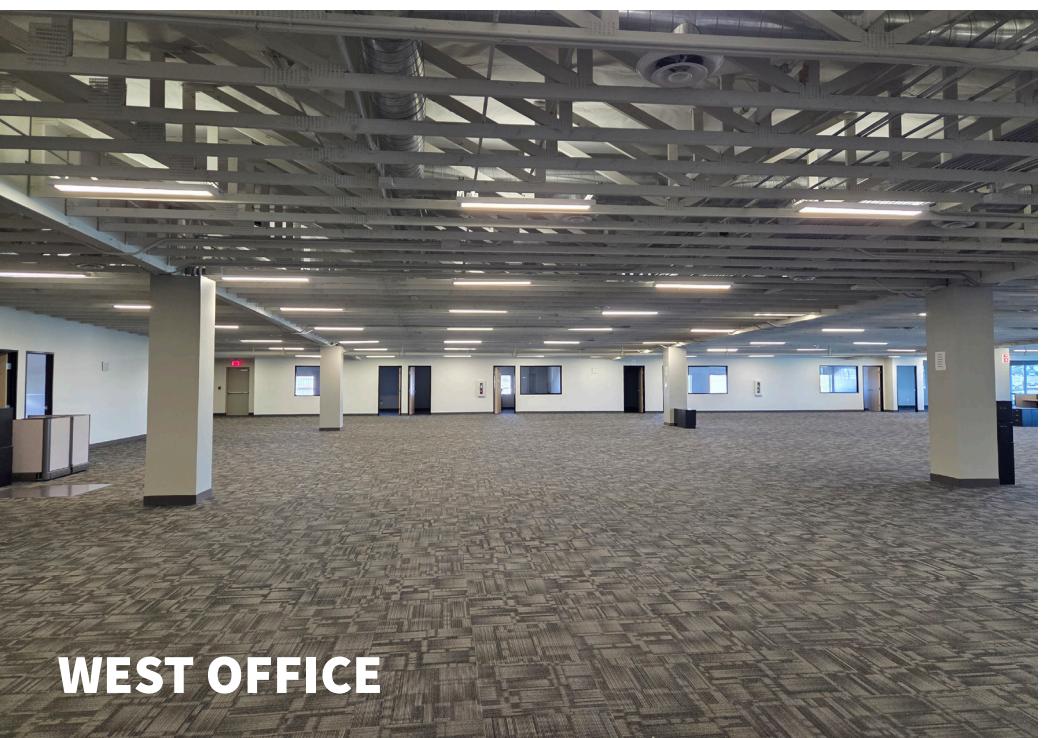
**WEST OFFICE TRAINING ROOM**



**KITCHEN/BREAK ROOM**



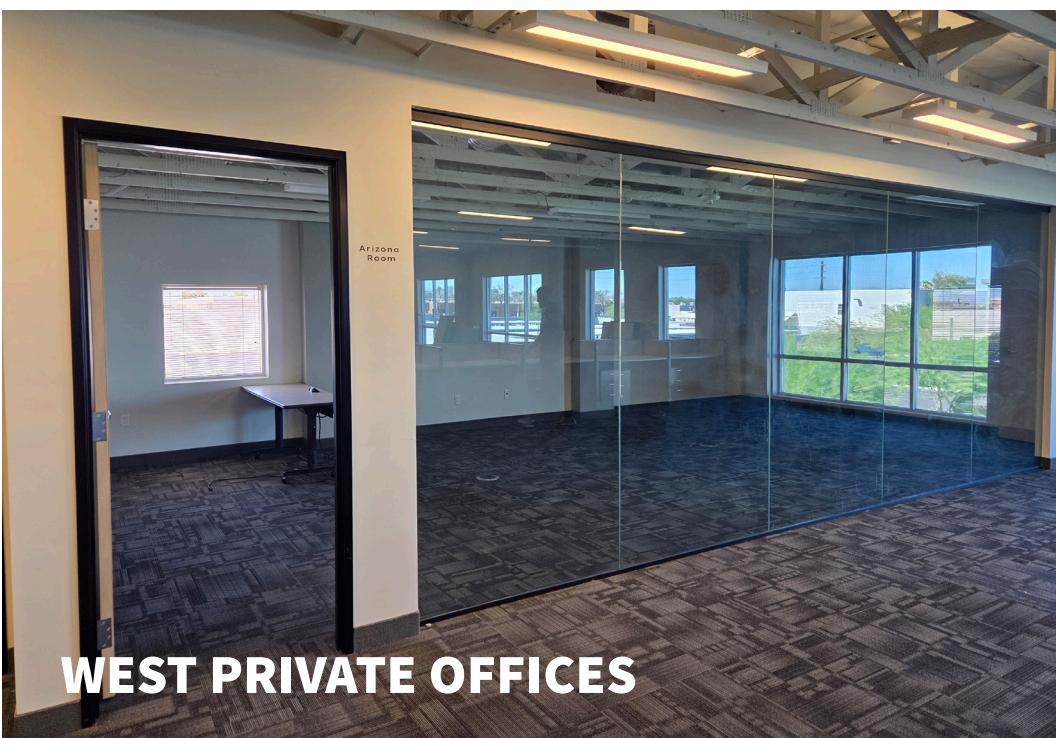
**WEST OFFICE**



**WEST OFFICE**



**EAST OFFICE**



**WEST PRIVATE OFFICES**

DOWNTOWN  
PHOENIX



SUN WEST  
ENGINEERING, INC.

PROFESSIONAL  
PLASTICS

SITE

REDDY  
ICE

YOUNGER BROTHERS  
DOOR & TRIM

CINEVO

Bank of America



40TH ST



