

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

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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
YEAR BUILT	1986 *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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±37,478 SF 2ND FLOOR AVAILABLE

EXISTING FLOOR PLAN



 **SUITE 200**
±15,840 SF

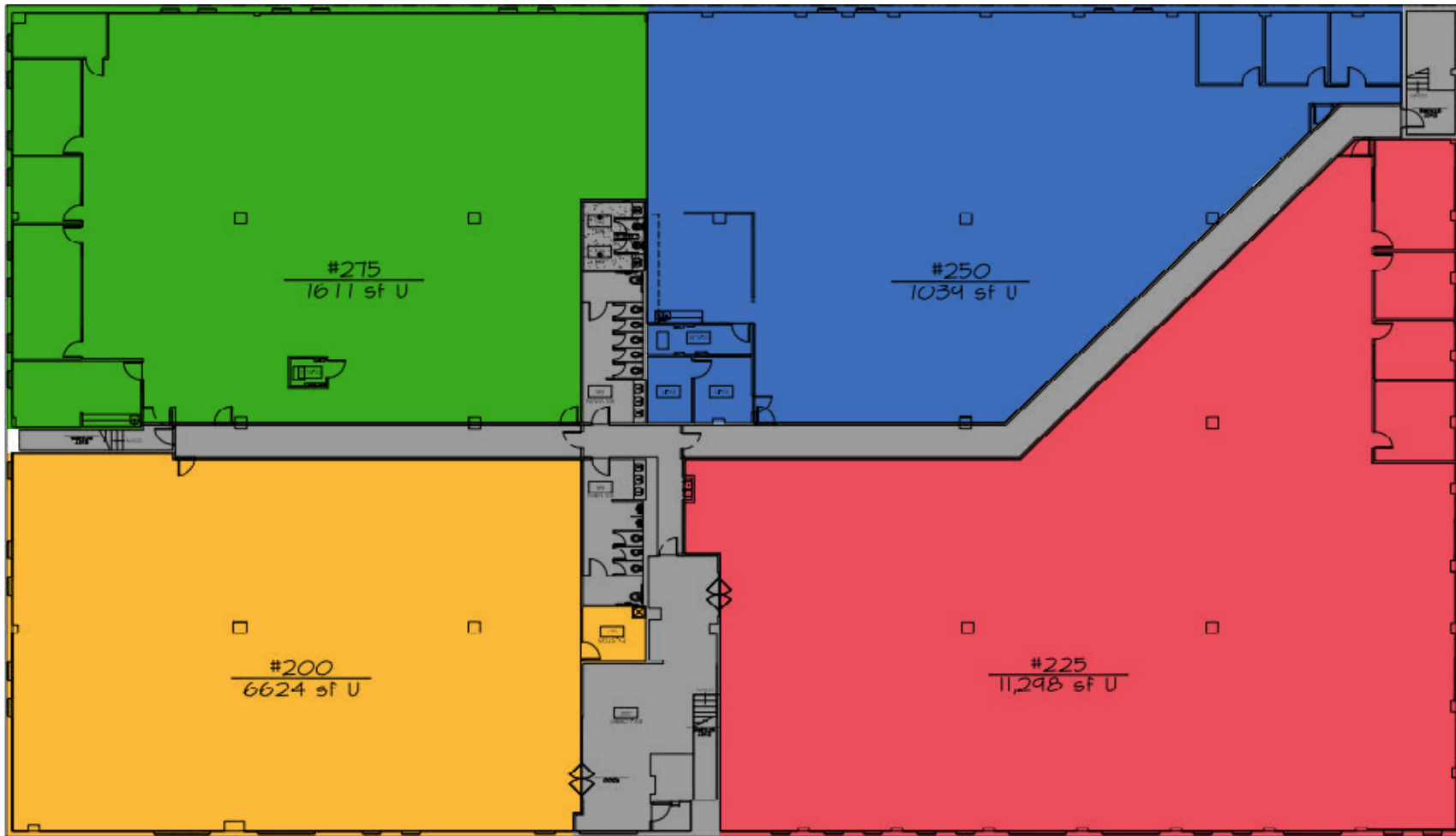
 **SUITE 225**
±21,734 SF

 **COMMON AREA**

3925 E BROADWAY RD | PHOENIX, AZ 85040

±37,478 SF 2ND FLOOR AVAILABLE

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
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LOBBY



EAST OFFICE



WEST OFFICE TRAINING ROOM



KITCHEN/BREAK ROOM



DOWNTOWN
PHOENIX

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

Lifetime
Home Remodeling

SUN WEST
ENGINEERING, INC.

CINEVO

Bank of America

INTERSTATE
10

PROFESSIONAL
PLASTICS

SITE



YOUNGER BROTHERS
DOOR & TRIM

REDDY
ICE

40TH ST



