

# Papago Business Center - Available For Lease

5444-5454 E. Washington Street Phoenix, Arizona



## Project Details:

- Access to the Phoenix Metro Light Rail
- Excellent Access to All Freeways
- Grade Level Loading & Truckwells
- HVAC and Evaporate Cooling



For More Information, Please Contact:

**Darin Edwards**

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**John G Soldo, SIOR**

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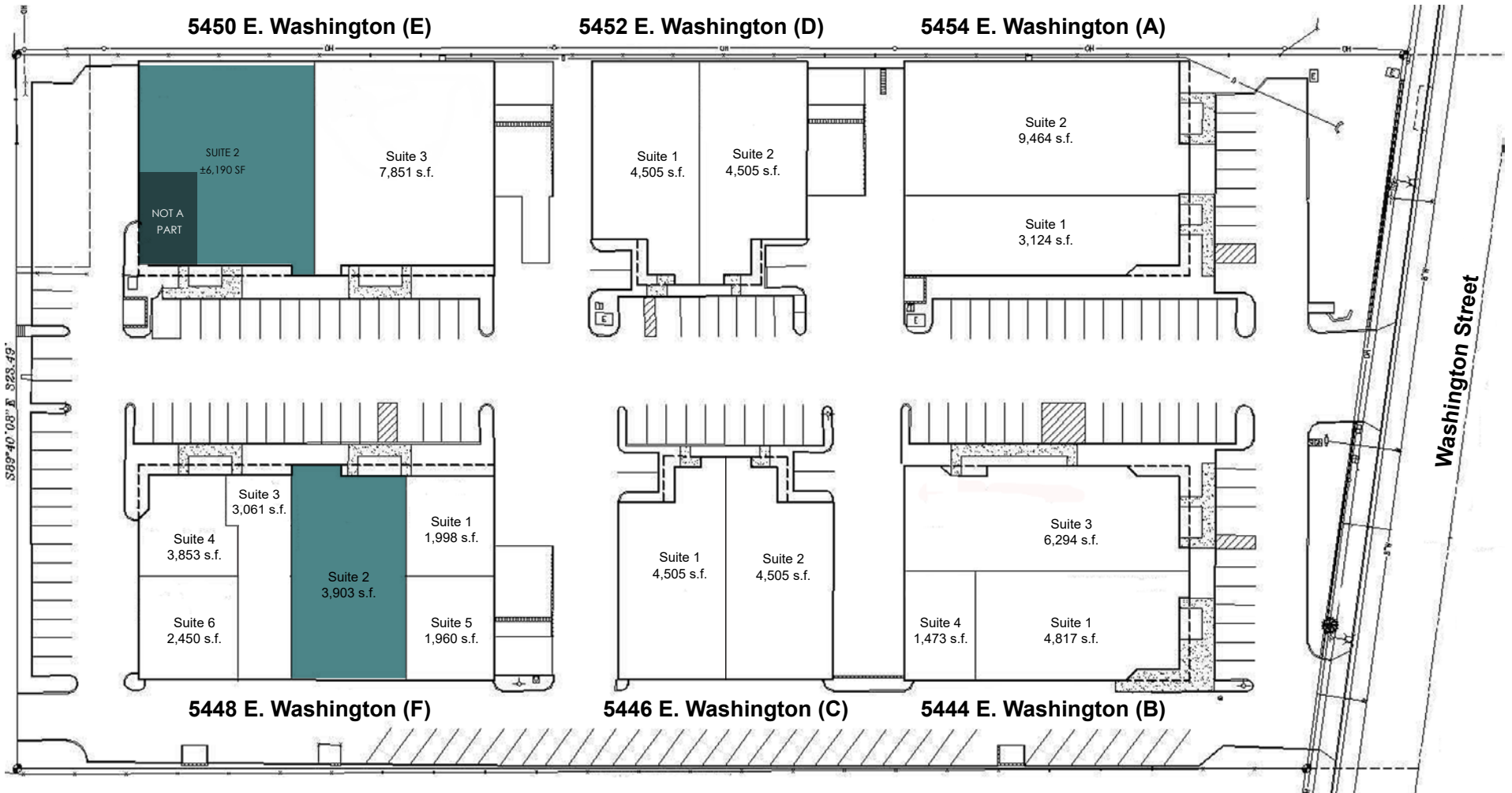
**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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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 price change, prior sale, lease, or withdrawal from the market without prior notice.

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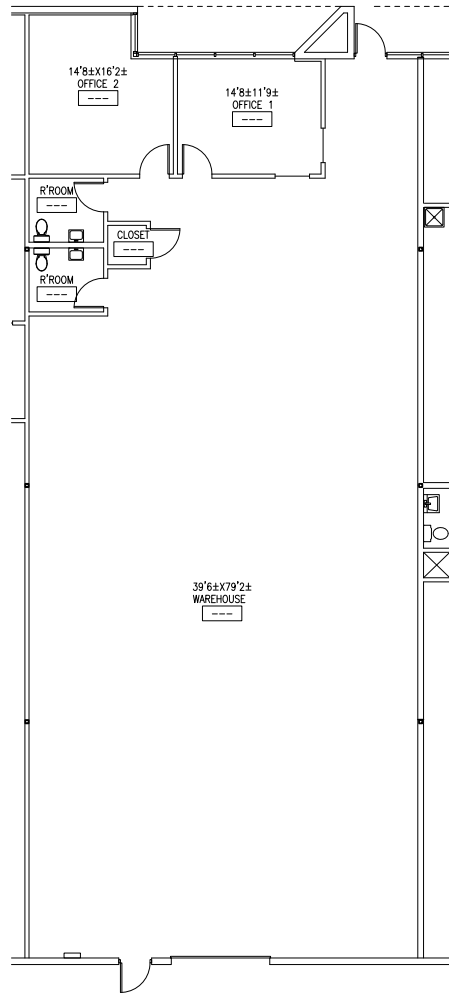
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## Available Space:

5448 E. Washington St  
Suite 2

- ±3,903 SF
- \$1.15 NNN (+\$0.25 NNN's)
- 12% Office
- 2 Private Offices
- 100% A/C
- 16' Clear Height
- 12' Overhead Door
- Common Truckwell

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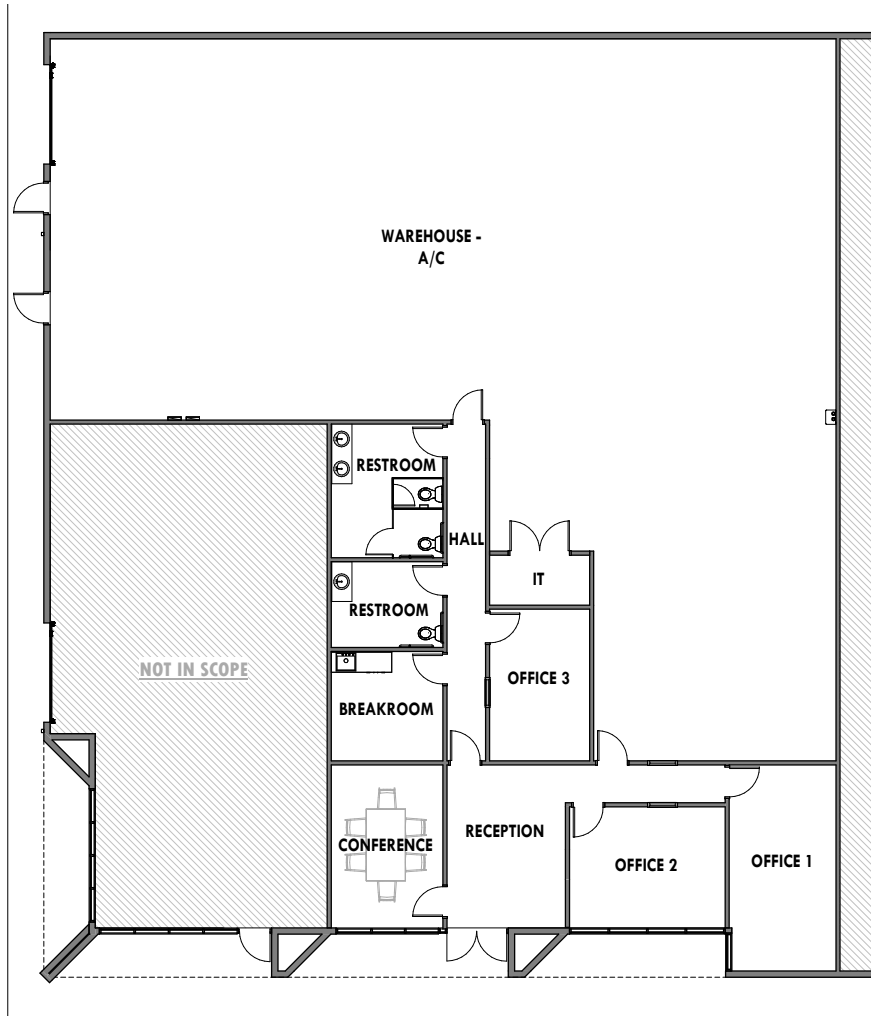
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## Available Space:

5450 E. Washington St  
Suite 2

- ±6,190 Sq. Ft.
- \$1.15 NNN (+\$0.25 NNN's)
- Approx. 25% Office
- 100% A/C Warehouse
- Small Fenced Shared Yard
- 12'x12' Grade Level Door

- Reception
- Conference Room
- 3 Offices
- Breakroom
- 2 Restrooms
- Available 7/1/24
- Tenant Occupied, Call Ahead to Tour

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