

1,477 SF OFFICE CONDO – PARADISE VALLEY

15255 N 40TH STREET, STE 131 | PHOENIX, AZ 85032



FOR SALE/LEASE

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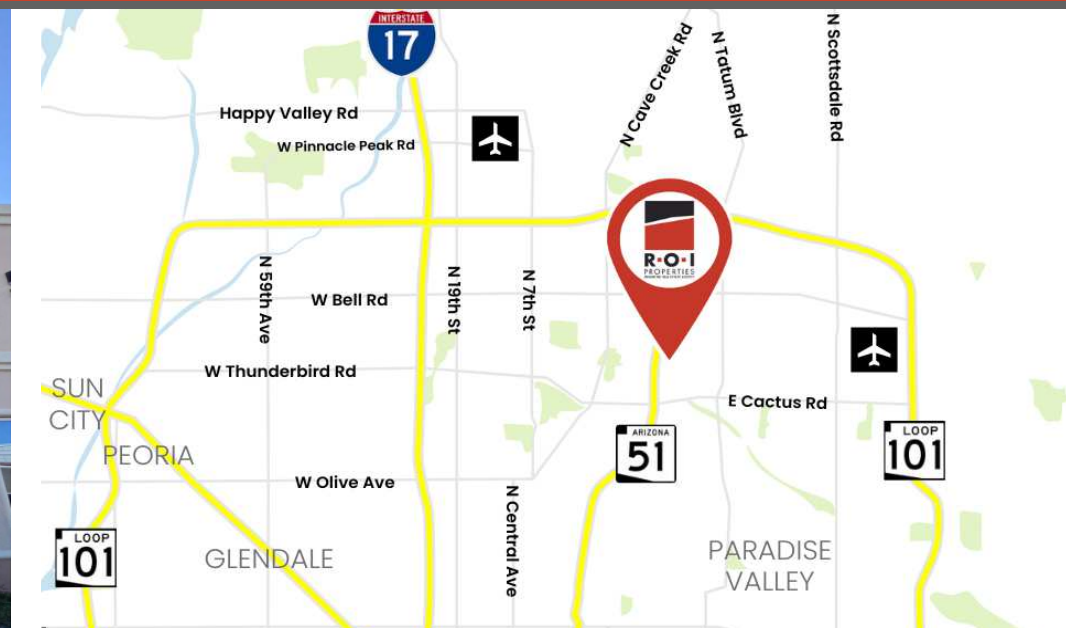
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
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OFFERING SUMMARY

Sale Price:	\$590,000
Price / SF:	\$399/SF
Building Size:	1,477 SF
Lease Rate:	\$4,500/FS

PROPERTY OVERVIEW

This 1,477 SF office condo is located in Greenway Professional Park within the highly sought-after Paradise Valley submarket and offers convenient access to the SR-51, which is less than one mile away. Built in 2005 and zoned C-1, this move-in ready property is ideal for various professional services, such as law firms, marketing agencies, real estate firms, and medical offices. The layout includes a reception area, four large private offices, an open-concept break area, two workstations, and a restroom.

PROPERTY HIGHLIGHTS

- Monument Signage Available
- Layout: Reception area, four large private offices, open concept break area, two workstations, and a restroom
- North Valley location close to SR-51, Loop 101, Abrazo Scottsdale Campus, Paradise Valley Mall, and Kierland / Scottsdale Quarter

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MOVE IN READY - PROFESSIONAL OFFICE USER

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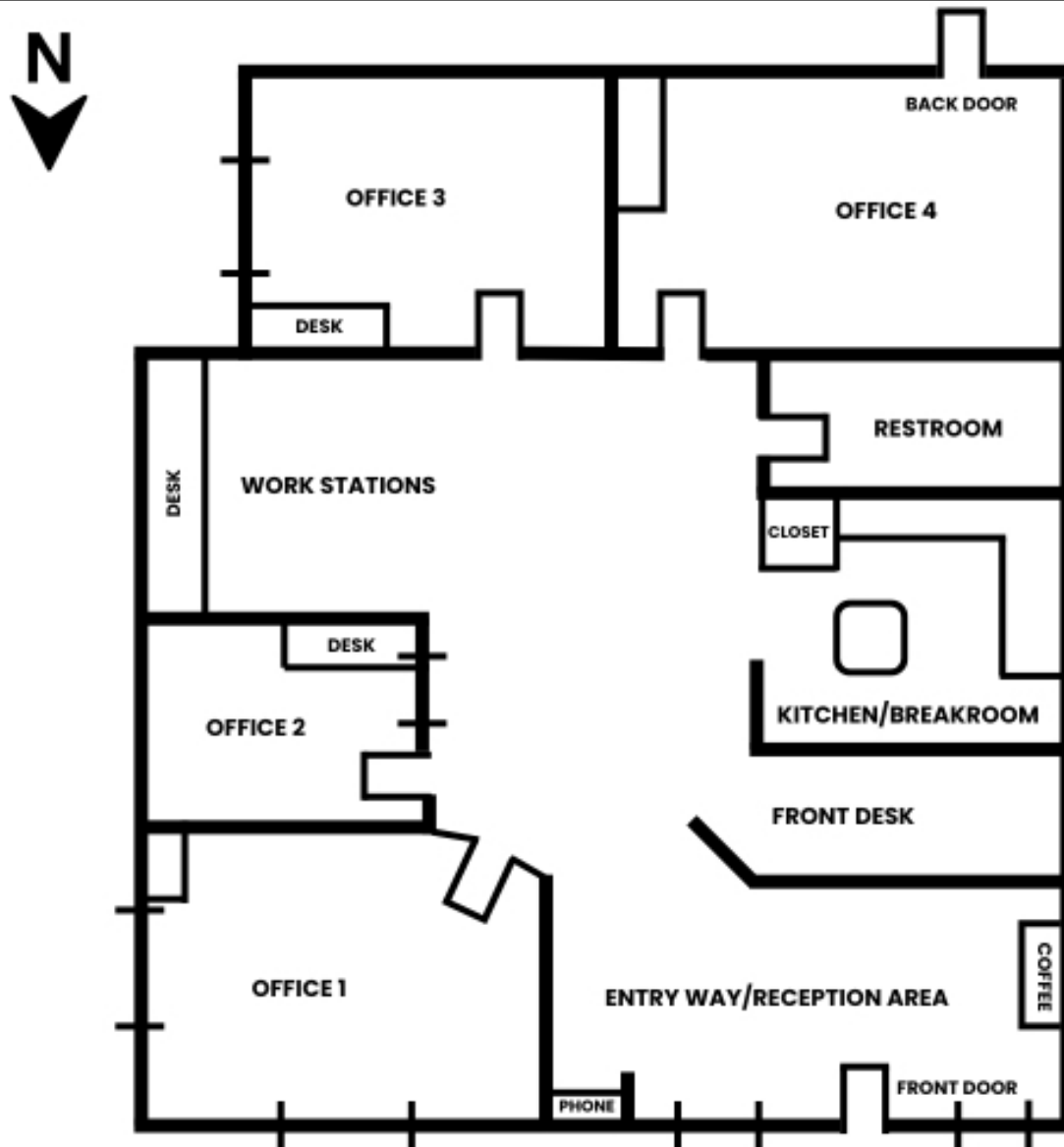
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1,516 SF OFFICE CONDO: FOUR PRIVATES, RECEPTION, BREAK, RESTROOM

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BUILDOUT DEMOGRAPHICS

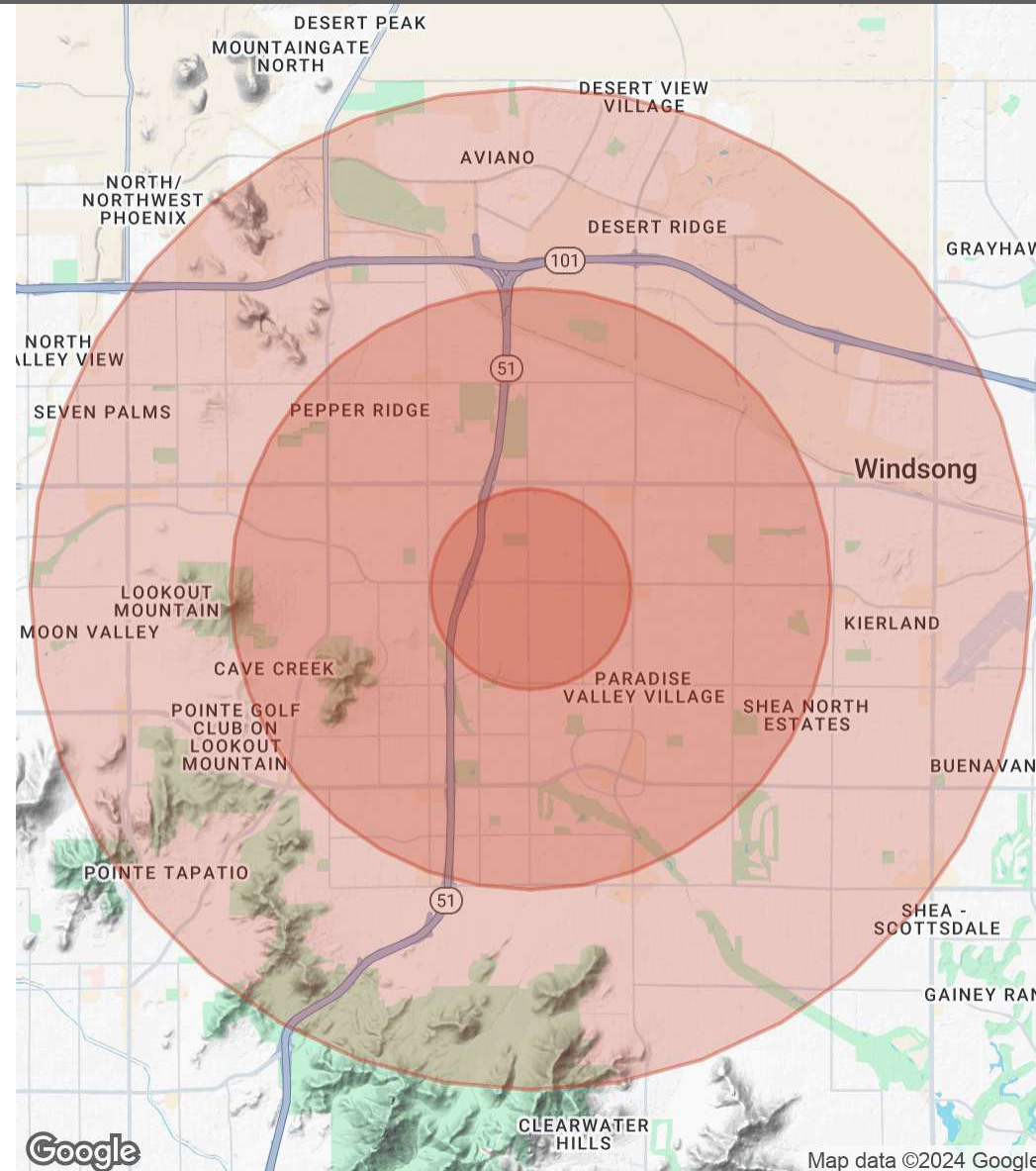
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,227	133,713	275,757
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,187	54,420	116,730
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$123,027	\$118,377	\$128,717
Average House Value	\$617,335	\$529,147	\$585,239

Demographics data derived from AlphaMap



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