

# Arrowhead Office Suites

20325 N 51ST AVE | GLENDALE, AZ 85308

**MEDICAL OFFICE CONDO AVAILABLE FOR LEASE**

**\$28.00 NNN + FEES**  
**LEASE RATE**



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. 08 20 25

For More Information, Contact an Exclusive Listing Agent:

**Murray Clarkson**

D 480.522.2768

M 602.677.3867

mclarkson@cpi.az.com



**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.cpi.az.com](http://www.cpi.az.com)



# Arrowhead Office Suites

20325 N 51ST AVE | GLENDALE, AZ 85308

**MEDICAL OFFICE CONDO AVAILABLE FOR LEASE**

**\$28.00 NNN + FEES**  
**LEASE RATE**

## Property Overview

- 231,966 SF Multi-Tenant Office Park
- C-0 Zoning, City of Glendale
- Project Near 51st Ave & Loop 101
- Frontage on Beardsley Ave
- Built in 2006



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. 08 20 25

For More Information, Contact an Exclusive Listing Agent:

**Murray Clarkson**

D 480.522.2768

M 602.677.3867

mclarkson@cpi.az.com



**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.cpi.az.com](http://www.cpi.az.com)

# Arrowhead Office Suites

20325 N 51ST AVE | GLENDALE, AZ 85308

**MEDICAL OFFICE CONDO AVAILABLE FOR LEASE**

**\$28.00 NNN + FEES**  
**LEASE RATE**

## AVAILABLE FOR LEASE

### SUITE 124

**AVAILABLE NOV 2025**

**1,300 SF | \$28.00/SF/YR NNN + FEES**

- Reception (Shared)
- Break Room (Shared)
- 5 Exam Rooms
- 2 Restrooms



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. 08 20 25

For More Information, Contact an Exclusive Listing Agent:

**Murray Clarkson**

D 480.522.2768

M 602.677.3867

mclarkson@cpi.az.com



**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.cpi.az.com](http://www.cpi.az.com)

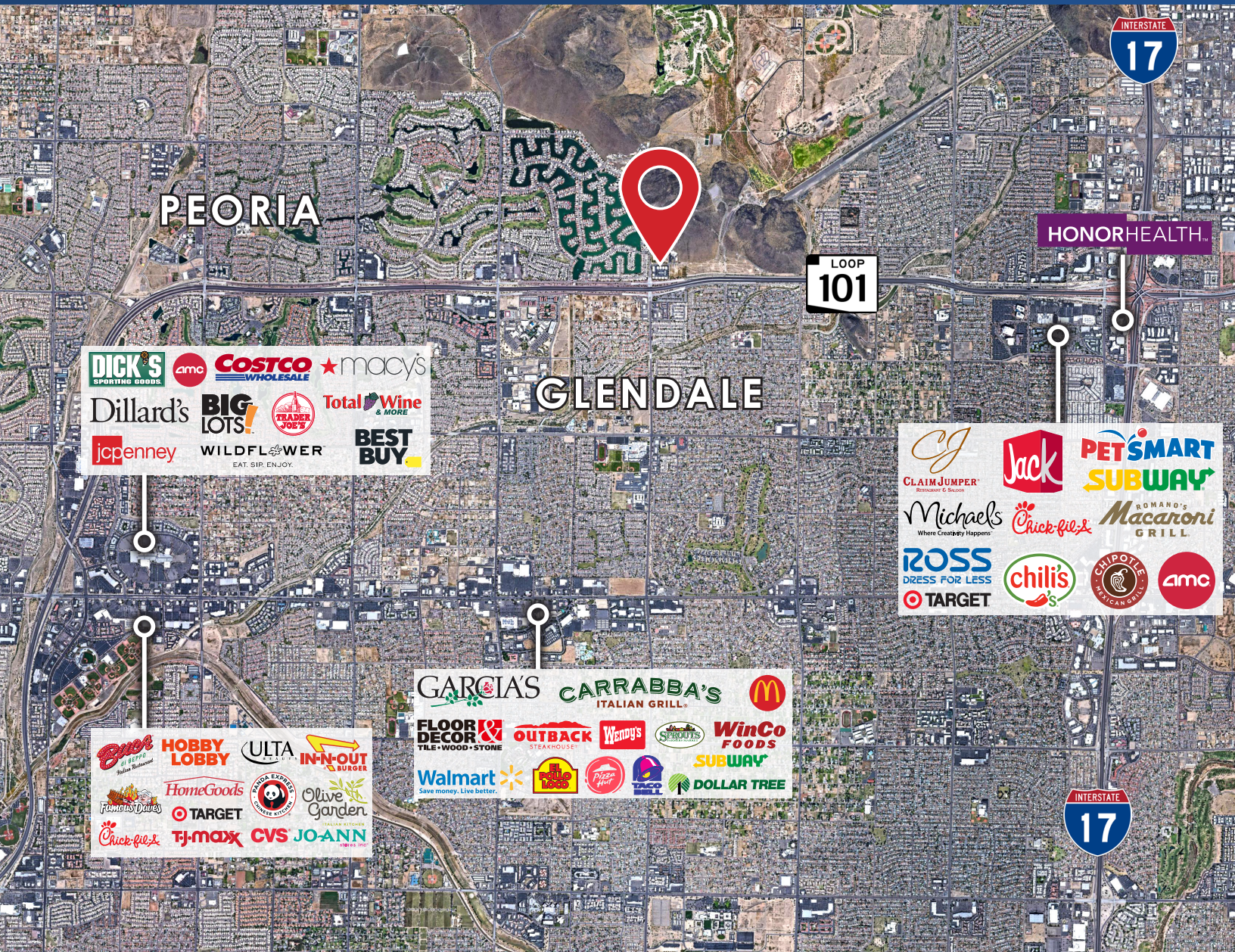


# Arrowhead Office Suites

20325 N 51ST AVE | GLENDALE, AZ 85308

**MEDICAL OFFICE CONDO AVAILABLE FOR LEASE**

**\$28.00 NNN + FEES**  
**LEASE RATE**



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. 08.20.25

For More Information, Contact an Exclusive Listing Agent:

**Murray Clarkson**

D 480.522.2768

M 602.677.3867

mclarkson@cpi.az.com



**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.cpi.az.com](http://www.cpi.az.com)



# Arrowhead Office Suites

20325 N 51ST AVE | GLENDALE, AZ 85308

**MEDICAL OFFICE CONDO AVAILABLE FOR LEASE**

**\$28.00 NNN + FEES**  
**LEASE RATE**

## DEMOGRAPHICS

|                                    |           |           |           |
|------------------------------------|-----------|-----------|-----------|
| <b>2024 Population</b>             | 37,782    | 271,754   | 974,674   |
| <b>2029 Population Projection</b>  | 40,606    | 293,052   | 1,053,713 |
| <b>Median Age</b>                  | 39.9      | 38.8      | 39.2      |
| <b>Bachelor's Degree or Higher</b> | 34%       | 32%       | 28%       |
| <b>Average Household Income</b>    | \$104,011 | \$101,880 | \$89,722  |
| <b>Median Household Income</b>     | \$89,480  | \$81,840  | \$68,786  |
| <b>Median Home Value</b>           | \$353,028 | \$361,292 | \$338,029 |
| <b>Median Year Built</b>           | 1990      | 1990      | 1986      |



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. 08.20.25

For More Information, Contact an Exclusive Listing Agent:

**Murray Clarkson**

D 480.522.2768

M 602.677.3867

mclarkson@cpi.az.com



**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.cpi.az.com](http://www.cpi.az.com)