

PARADISE VALLEY / NORTH PHOENIX SUBMARKET

# NEW SPEC OFFICE SUITES FOR LEASE ±1,319 - 3,866 SF

CACTUS PROFESSIONAL CENTER | 12251 N 32ND STREET | PHOENIX, AZ 85032

MEDICAL OR OFFICE SUITES WITH HIGH 32ND STREET TRAFFIC EXPOSURE - ±46,000 CARS PER DAY!!!

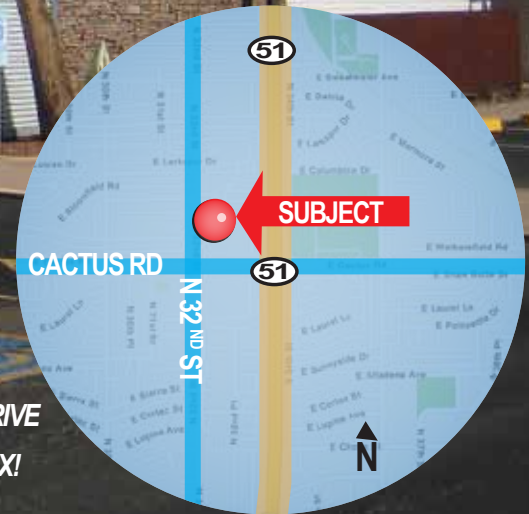
## HIGHLIGHTS:

- LOBBY / RECEPTION
- OFFICES
- OPEN BULL PENS
- RESTROOMS INSIDE SUITES
- COMMON RESTROOMS
- LOTS OF PARKING
- EASY ACCESS TO 51 FREEWAY!

SEE FLOOR PLAN OPTIONS

12251 CACTUS PROFESSIONAL CENTER

LOCATED ON 32ND ST  
SOUTH OF CACTUS RD  
TWENTY-FIVE MINUTE DRIVE  
TO DOWNTOWN PHOENIX!



CONTACT JOHN OR SUZANNE FOR MORE INFORMATION



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SEPARATE OR COMBINED

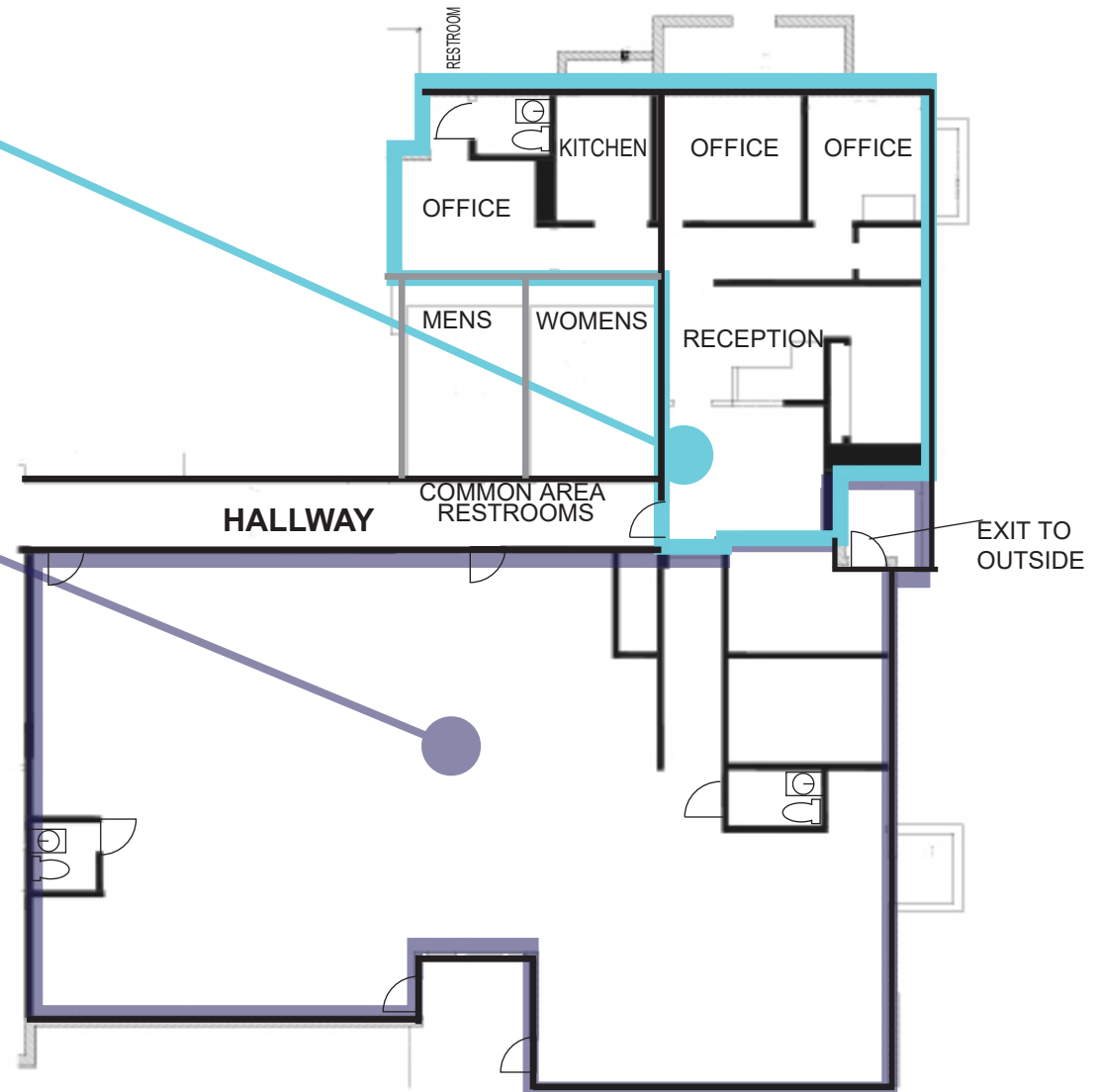
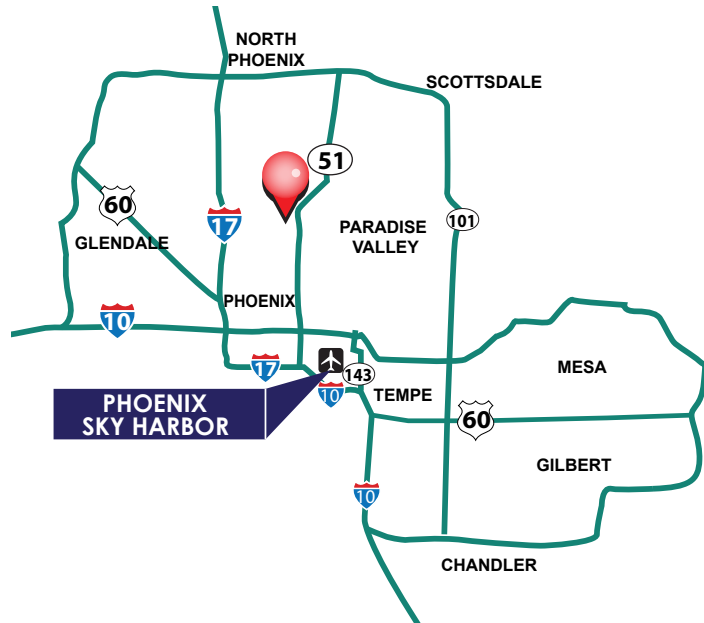
**SUITE 7 | ±1,319 SF**

- Reception
- Open bullpen
- Three (3) offices
- Kitchen
- One (1) restroom
- Common restrooms

**SUITES 7/8 COMBINED | ±3,866 SF**

**SUITE 8 | ±2,547 SF**

- Large open office flex
- Two (2) restrooms
- Common restrooms



NOT TO SCALE