



## STERLING PLAZA WEST

### OFFICE SPACE FOR LEASE

506 E WESTERN AVE, SUITE 106, AVONDALE, AZ 85323

## PROPERTY OVERVIEW

Suite 106 is built out as a 2<sup>nd</sup> generation Day Treatment for Adults (DTA) space, fitted with a front reception, four bathrooms, a large conference room, a central break and Skills Training area, multiple offices, a game room, and a shower + washer/dryer room. Neighboring tenancies allow for synergy with DTA and DDD-affiliated uses, such as Proverbs Group Home, Denova Collaborative Health, and Midway Staffing; all a part of the Sterling Plaza West tenant base. Furthermore, space is easily convertible to general or medical office that accommodates a larger, open floorplan with interior private offices surrounding the same.



# PROPERTY SUMMARY



Available SF **3,939 SF**

Building Size **16,064 SF**

Lease Rate **\$24 SF**  
+ \$4.50 SF NNNs

Year Built **2008**

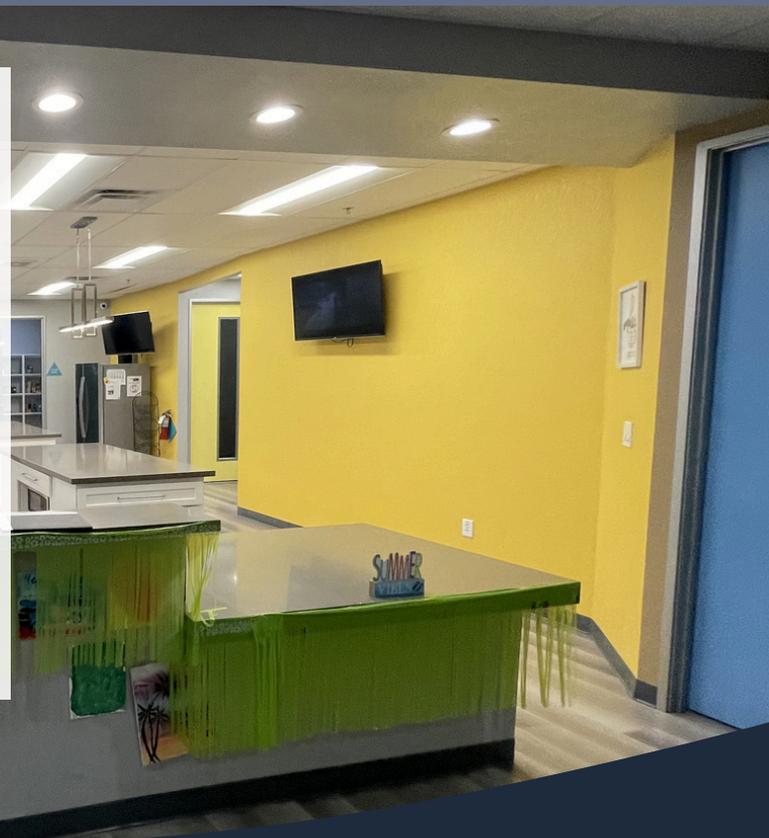
Zoning **CC, Avondale**

Signage **Monument**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## HIGHLIGHTS

- Class A Fit & Finish Interior
- Located in Oldtown Avondale, a historic Avondale district
- Minutes from the I-10 Freeway
- Situated between two major arterials - Litchfield Road and Dysart Road
- 2<sup>nd</sup> generation Day Treatment for Adults (DTA) Space
- 4 bathrooms, a guest, two multi-stall, and one with a shower



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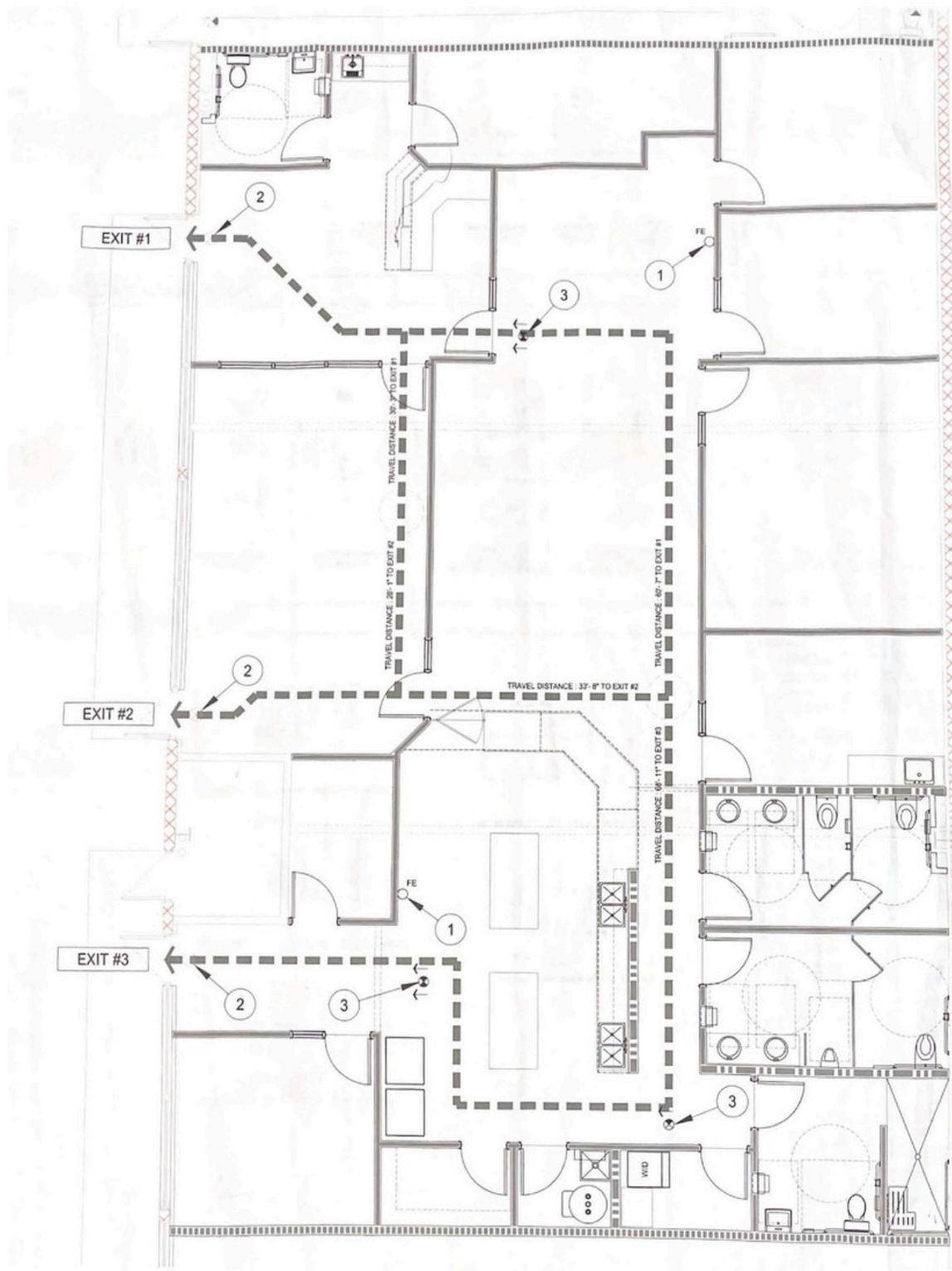


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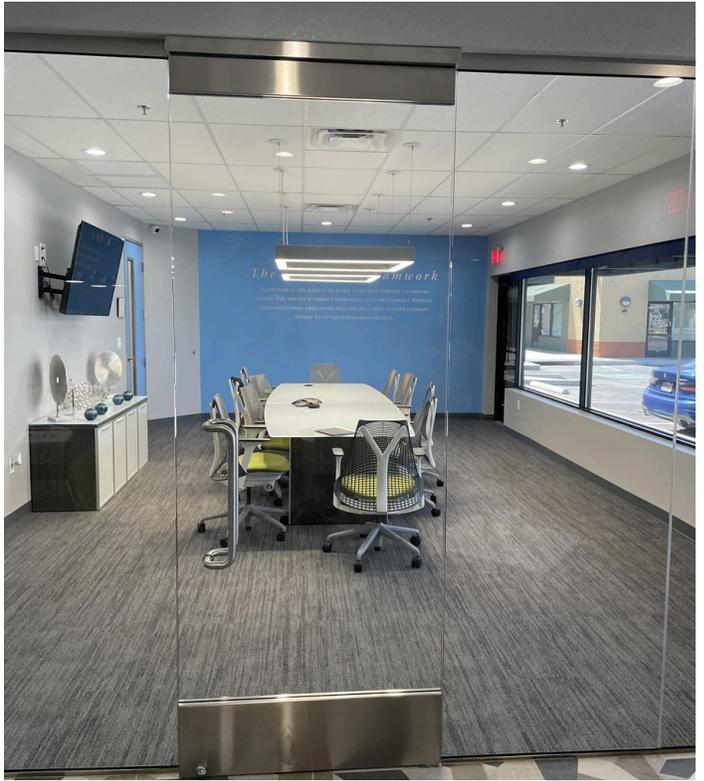


700 N Estrella Parkway, Suite 205  
Goodyear, AZ 85338

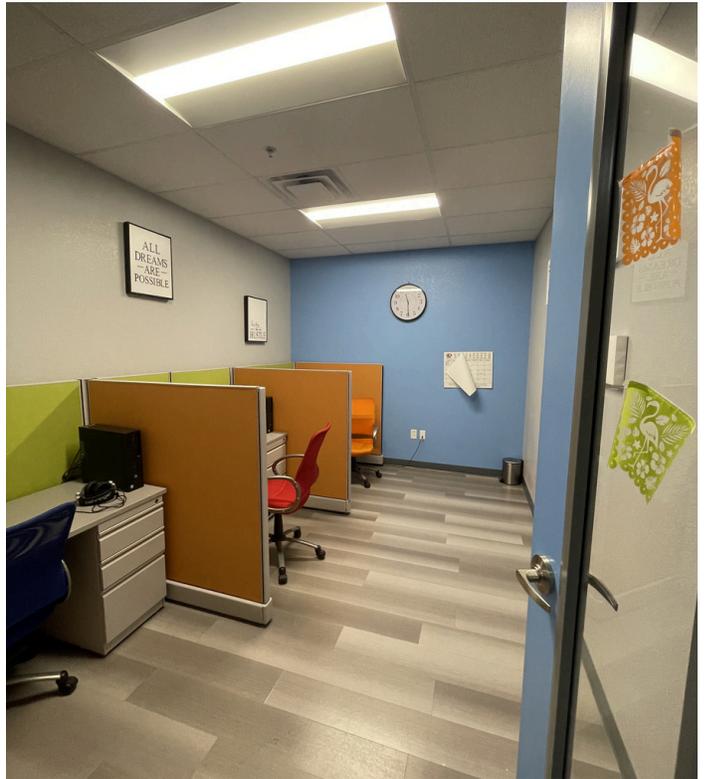
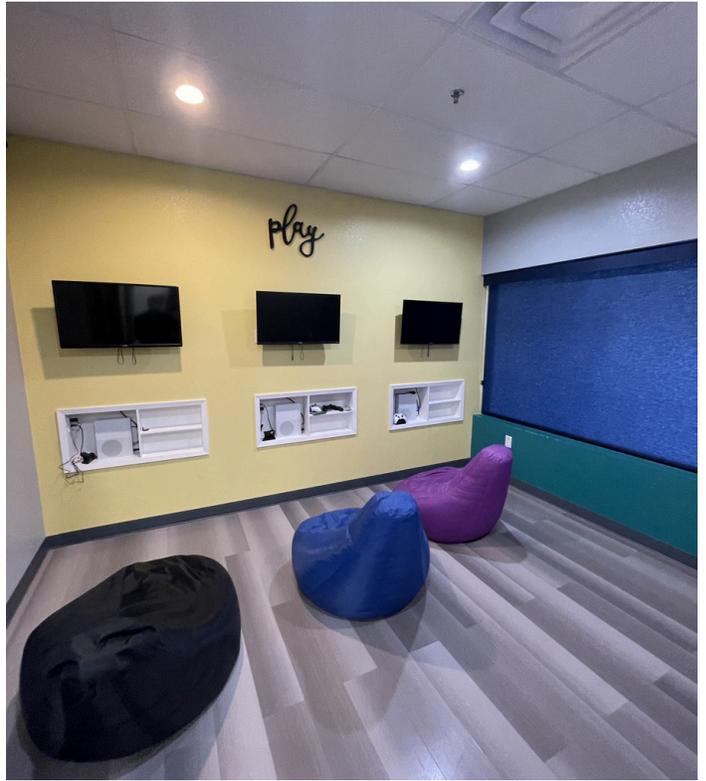
# FLOOR PLAN



# SUITE 106



# SUITE 106



# AERIAL MAP



= SITE



= SCHOOL



= RETAIL/GROCERY



= ENTERTAINMENT



= DINING



= MEDICAL



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# PHOENIX WEST

## COMMERCIAL

[phxwc.com](http://phxwc.com)

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