

OFFICE/MEDICAL CONDO
**AVAILABLE
FOR LEASE**

GATEWAY OFFICE
PARK

10320 W MCDOWELL RD, STE
M-1343 | AVONDALE, AZ 85392

LEASE RATE

\$21.00 NNN

± 1,363 SF AVAILABLE



Contact Us:

PHILL TOMLINSON
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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 prior sale, lease, or withdrawal from the market without prior notice. January 17, 2025 10:19 AM



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

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

OFFICE/MEDICAL CONDO AVAILABLE FOR LEASE

Suite M-1341 Size ±1,363 SF

Year Built 2004

Building Size 3,981

Zoning C-O

Frontage W McDowell Rd

Parking Ratio 5/1,000

LEASE RATE

\$21.00 NNN



Easy Access to I-10 & Loop-101 Fwys



Building & Monument Signage



Currently Built-Out for Office Use



Easy Access to Diverse Amenities

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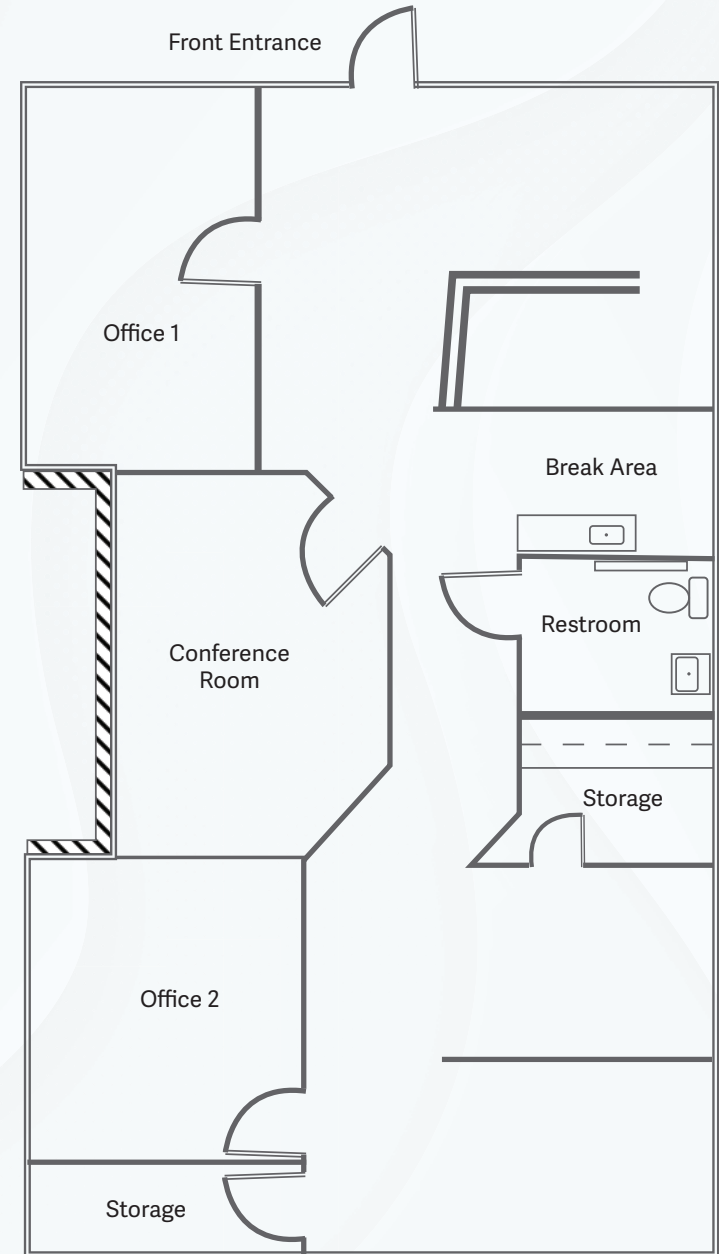
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AVAILABLE FOR LEASE

SUITE M-1343

± 1,363 SF | \$21.00 NNN

- Reception
- Conference Room
- 4 Offices
- 2 Restrooms



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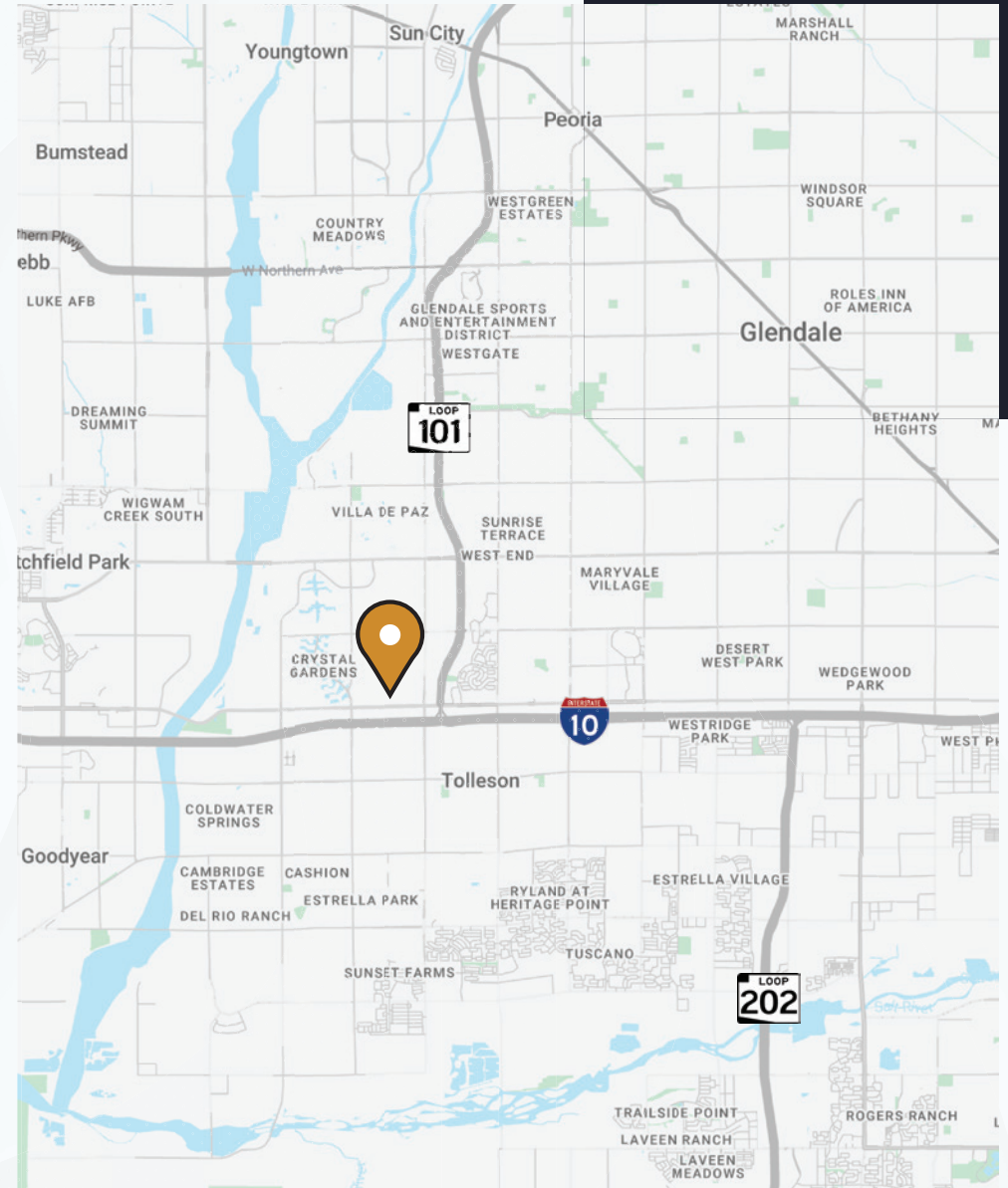
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LOCATION HIGHLIGHTS

- Prominent Frontage on W McDowell Rd
- Easy Access to I-10 (0.7 miles) & Loop-101 (0.9 miles) Freeways
- 18 Minutes (13.0 miles) to Downtown Phoenix
- 19 Minutes (16.8 miles) to Sky Harbor Int. Airport



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