



Arrowhead Office Condo for Sale



Arrowhead Park Place Bldg. C #120 & #170

7155 WEST CAMPO BELLO DRIVE, GLENDALE, AZ 85308

PRESENTED BY:

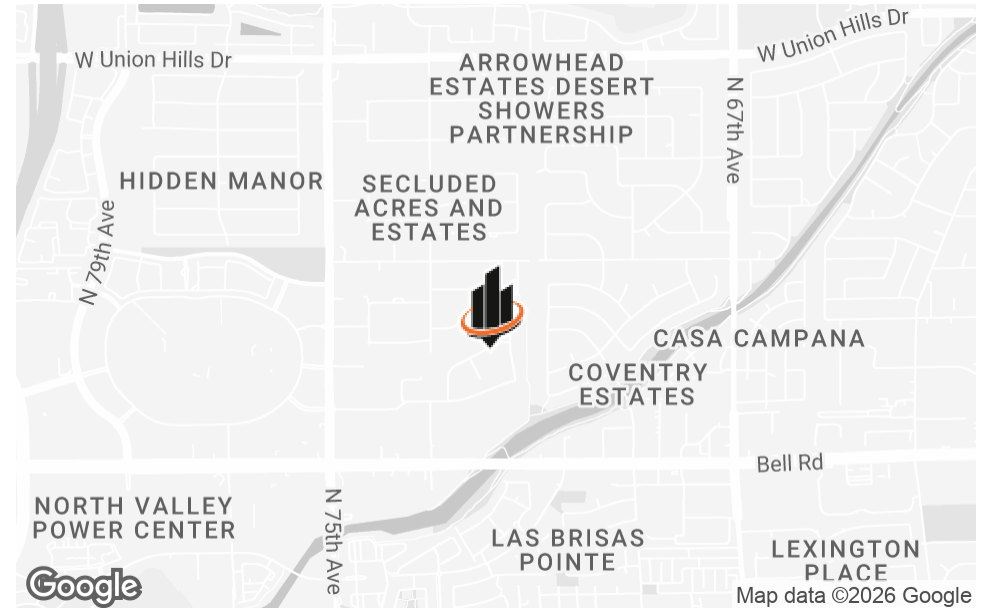
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AZ #SA648012000

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$983,000
ASKING PRICE/PSF:	\$369.69 PSF
UNIT SIZE:	±2,659 SF
ZONING:	PAD (Business Park General Plan)
APNS:	200-44-886, 200-44-888
YEAR BUILT:	2006
PROPERTY TAX (2 PARCELS):	\$5,828.83/yr (2025)
ASSOCIATION DUES (2 PARCELS):	\$843.69/mo

LOCATION DESCRIPTION

Located in Glendale, Arizona, the area surrounding the property boasts a vibrant commercial landscape and an attractive business environment. With close proximity to popular destinations such as Arrowhead Towne Center, P83 Entertainment District, and Westgate Entertainment District, the location offers ample opportunities for entertainment, dining, and retail activities. Additionally, the property is situated near major highways, providing convenient access for employees and clients. Investors seeking an office building in a dynamic and growing area will find the location to be strategically positioned within the thriving Glendale market.

PROPERTY HIGHLIGHTS

- High End Office Condo for Sale in Arrowhead
- Tenant in Place Until September 17, 2026. TOURS BY APPOINTMENT ONLY - DO NOT DISTURB TENANT
- ±2,659 RSF (Units 120 and 170)
- Reception Area, Break Room, 2 Restrooms, 7 Private Offices, Large Conference Room/Group Room (±576 SF), 2 Points of Entry
- 6 Covered Reserved Parking Spaces
- Opportunity for Building Fascia Signage
- Close Proximity to Loop 101 Freeway
- Walking Distance to Arrowhead Towne Center Mall
- Professionally Managed Association



FUNCTIONAL OFFICE LAYOUT

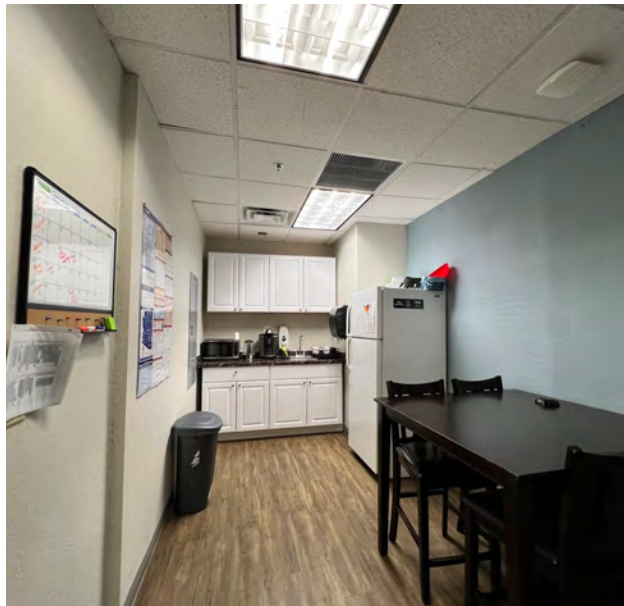
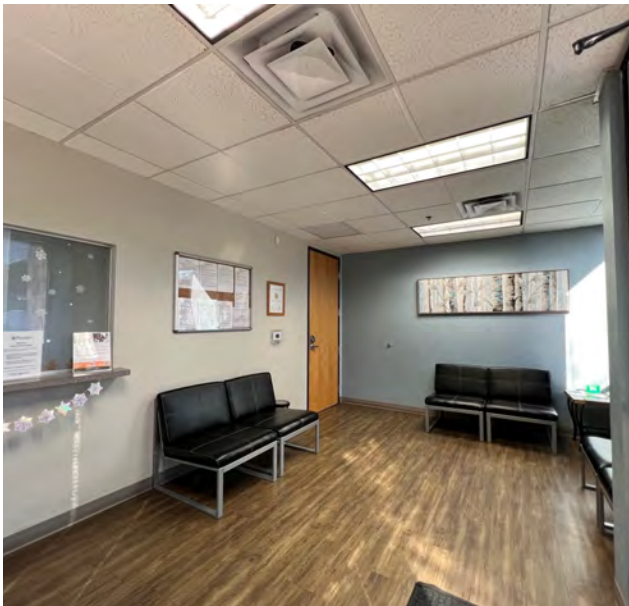


SECURED OFFICES W/ KEYPAD ACCESS IN RECEPTION

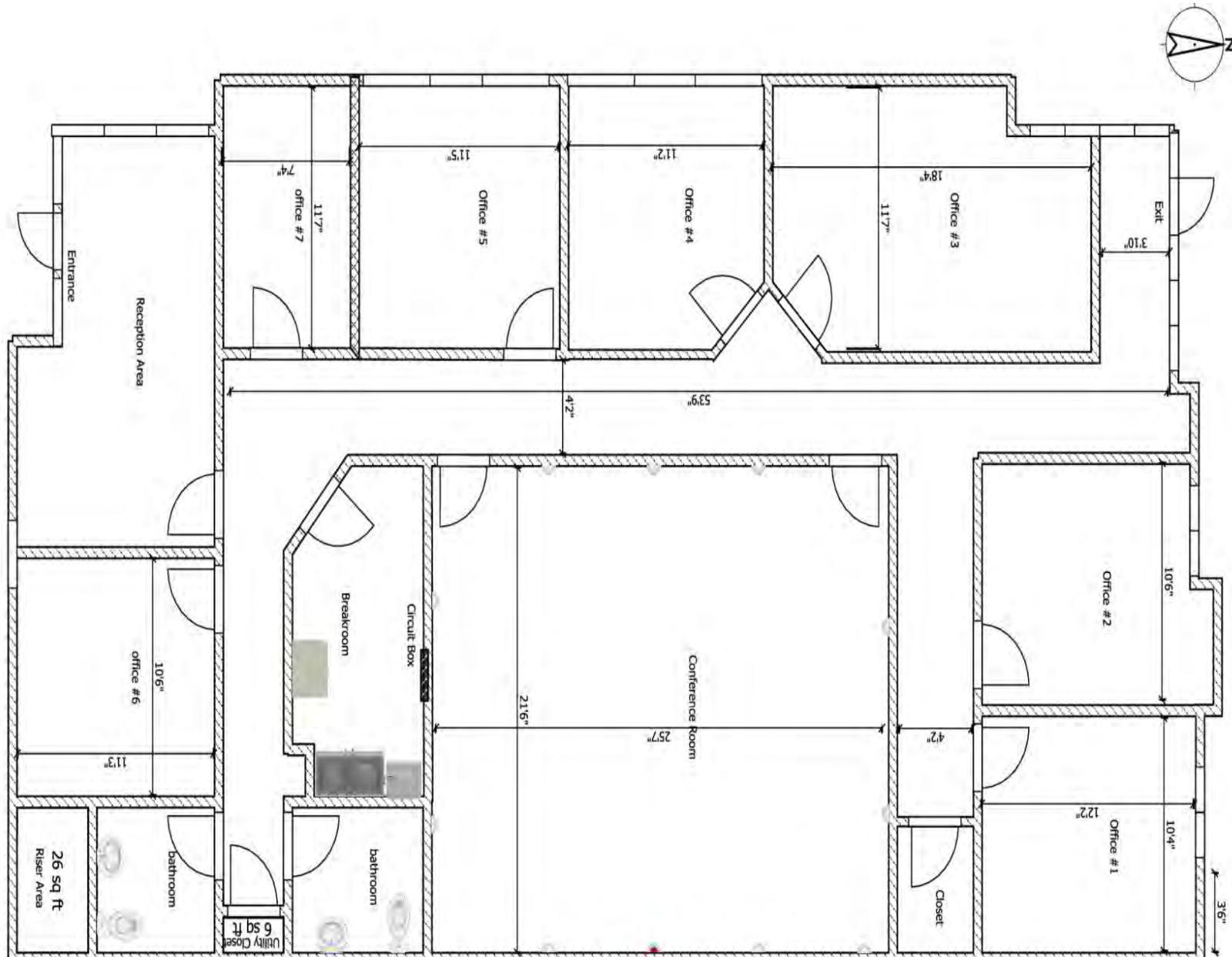


TWO IN-SUITE RESTROOMS

INTERIOR PHOTOS



FLOORPLAN



LOCAL AMENITIES



AERIAL + SUITE LOCATION



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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FOR MORE INFORMATION:



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