

4201 N 24th Street
Phoenix, Arizona 85016

High Value Property in
the Camelback Corridor

Co-broker Incentive – For any Lease that is negotiated and executed on or before January 31st, 2025, the Landlord shall pay up to a \$2 PSF Leasing Incentive as follows.

- 36 months paid rent – co-broker receives \$1 PSF incentive or \$2,077 in addition to a 5% fee.
- 60 months paid rent – co-broker receives a \$2 PSF incentive or \$4,154 in addition to a 5% fee.
- Incentive to be paid 50% at execution and 50% at Lease Commencement Date.

For Lease: \$29.95/SF Full Service Gross

For More Information Contact:

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NAI Horizon

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Property Features

- 68,710 SF office building
- Bright, open, two-story lobby
- Full-time on-site security guard during office hours
- Card access security system for after-hours entry
- Visitor parking at the front door
- 4:1000 parking ratio including over 1:1000 covered, reserved
- Monument signage available



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Available Suites

Suite	RSF	\$/SF FSG
140	2,077	\$29.95



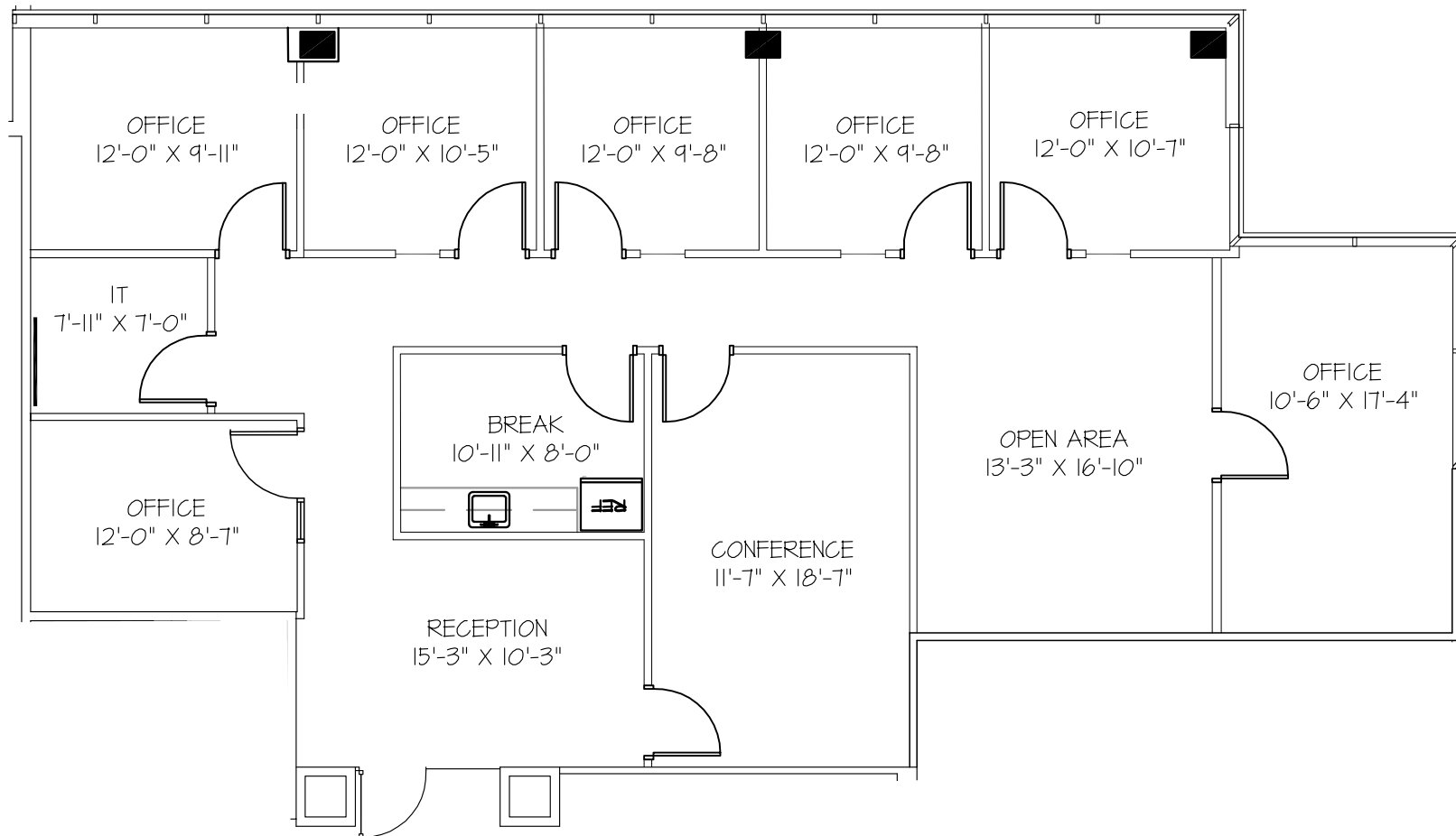
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- Glass suite entry
- Reception area, seven (7) offices, conference room, bull pen, IT close, and breakroom
- Hardwood floors in common areas
- Highly efficient layout



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Suite 140: 2,077 RSF

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Location Features

- Less than one (1) mile to SR-51
- Within 15 minutes to Sky Harbor Airport
- Located on a public transportation route
- Near Biltmore area amenities including shopping, retail, restaurants, banking, and more

