



Menlo Group
COMMERCIAL REAL ESTATE INC.



FOR SALE - OWNER / USER OPPORTUNITY

Tempe Office Condo

2033 E Warner Rd., Suite 108 Tempe, AZ 85284

Move-In Ready Office Condominium

Exclusively listed by:

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PROPERTY SUMMARY

ADDRESS:	2033 E. Warner Road, Suite 108, Tempe, AZ
PRICE:	\$643,000.00
PRICE PSF:	+- \$395.00
PROPERTY TYPE:	Office Condominium
SIZE:	+- 1,628 SF
ZONING:	RO - Residential/Office
APN :	301-63-858
PROPERTY TAXES (2025):	\$4,200.28
MONTHLY HOA FEES:	\$678.99

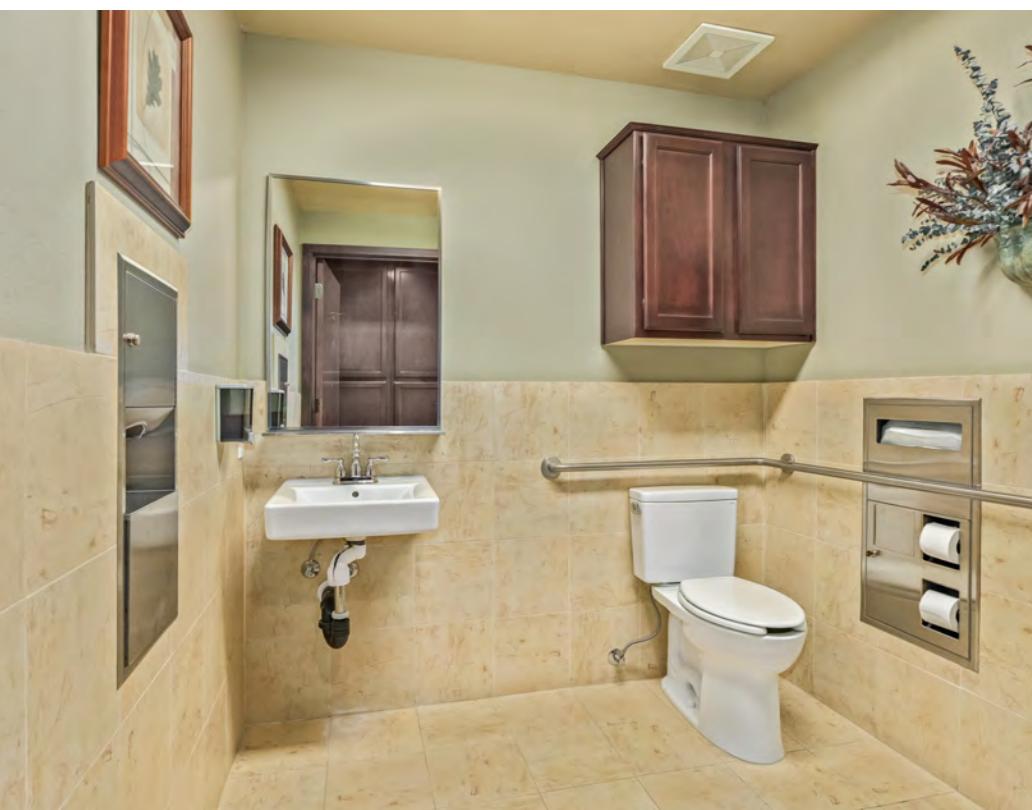
PROPERTY HIGHLIGHTS

- Highly Sought After Location in Price Warner Commerce Center
- Owner / User Opportunity: Built-Out General Office, Move-in Ready
- Brand New HVAC Units (2026): two (2) units
- 100% Bonus Depreciation: Potentially deduct the full cost of specific components in year one through a cost segregation study.
- Floor Plan: Lobby/Reception, 3 private offices, conference room, ADA restroom, kitchen, and storage
- High-End Garden Condominium. The Building Features Block Masonry Exterior Accents with Ceramic Tile Hip Roof
- Personal Property (Furniture): Available for purchase under separate bill of sale
- Superior Freeway Access: Great access to the Loop 101 Freeway
- Close Proximity to Retail, Restaurants, and Entertainment at Chandler Fashion Center and Chandler Regional Hospital
- Property HOA Professionally Managed by Affiliated Property Management Corp.

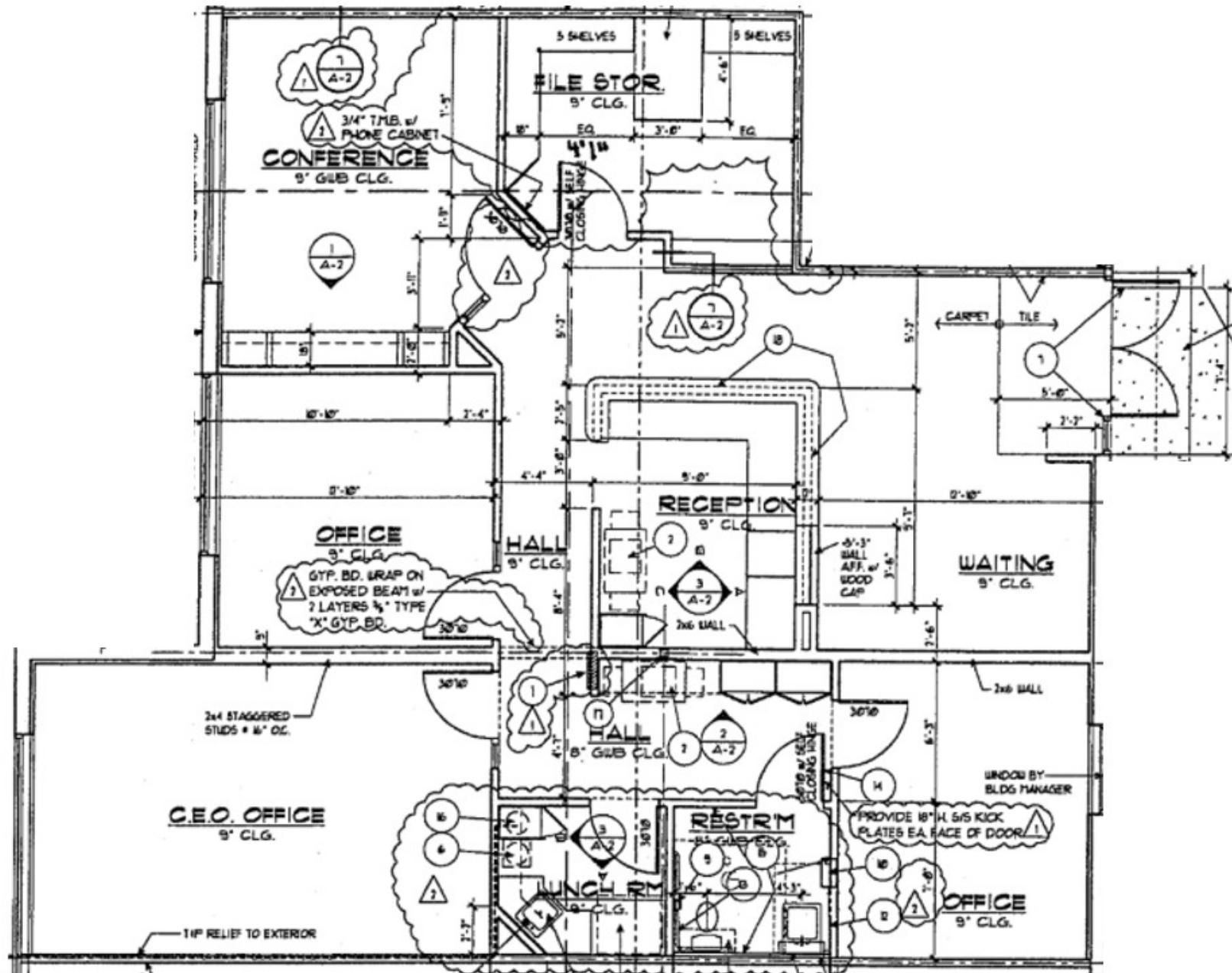
Interior Photos



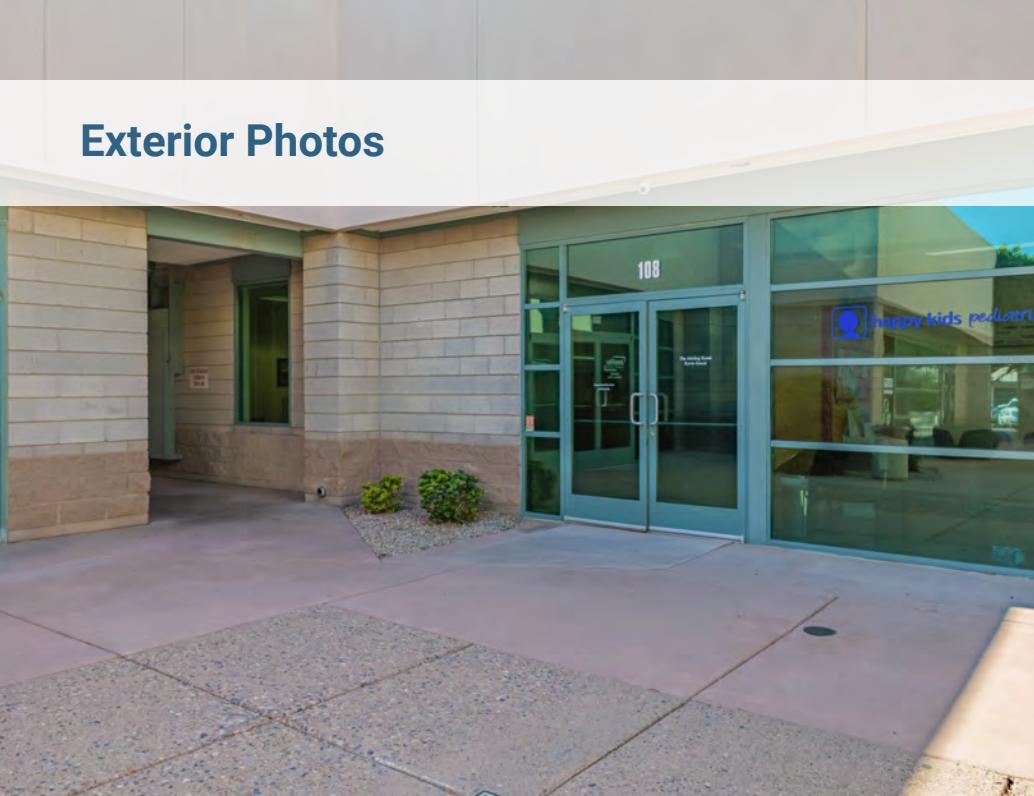
Interior Photos



Floor Plan



Exterior Photos



Parcel Map



Site Map



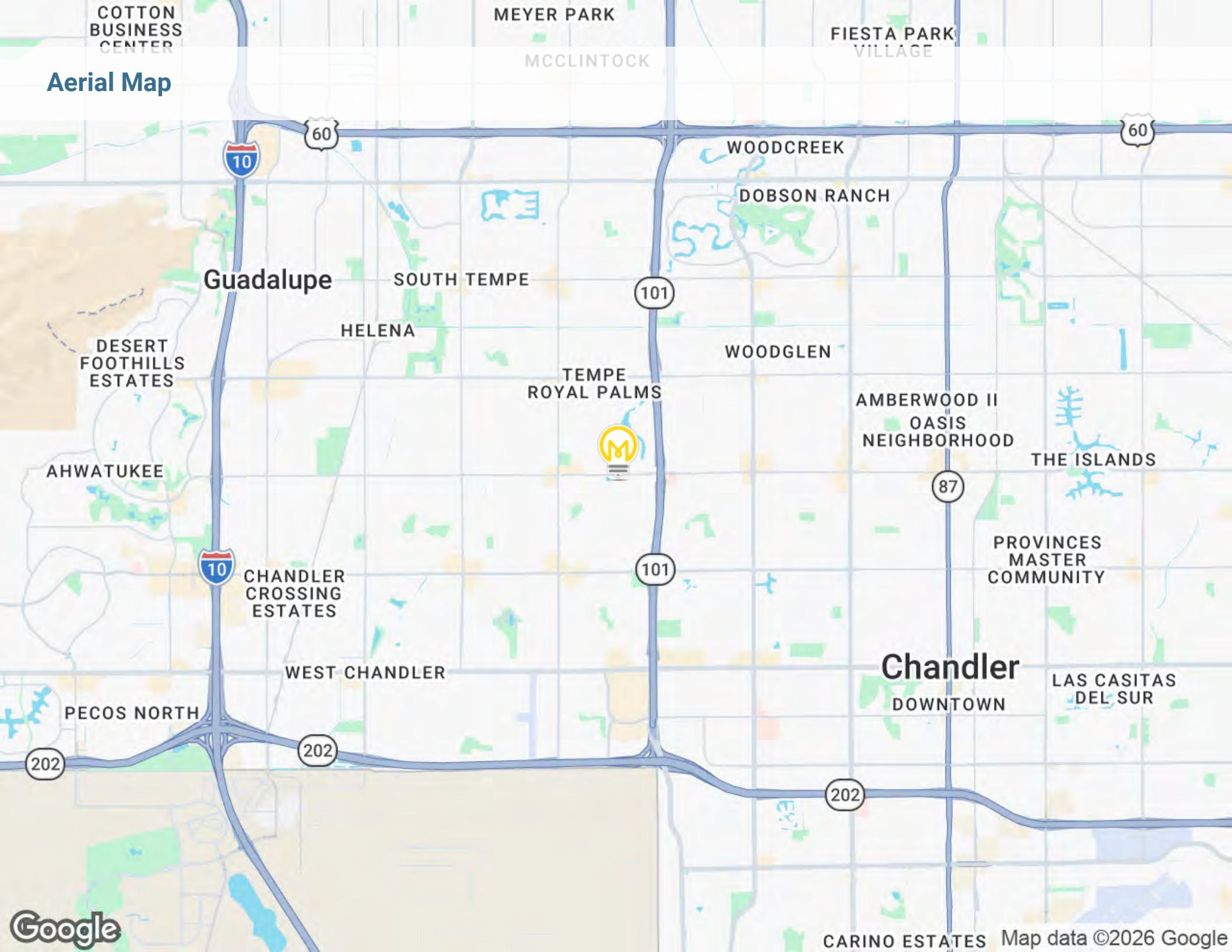
COTTON
BUSINESS
CENTER

MEYER PARK

MCCLINTOCK

FIESTA PARK
VILLAGE

Aerial Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.