



Menlo Group

COMMERCIAL REAL ESTATE



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:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777



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.

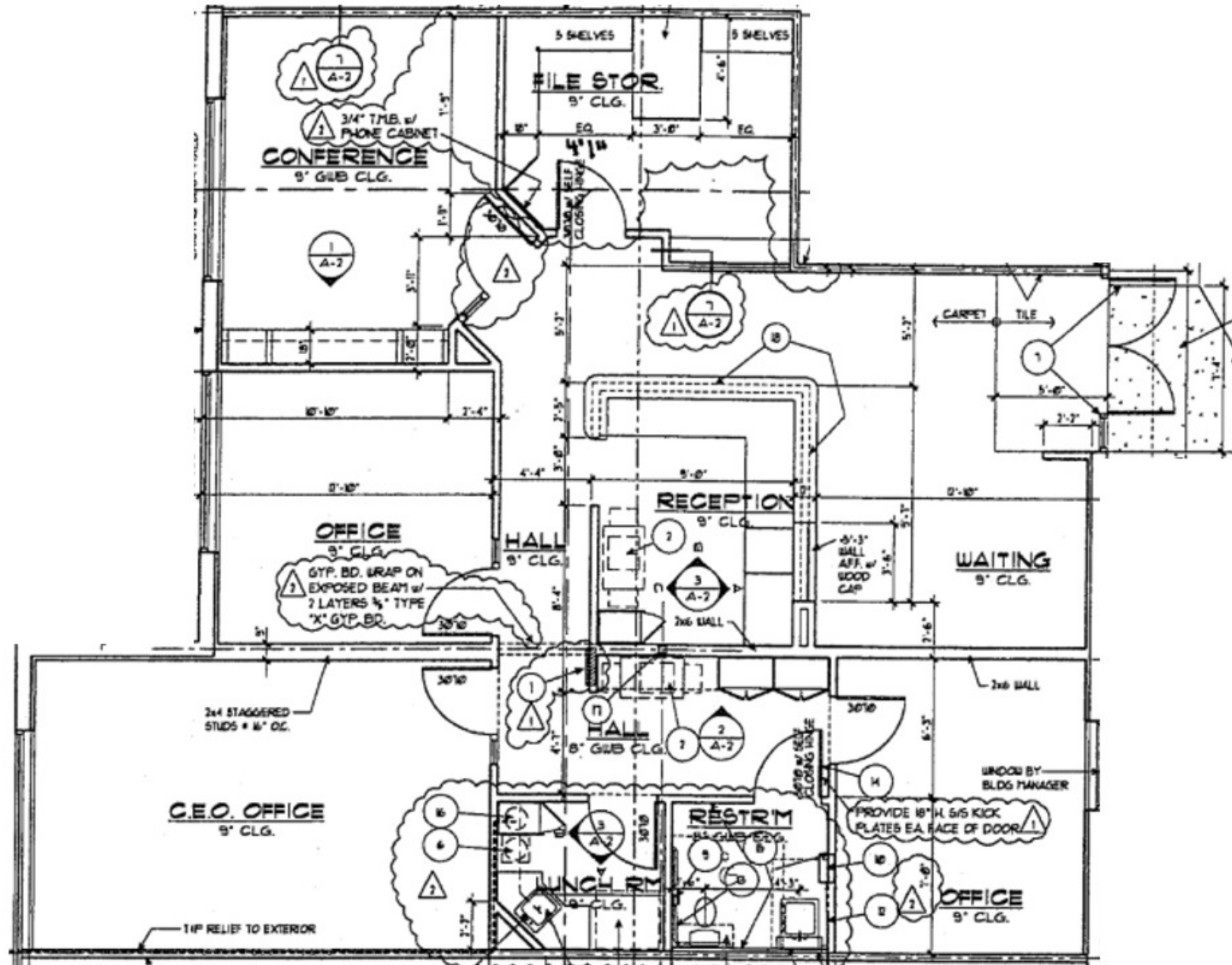
Interior Photos



Interior Photos



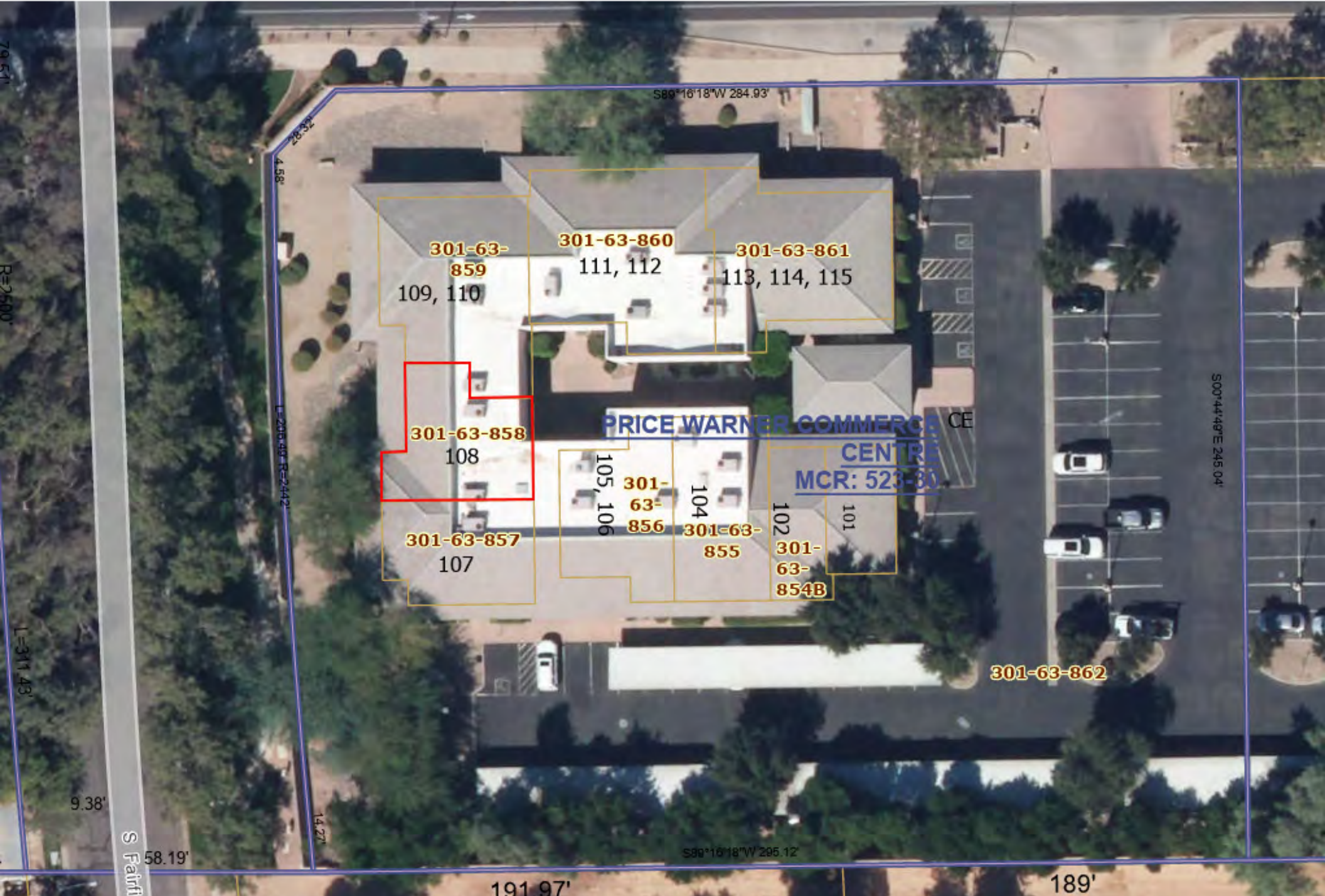
Floor Plan



Exterior Photos



Parcel Map



Site Map

s Arboles Dr

E Warner Rd



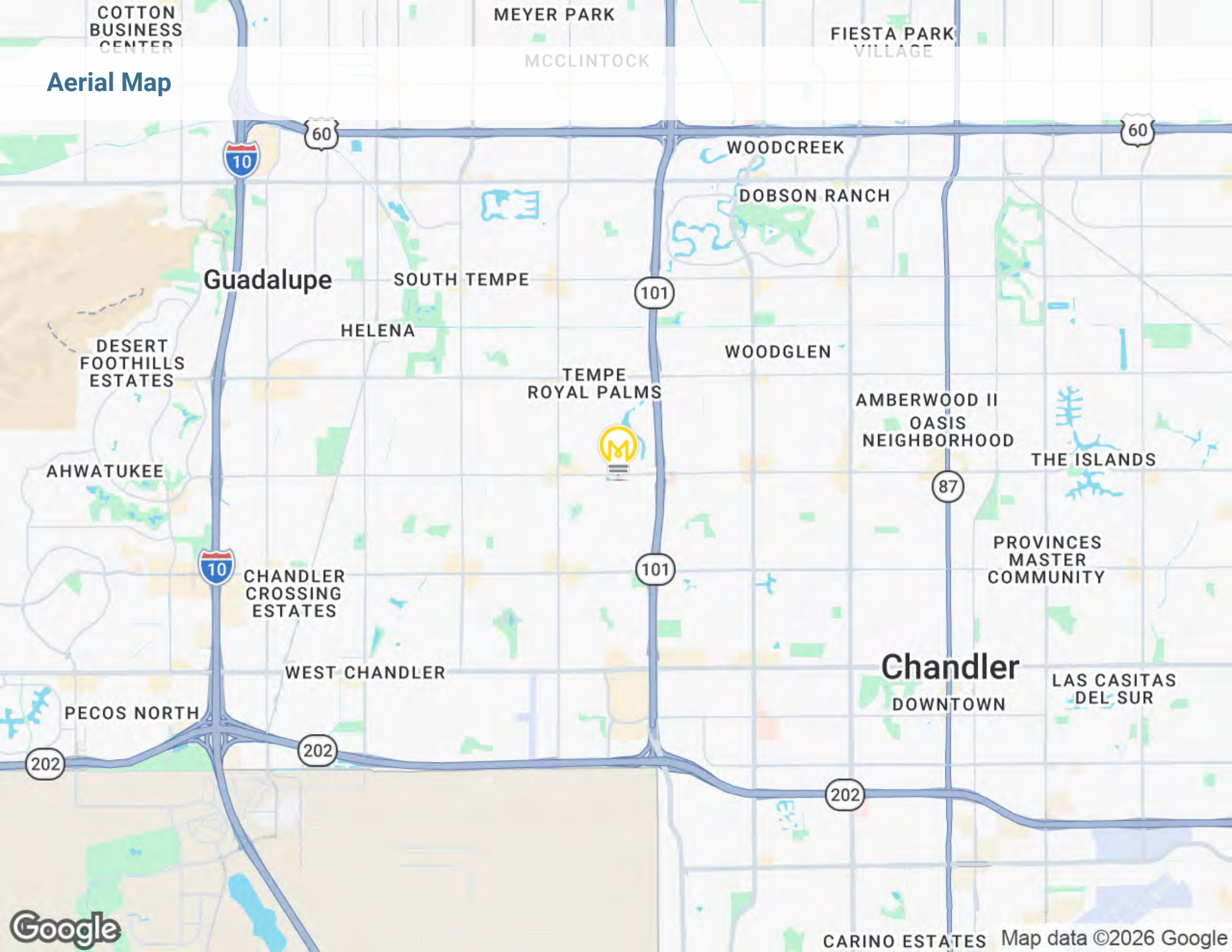
S Kenwood Ln

S Fairfield Dr

E Ranch Rd

S Fairfield Dr

Aerial Map



CONFIDENTIALITY & DISCLAIMER



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.