



Office Condo
For Sale or Lease

16515 S 40th Street

Building 9 - Unit 121 Phoenix, AZ 85048

Foothills Professional Village

Bob Broyles

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Colliers

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Property Highlights

Location	SEC of Frye Road and S 40th Street.
Unit Size	2,488 RSF Total Building Size 5,101 RSF
Year Built	2004. Remodeled in 2021
Parking	2 Covered Reserved & 11 Surface Spaces
Zoning	C-O, City of Phoenix

Features

- Owner User Opportunity
- Easy Access to Loop 202 (San Tan Freeway)
- Great Ahwatukee Location
- Building and Monument Signage Available
- Available 6/1/2026
- Easy Pull up Parking
- Exterior Entry
- Efficient Floor Plan
- Private Interior Restrooms

Sale



Sale Price:
\$829,738



2025 Taxes:
\$6,051.10



Association Dues 2025:
\$1,063.68/mo



APN:
301-85-240



Lease

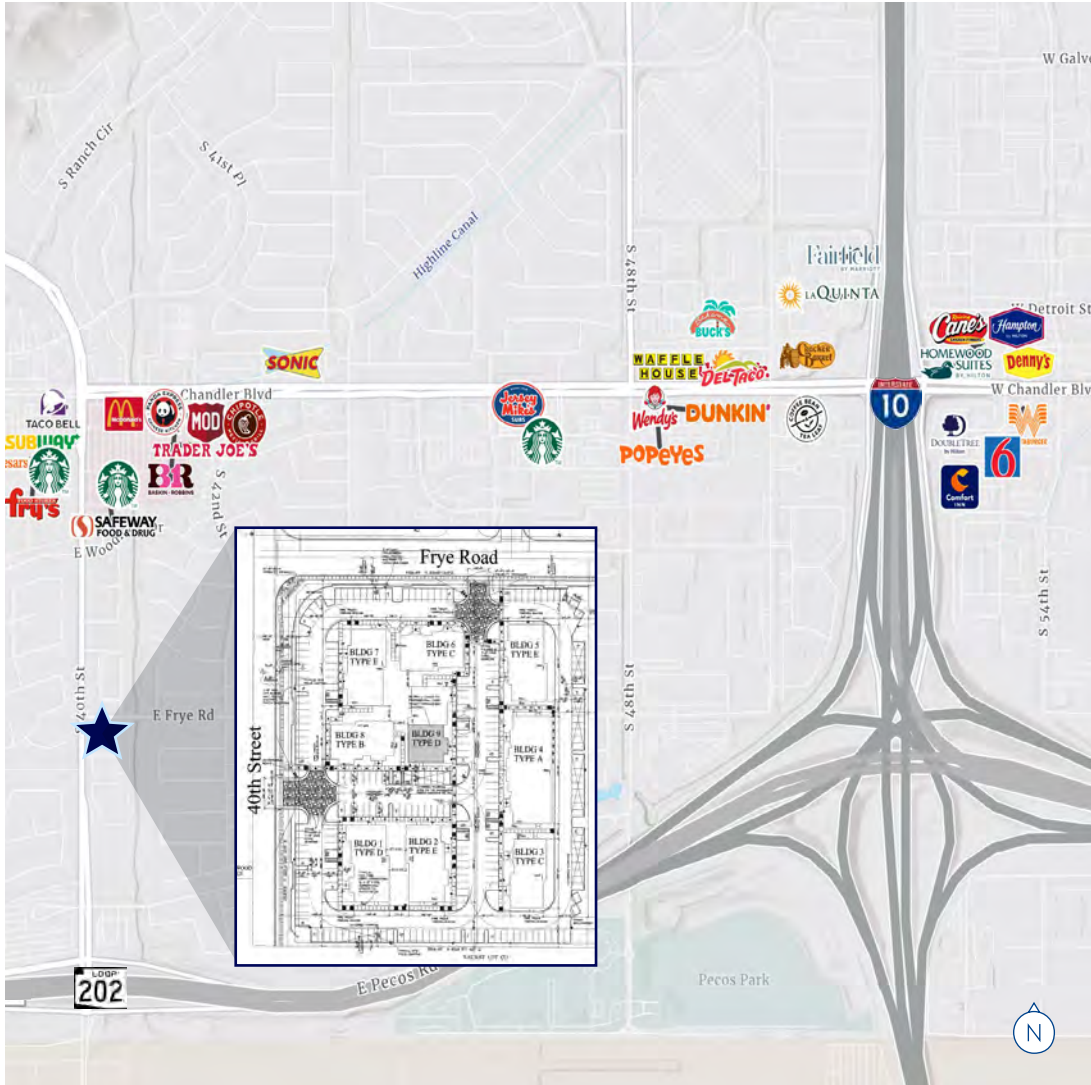


Lease Rate:
\$ 21.00/rsf/yr, NNN



NNNs:
\$7.76/rsf/yr





Demographics (within 5 miles)



2025
Population
117,058



2025 Median
Household
Income
\$111,434



2025
Median Age
41



2025 Median
Home Value
\$567,212

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