

MODERN AHWATUKEE OFFICE FOR LEASE

4425 E. AGAVE ROAD, BLDG 4. | PHOENIX, AZ 85044

LEVROSE

COMMERCIAL REAL ESTATE



±471 SF, ±749 SF, OR ±1,220 SF AVAILABLE



MATT LEONARD
602.369.7127
mleonard@levrose.com

DAWN WERLEY
480.289.4505
dwerley@levrose.com

PROPERTY SUMMARY

3 LEASING OPTIONS:

Option 1: Lease both Units 120 & 121 - ±1,220 SF
\$24.00/SF Modified Gross
(Electric & Janitorial not included)

Option 2: Lease Unit 120 - ±749 SF
\$26.00/SF Full Service net Janitorial
Available May 2026

Option 3: Lease Unit 121 - ±471 SF
\$26.00/SF Full Service net Janitorial

PARCEL NUMBER: 301-58-916

ZONING: C-2 PCD, City of Phoenix

PROPERTY HIGHLIGHTS

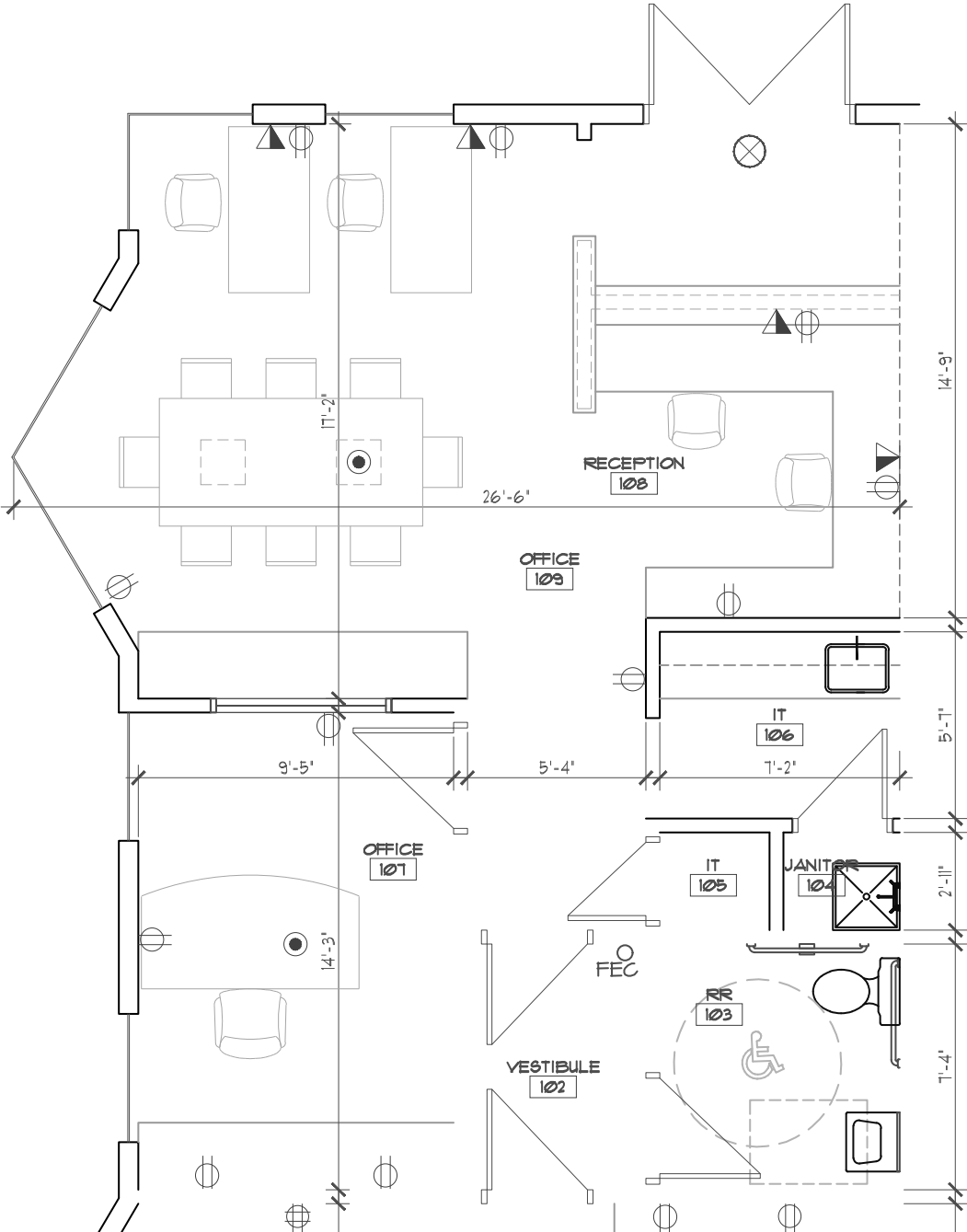
- Easy access to I-10 & South Mountain 202
- Ample amounts of natural light throughout the suite
- Many Retail Amenities in the in close Proximity
- High Demographic Area
- Covered parking space(s) available





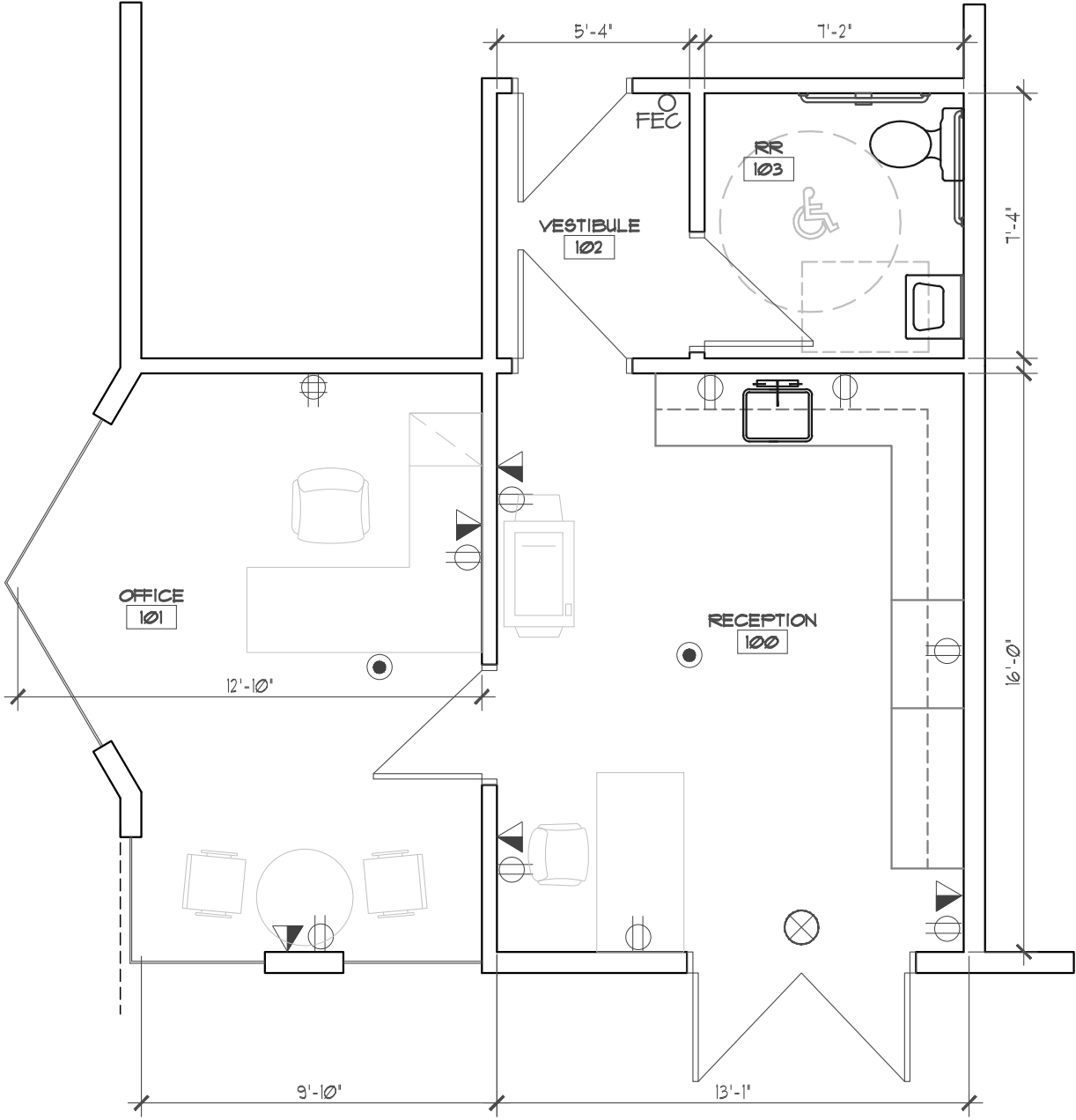
SUITE 120 - FLOOR PLAN

±749 SF



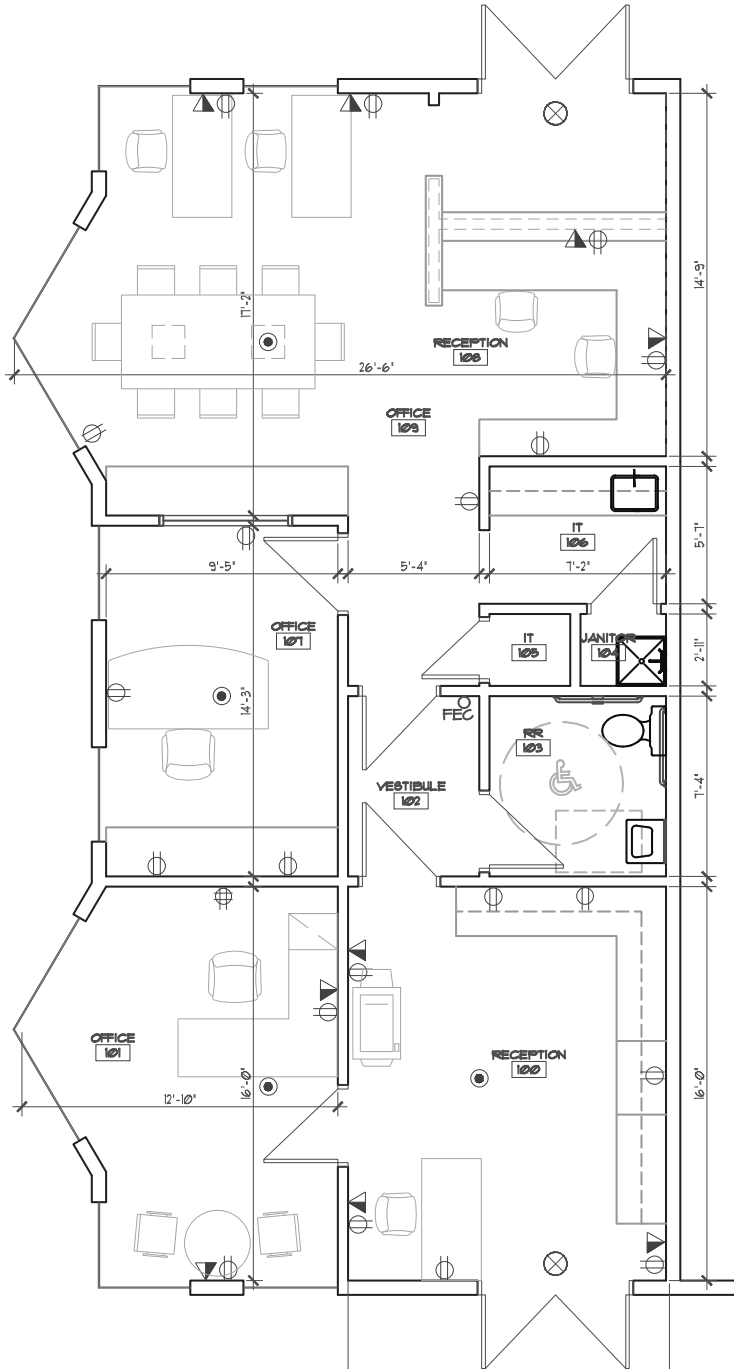
SUITE 121 - FLOOR PLAN

±471 SF



SUITE 120 & 121 - FLOOR PLAN

±1,220 SF



LOCATION OVERVIEW





MATT LEONARD
602.369.7127
mleonard@levrose.com

DAWN WERLEY
480.289.4505
dwerley@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.