

# FOR LEASE

1805 W. VAN BUREN STREET  
214 N. 18TH AVENUE

PHOENIX, AZ 85007

RETAIL , OFFICE & WAREHOUSE



## PROPERTY FEATURES

<b>BUILDING SIZE</b>	9,583 SF
<b>LOT SIZE:</b>	.025 AC +
<b>ZONING</b>	C-3
<b>AVAILABLE SPACES:</b>	1,100 SF -1,900 SF
<b>LEASE RATE:</b>	\$18 SF/YR + NNN'S

CINDY MOY-ZHANG  
C: 646.206.0905  
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cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

BROOK MILLER  
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O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400

4365 E. PECOS ROAD GILBERT, A.Z. 85295

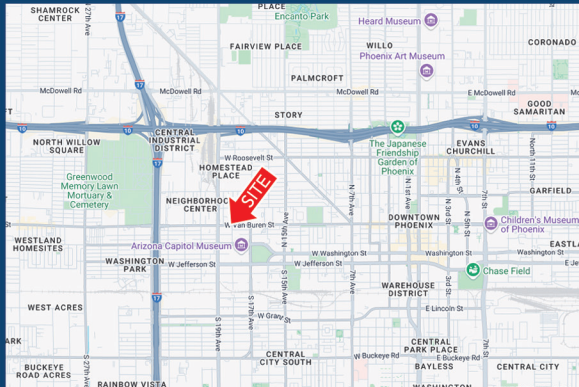
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## PROPERTY HIGHLIGHTS

- Location! Great lease opportunity in the State Capitol District!
- Functional and flexible floor plans
- C-3 zoning to accommodate a wide range of tenant uses such as retail, medical or offices.
- Service the Arizona Government or nearby professional businesses.
- Suites available from 1,100 SF - 1,900 SF
- Centrally located and easy access to major highways



UNIT	TENANT	SQ. FT	LEASE RATE
1801	AVAILABLE	1,449	\$18 SF/YR
1803	IRMA'S KITCHEN	1,100	
1805	TAX & BUSINESS SOLUTIONS	1,100	
1807	IN LINE HEALTH	1,100	
100	AVAILABLE	1,900	\$18 SF/YR
200	AVAILABLE	1,900	\$18 SF/YR

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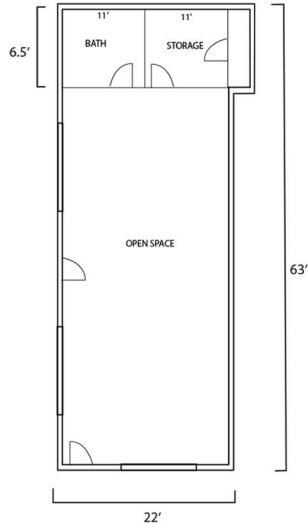
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## FLOORPLAN

1801 W. VAN BUREN ST. PHOENIX, AZ 85007



W. VAN BUREN STREET

NOTE: FLOOR PLAN IS NOT TO SCALE AND IS FOR REFERENCE ONLY

SUITE 1801 ±1,449 SF

\$2,175 BASE + \$423 NNN + \$63 TPT



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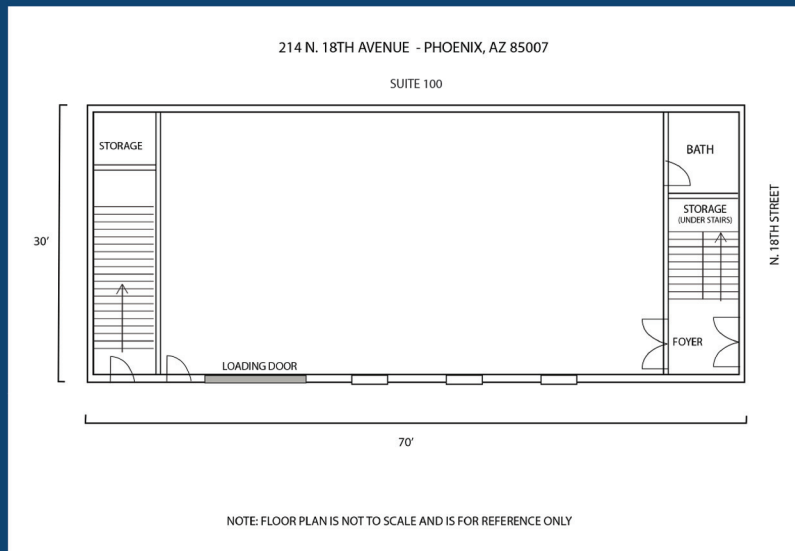
1805 W. VAN BUREN STREET - PHOENIX, AZ 85007  
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\$2,850 BASE + \$554 NNN + \$83 TPT

SUITE 100 ± 1,900 SF



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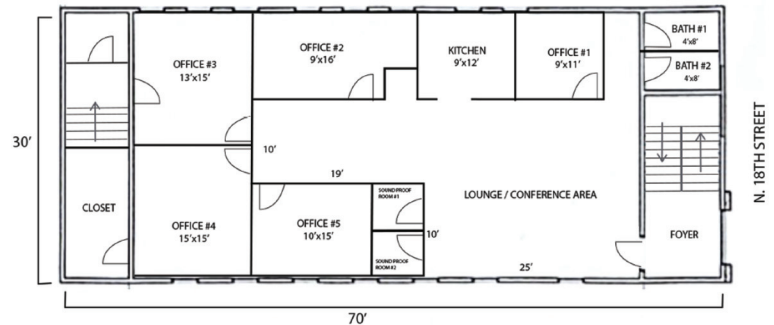
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SUITE 200 - 1,900 SF

\$2,850 BASE + \$554 NNN + \$83 TPT

## FLOORPLAN



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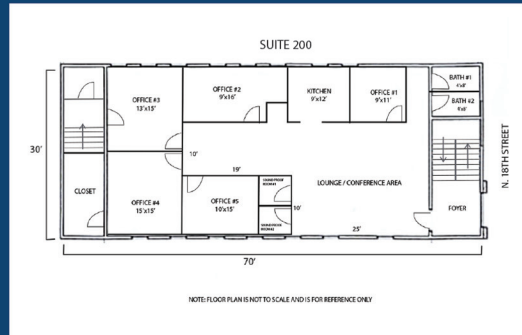
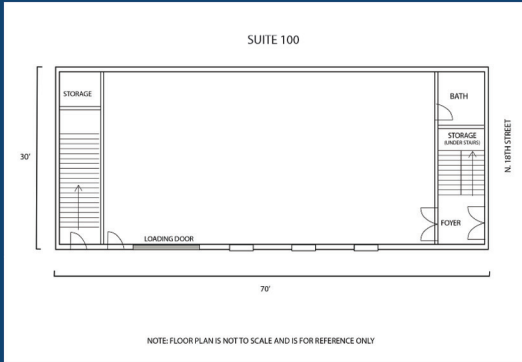
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COMBINE OFFICE AND WAREHOUSE SPACE FOR A TOTAL OF 3,800 SF!

SUITE 100 & 200 ±3,800 SF

RATE NEGOTIABLE IF COMBINED



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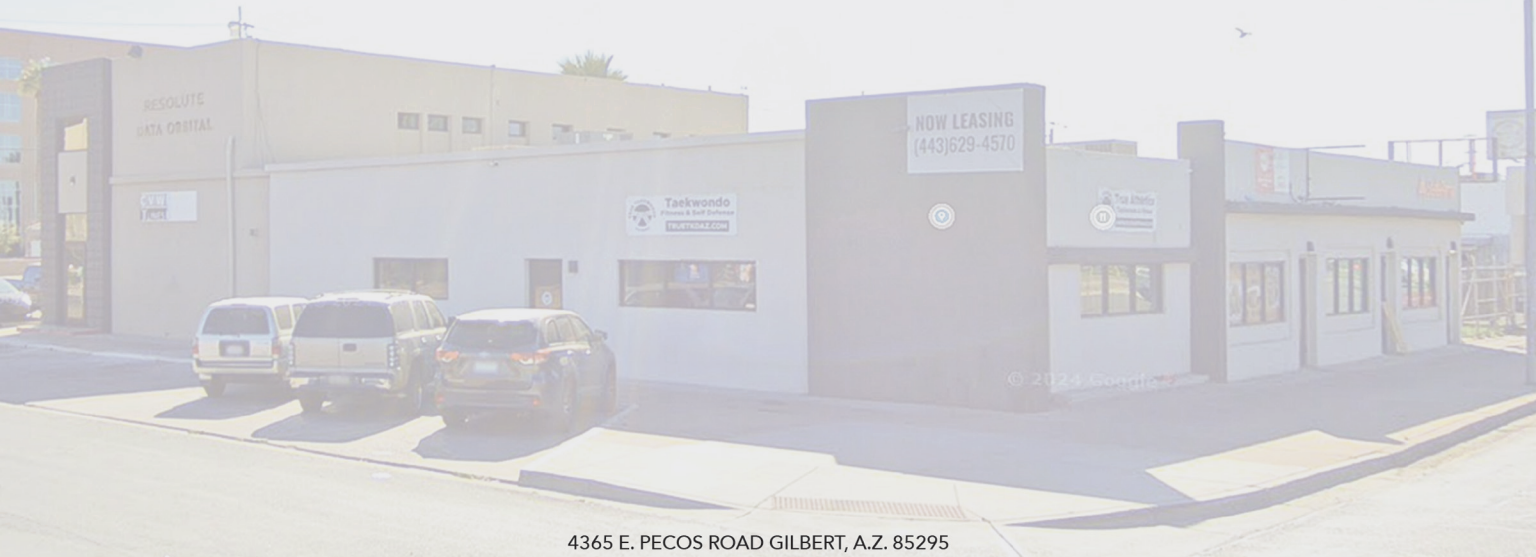
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