

Building D Available For Sale or Lease

INQUIRIES:

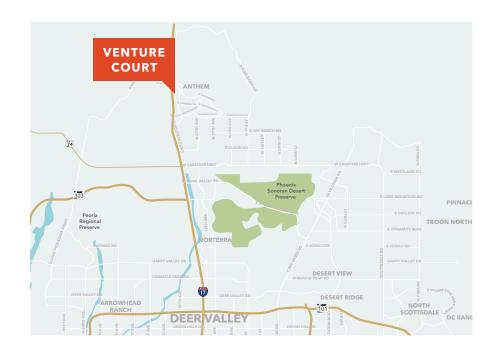
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VENTURE COURT

Venture Court caters to private practices, healthcare and office users who require quality, accessible space in the Anthem submarket. With proximity to established neighborhoods and retail amenities, Venture Court is in an ideal location just 2 minutes from I-17 access.

Building D has a Tenant in Suite D-136 with a contiguous 2,543 SF of shell space available for lease. Both buildings provide a great opportunity to lease or to purchase with income and space available to own/occupy.





SITE PLAN



PROPERTY HIGHLIGHTS

LOCATED in the master-planned Anthem Community

TWO minutes from I-17 access with freeway visibility

5.2/1,000 parking ratio

MONUMENT and building signage available

EXCELLENT opportunity for lease, owner/user sale or investment sale

BUILT in 2008

LEASING AVAILABILITIES

D-144 2,543 SF

Shell

SALES OPPORTUNITY

BLDG D 7,158 SF

SALE OR LEASE OPPORTUNITY

\$22.00
NNN LEASE RATE

CALL FOR SALES PRICING

7,158 SF
VALUE-ADD INVESTMENT



SALES OPPORTUNITY



FROM ANTHEM COMMUNITY **PARK**

O.4 MILES O.6 MILES O.7 MILES

FROM ANTHEM RETAIL **AMENITIES**

FROM INTERSTATE 17 ACCESS

6.6 MILES

FROM HONOR HEALTH SONORAN **CROSSING MEDICAL CENTER**

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