

VENTURE COURT

41810 N VENTURE DRIVE, BUILDING D, PHOENIX, AZ



Building D Available For Sale or Lease

INQUIRIES:

PERRY GABUZZI, CCIM

602.513.5116

perry.gabuzzi@kidder.com

RACHAEL THOMPSON

602.513.5122

rachael.thompson@kidder.com



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
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SALES OPPORTUNITY

BLDG D	7,158 SF
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SALE OR LEASE OPPORTUNITY

\$22.00

NNN LEASE RATE

CALL

FOR SALES PRICING

7,158 SF

VALUE-ADD INVESTMENT
OPPORTUNITY

OWNER/USER

SALES OPPORTUNITY



0.4 MILES

FROM ANTHEM COMMUNITY
PARK

0.6 MILES

FROM ANTHEM RETAIL
AMENITIES

0.7 MILES

FROM INTERSTATE 17
ACCESS

6.6 MILES

FROM HONOR HEALTH SONORAN
CROSSING MEDICAL CENTER

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