



**FOR SALE & LEASE  
4105N20THST, SUITE 130  
PHOENIX, AZ**



## **SPECIFICATIONS:**

**PROPOSED USE** Commercial, Office

**OFFICES** 10 - Outpatient Rooms or Offices

**ZONING** C-O

**TAX PARCEL NO.** 163-32-282



**\$901,550**

SALE PRICE



**2,265 SF**

SQUARE FEET



**MEDICAL  
OFFICE**

**1986**

Year Built

**2024**

Renovated

**Avail. SF** 2,265

**Asking Rent** \$31 Full Service

**HANNAH HAMMOND**

**BROKER**

**480.490.3269**

**HANNAH@REATTHEFIRM.COM**

4105 N 20TH ST, SUITE 130, PHOENIX, AZ 85016



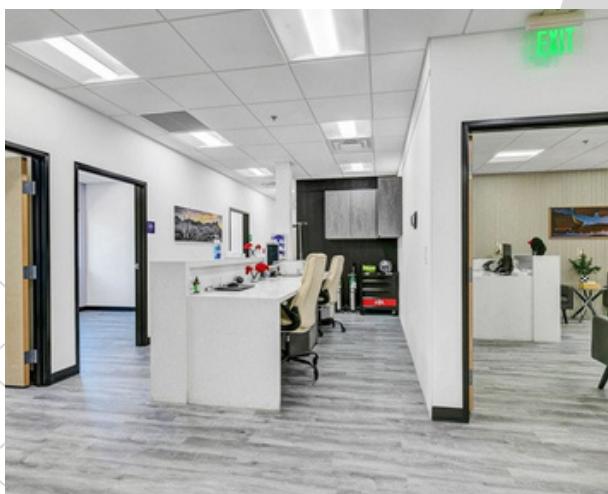
## PROPERTY HIGHLIGHTS

- Prime Phoenix location near the 51, I-10, and Loop 202 Freeways
- 10 Outpatient Offices, Reception, Break Room, Storage, and Utility Room
- Building can. be General Office OR Medical Office. Rooms do not currently have sinks.
- Medically Coded with Fire Sprinklers
- 2 ADA Restrooms
- Medical Grade Electrical System

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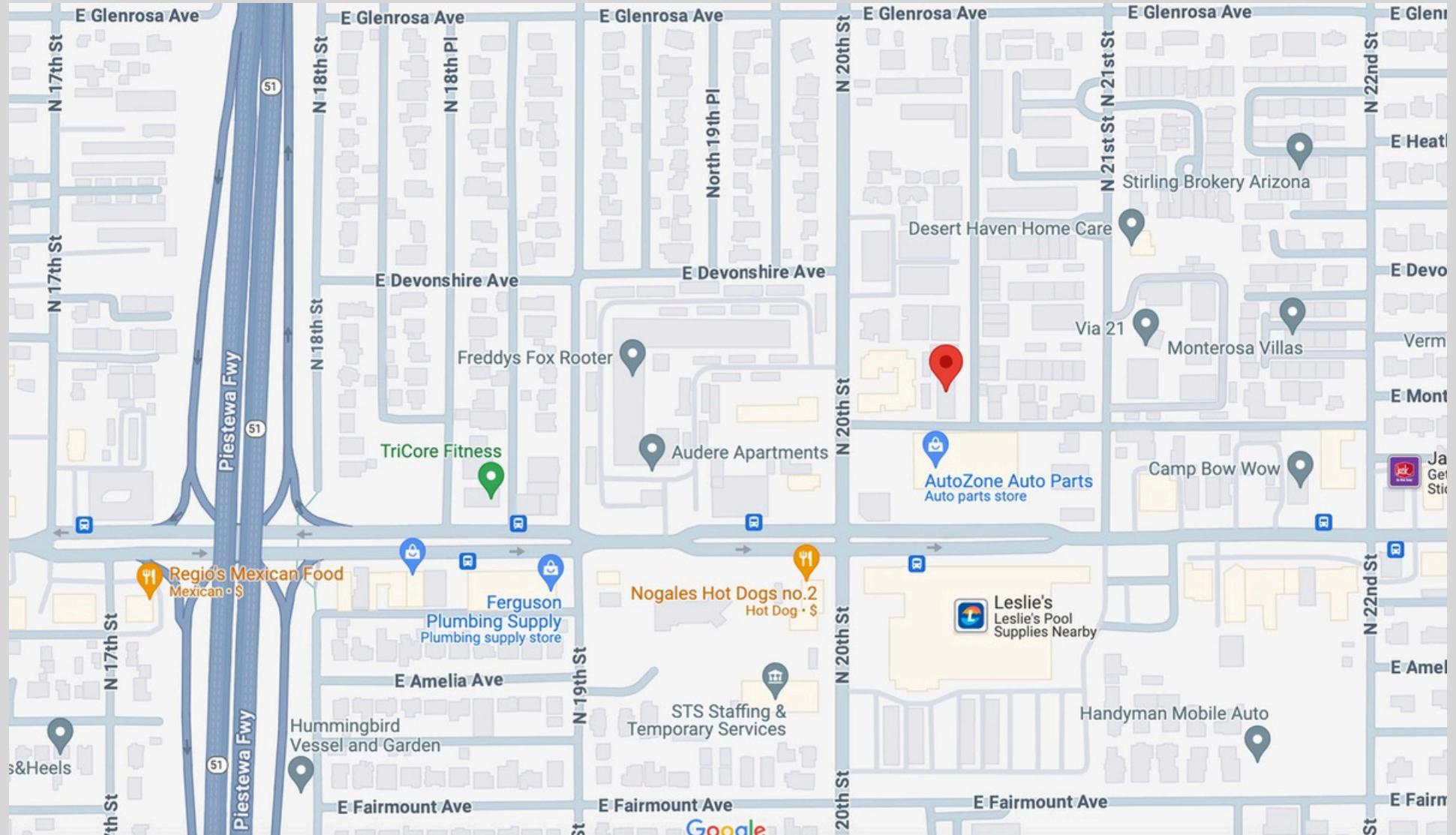
Discover this beautiful, newly built-out 2,265 square foot medical office in a prime Phoenix location. Just blocks from the 51 Freeway, it offers quick access to the entire valley via the I-10 and 202 Loop, and is only a mile from the Esplanade, Phoenix's premier office hub. The office is fully medically coded with fire sprinklers, features two ADA-compliant restrooms, and has updated medical-grade electrical systems. This space is designed to meet all safety regulations and support advanced medical equipment, providing an ideal environment for a thriving medical practice. Strategically located to provide unparalleled access to major highways and nearby amenities, enhancing convenience for both staff and patients. **Contact us today to schedule a viewing and take the first step toward elevating your practice in this premier Phoenix location!**



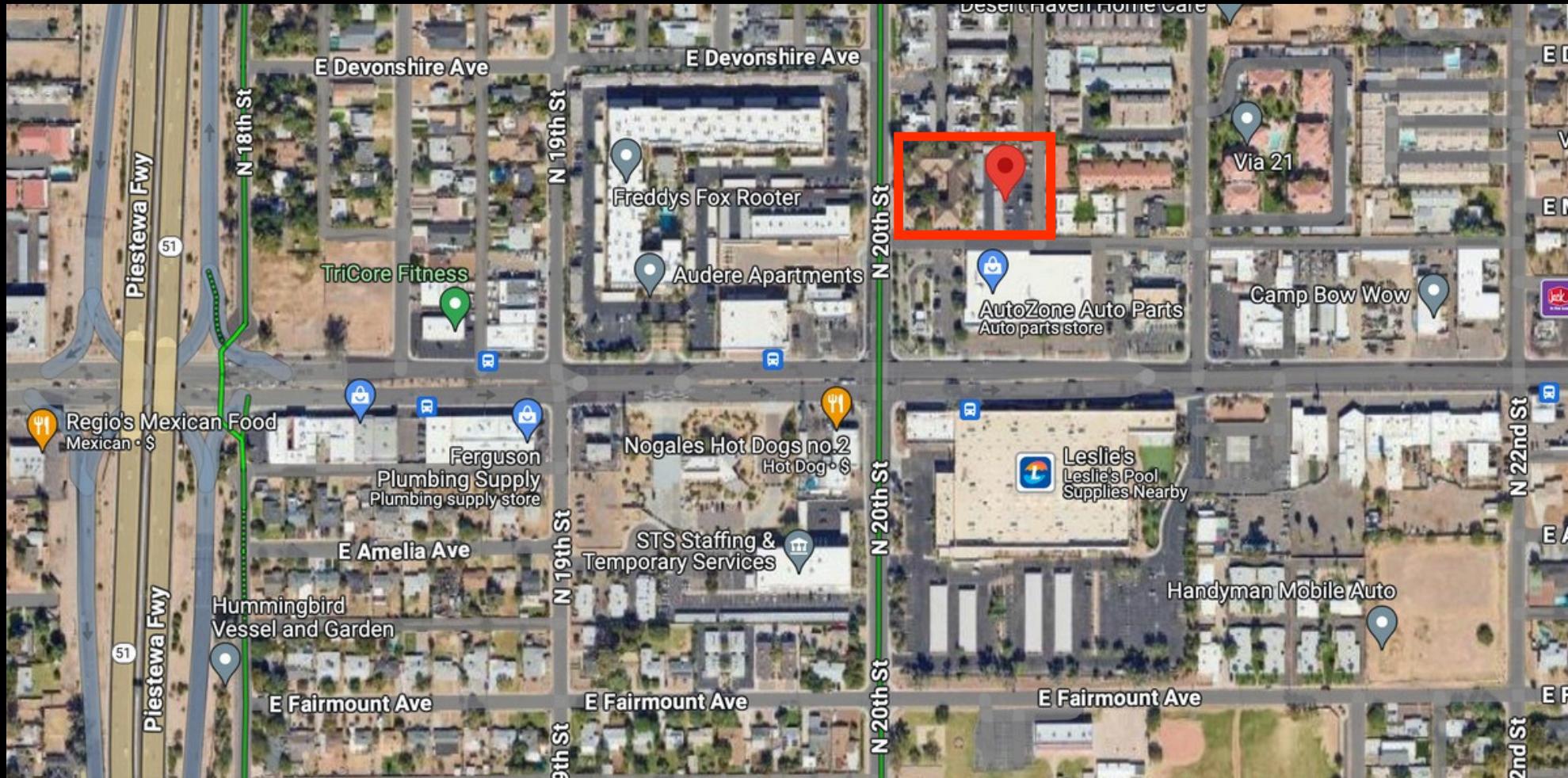




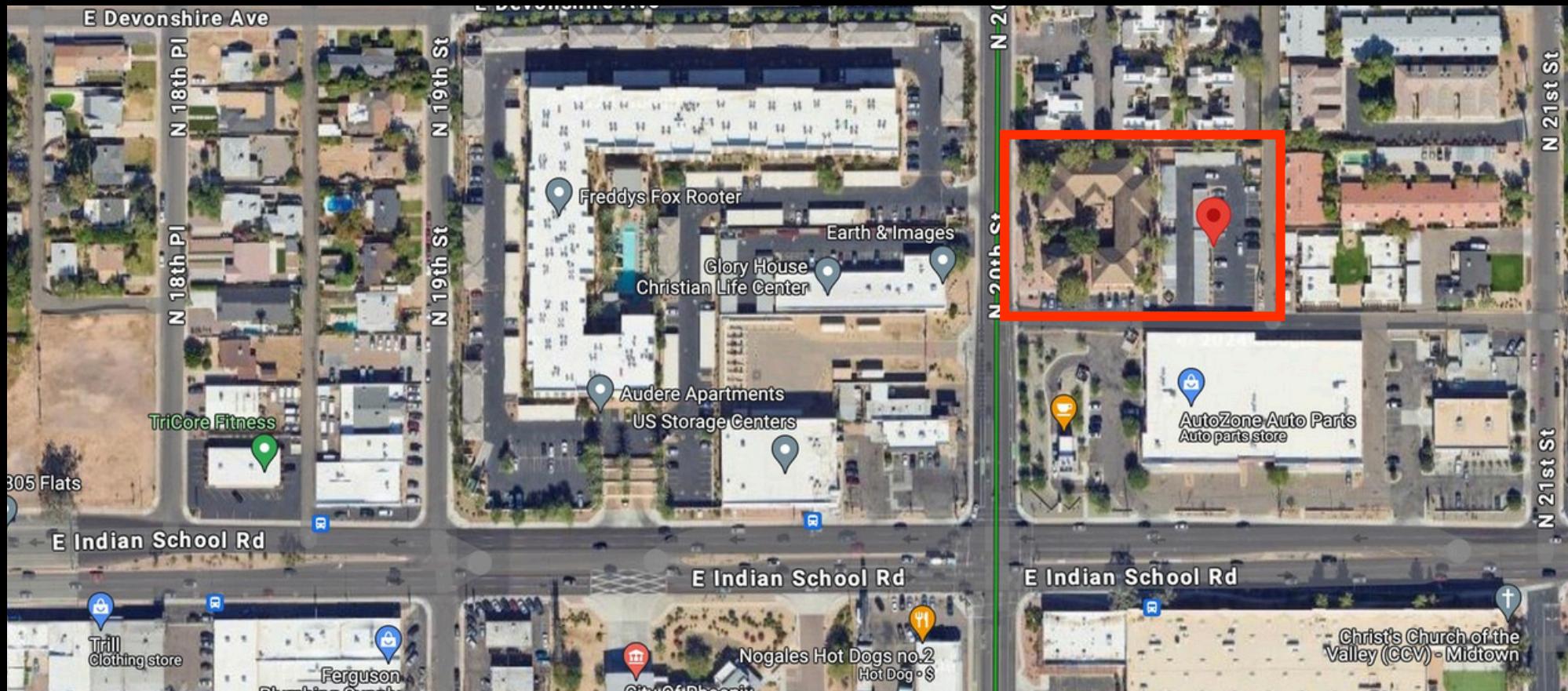
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## **PRESENTED BY:**

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.



### **FOR INQUIRIES, CONTACT:**

**Hannah Hammond, Broker**

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**480.490.3269**

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