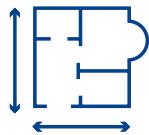




## Office For Sale or Lease

# 3118 E McDowell Rd



Total of  
±13,009 RSF  
Available



Building A:  
±10,005 RSF



Building B:  
3,004 RSF



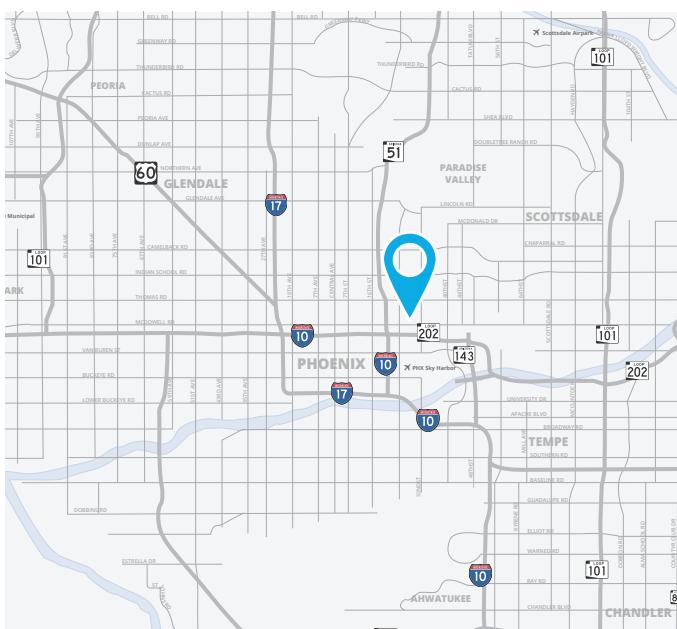
Parking Ratio:  
5.88:1000



Easy Access  
to SR-51 &  
Loop 202

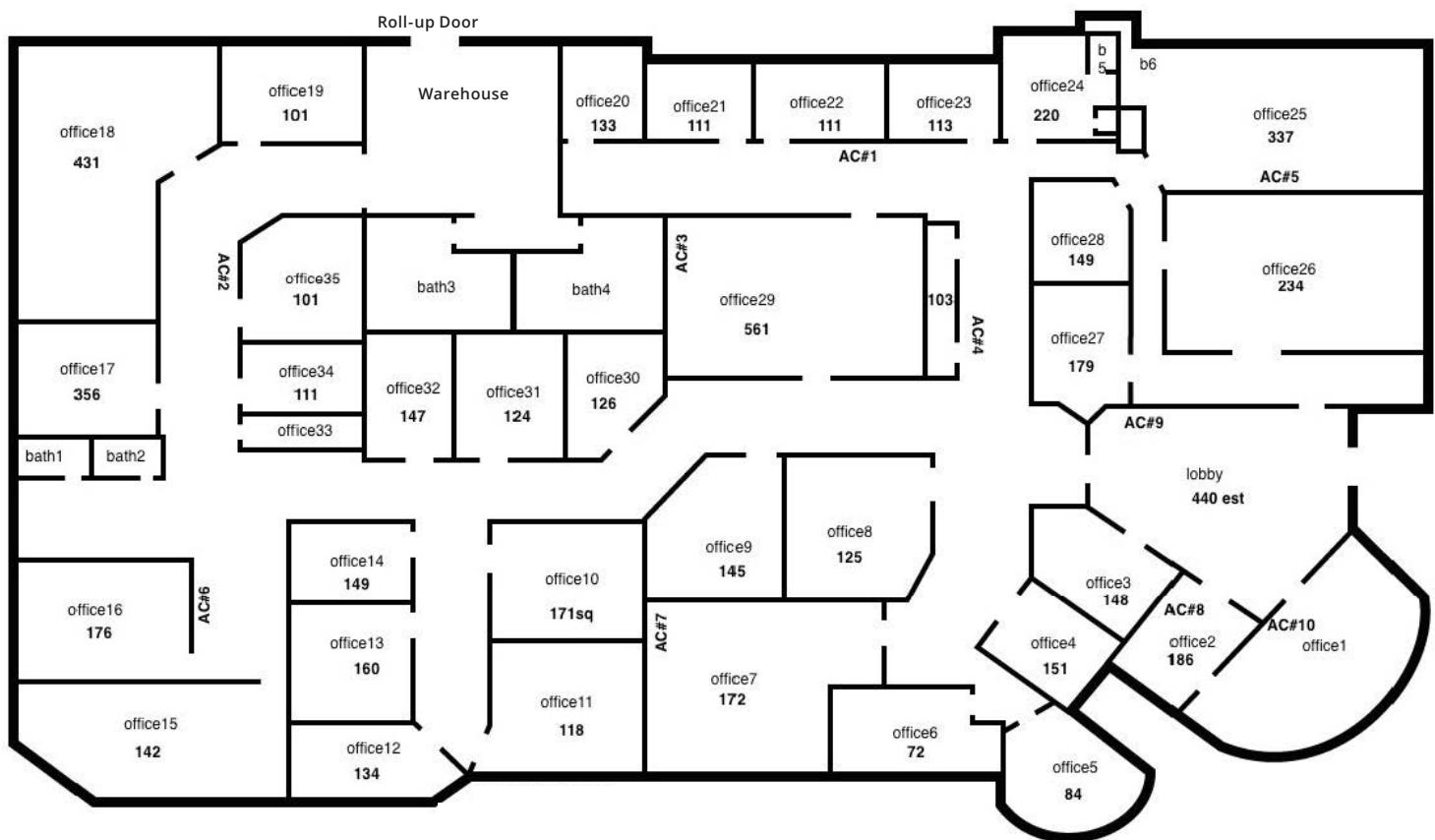


Roll-up Door  
for easy  
loading



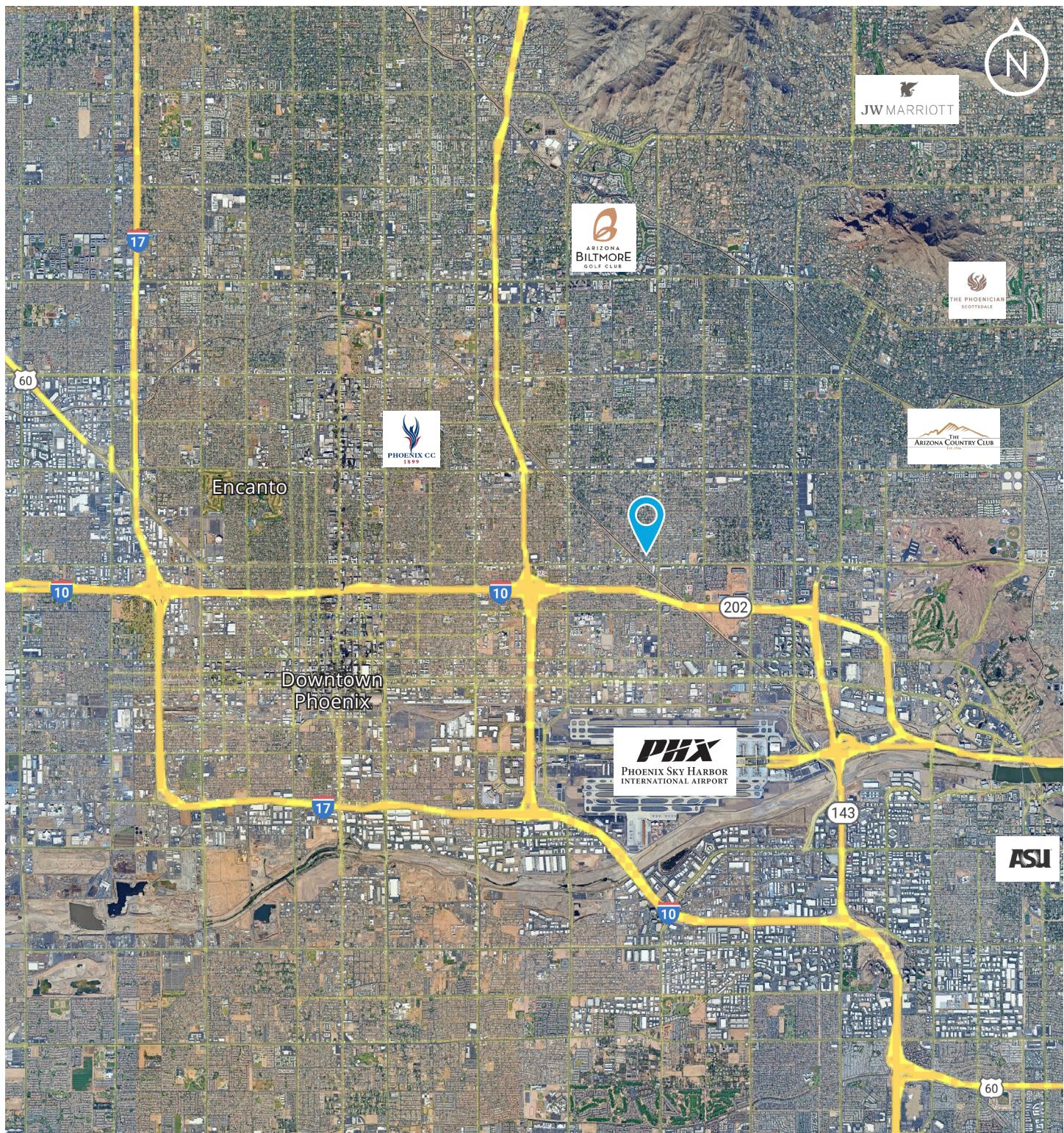
# Availability

## Building A ±10,005 SF



# Aerial





For more information, please contact us:

**Michael Marsh**  
Vice President  
+1 602 222 5177  
[michael.marsh@colliers.com](mailto:michael.marsh@colliers.com)

**Justin Sieczkowski**  
Vice President  
+1 602 222 5155  
[justin.sieczkowski@colliers.com](mailto:justin.sieczkowski@colliers.com)

**Colliers**  
2390 E. Camelback Rd. Ste 100  
Phoenix, Arizona 85016  
[colliers.com/arizona](http://colliers.com/arizona)



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.