



For Sale or Lease | Prime opportunity for attorneys, CPA & medical professionals

2345 W Glendale Ave | Phoenix, AZ 85021

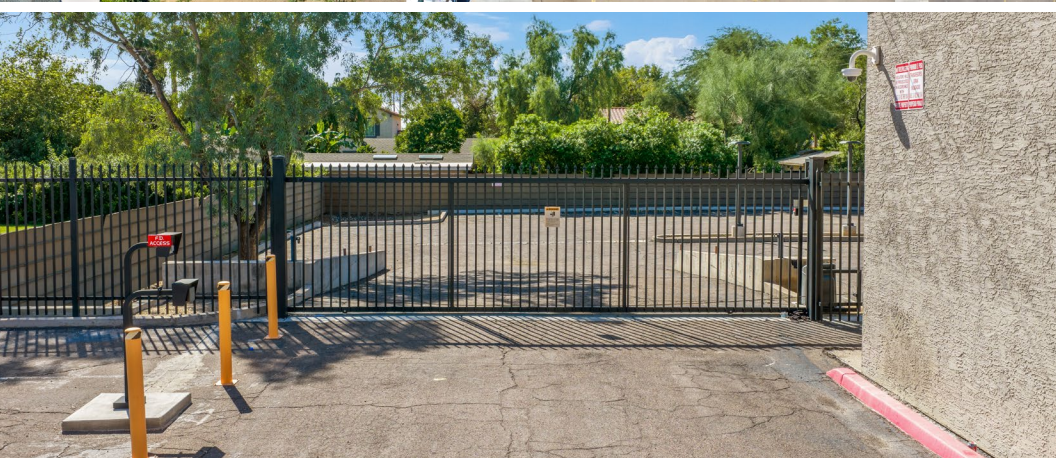
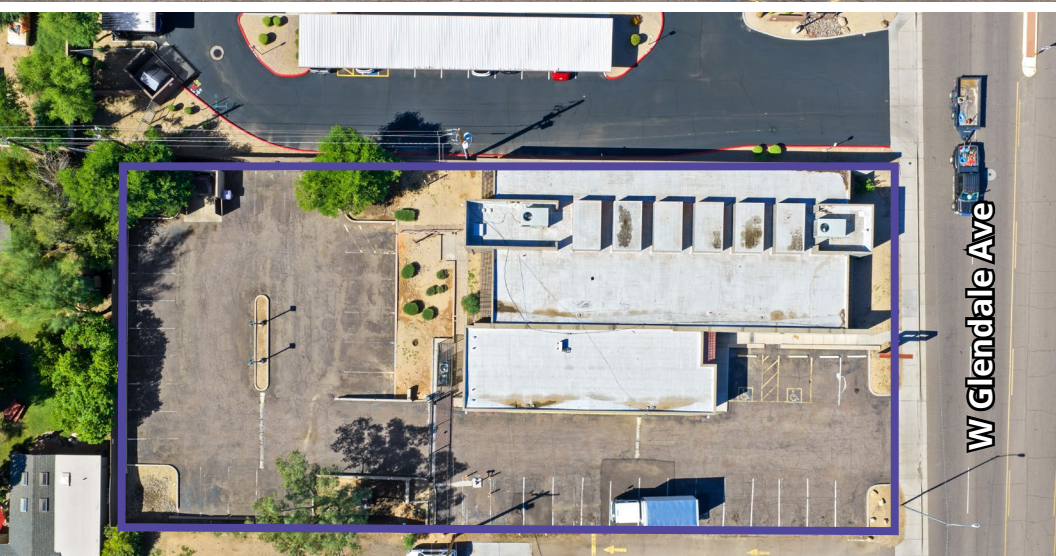
Get more information

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Property overview

This versatile property features a ±0.25 acre additional parking lot located directly behind the building, ideal for staff or client use. The building is equipped with two HVAC systems (installed 5/2017 and secured), Phase 1 power, and 10-foot ceilings. Recent 2022 improvements include fresh exterior and interior paint, updated flooring, enhanced electrical systems, enclosed dumpster area, and upgraded millwork in the reception area, breakroom, and bathrooms. Conveniently located near the I-17 Freeway, the property is just minutes from the exciting Metrocenter redevelopment and only three miles north of Grand Canyon University. This is a fantastic opportunity for attorneys, CPAs, and medical professionals seeking a well-located, move-in-ready space.



Property Summary

| | |
|--------------|-------------------------|
| Sale price | \$1,665,675 \$225 psf |
| Lease rate | \$17 sf + NNN |
| Availability | ±7,403 sf |
| Year built | 1976 |
| Zoning | C-2 |
| Parking | 5.14/1,000sf |

Interior Photos

For sale or lease
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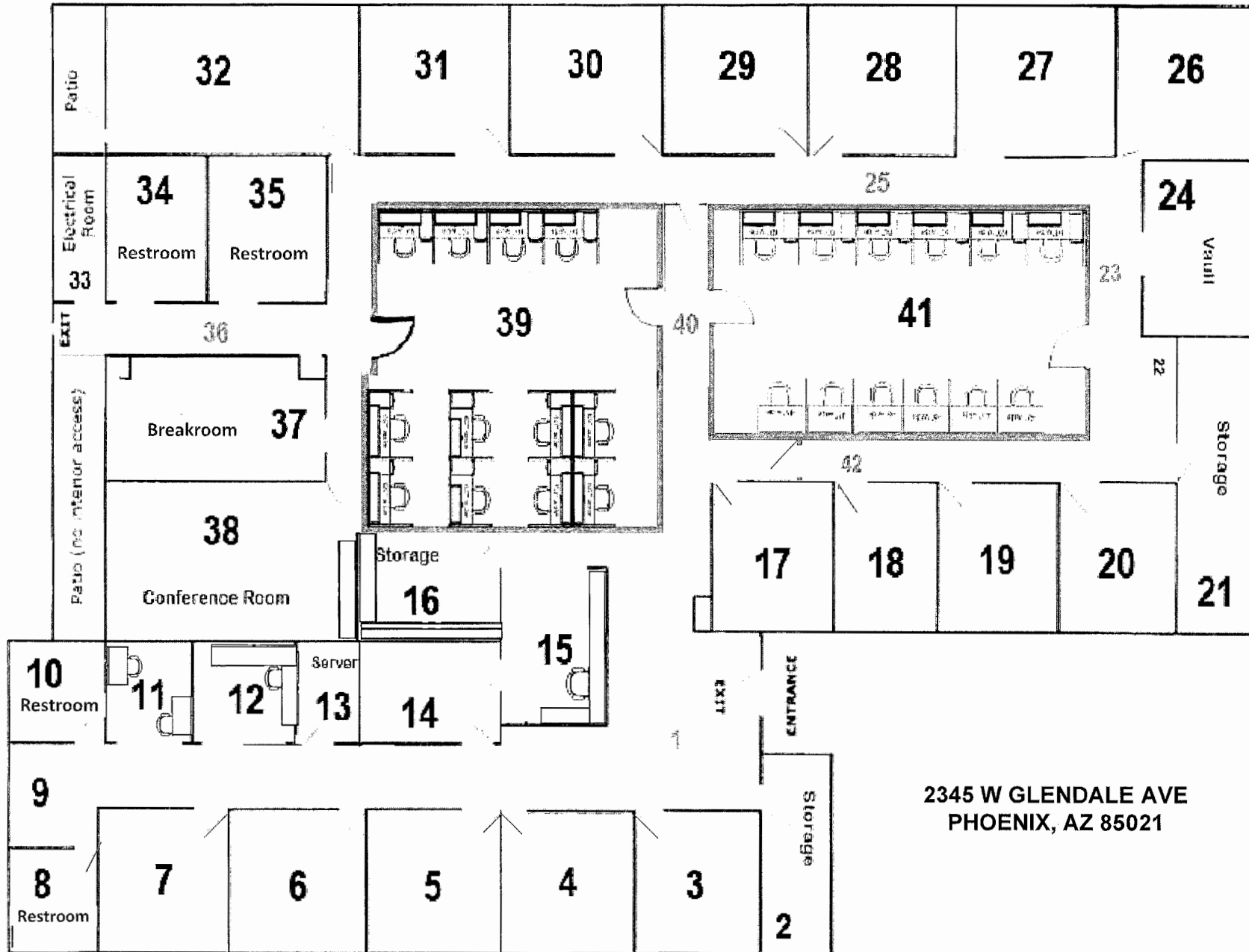
Interior Photos

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Floor plan

For sale or lease
2345 W Glendale Ave



2345 W GLENDALE AVE
PHOENIX, AZ 85021


Location


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Demographics


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| | | | |
|---|---------------|----------------|----------------|
|  Population | 1-mile | 3-miles | 5-miles |
| | 28,635 | 213,680 | 484,112 |


| | | | |
|---|-----------------|-----------------|-----------------|
|  Avg. HH Income | 1-mile | 3-miles | 5-miles |
| | \$72,997 | \$94,735 | \$97,208 |

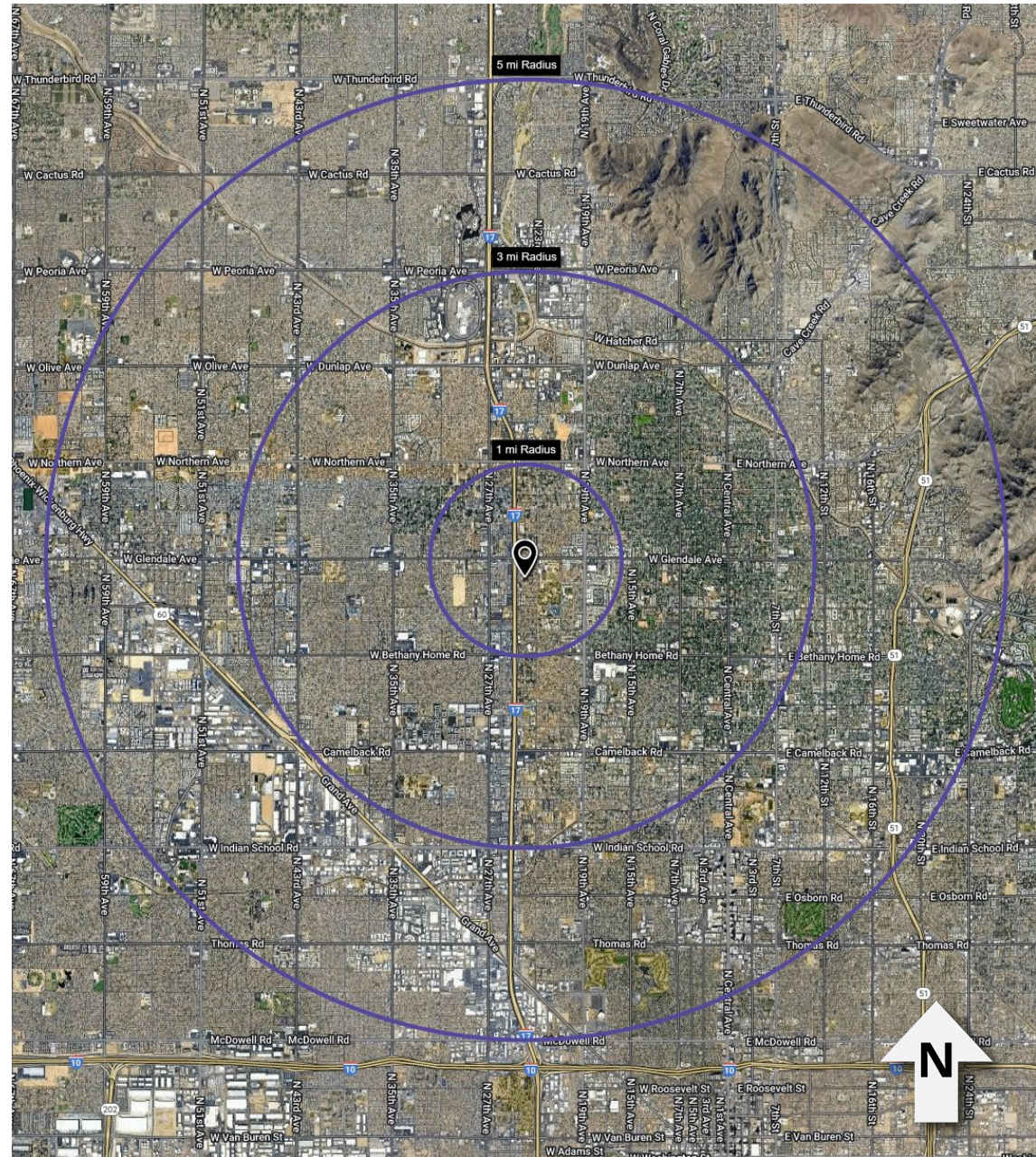
| | | | |
|--|------------------|------------------|------------------|
|  Avg. Home Value | 1-mile | 3-miles | 5-miles |
| | \$367,984 | \$446,684 | \$431,234 |

| | | | |
|---|------------|--------------|---------------|
|  Total Businesses | 1-mile | 3-miles | 5-miles |
| | 661 | 7,476 | 23,971 |

| | | | |
|---|--------------|---------------|----------------|
|  Daytime Employment | 1-mile | 3-miles | 5-miles |
| | 4,376 | 54,551 | 203,483 |

Travel Time

| | | |
|---|--------------------------------------|-----------------------|
|  | Travel to work in 14 minutes or less | 38,336 (15.3%) |
| | Avg. minutes travel to work | 24.4 |





Get in touch

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