

42211 & 42201 N 41ST DR

ANTHEM/PHOENIX, AZ 85086

DESERT NORTH COMMERCE CENTER



FOR LEASE

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OFFERING DETAILS

LEASE RATE	\$12.60/SF/YR NNN
LEASE TYPE	NNN
APN #	203-03-012
ZONING	C-2 PCD Z-129-06
PARKING	4.00/1,000 SF
2026 EST. NNN's	±\$5.39/SF/YR
BUILDING A TOTAL SF	±26,063 SF
BUILDING B TOTAL SF	±25,964 SF
SUITE A101	±2,926-4,000 SF (General Office/Light Industrial with Roll-Up Door)
SUITE A137 & A 145	±5,028 SF (Medical Office/Grey Shell)
SUITE A145	±3,619 SF (Medical Office)
SUITE A169	±2,048 SF (Former Gym/Fitness Space)
SUITE B144	±1,299 SF (General Office)
UP TO ±5,028 SF OF CONTIGUOUS SPACE	

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



PROPERTY HIGHLIGHTS

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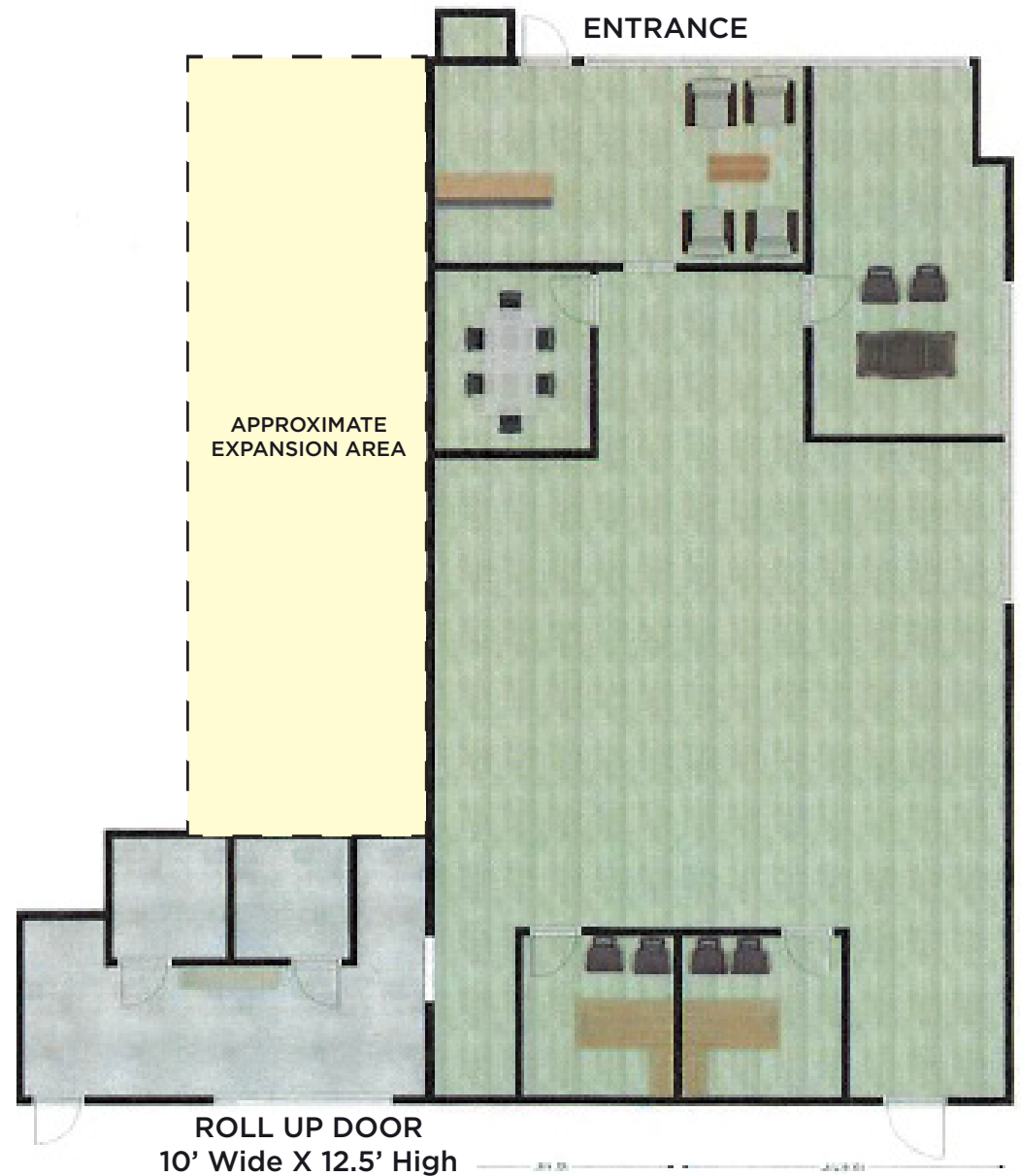
- Easy highway access at I-17 & Anthem Way
- Highly visible from I-17 (±83,874 VPD)
- Mixed-use property supporting: Office, medical, retail, flex, & showroom uses
- Property serves Anthem market and is just North of 40 billion Taiwan Semiconductor Fab and Loop 303
- Retail amenities in the immediate area, located directly south of the Outlets at Anthem
- Rapidly growing North Phoenix market
- Significant new home construction in the immediate area
- Close proximity to HonorHealth Sonoran Crossing Medical Center
- High demographic area
- Building signage available



FLOOR PLANS

A101 | ±2,926 RSF

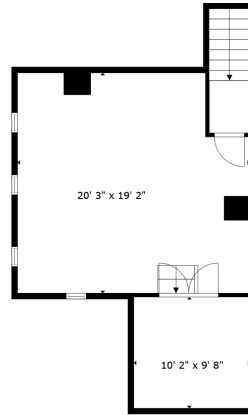
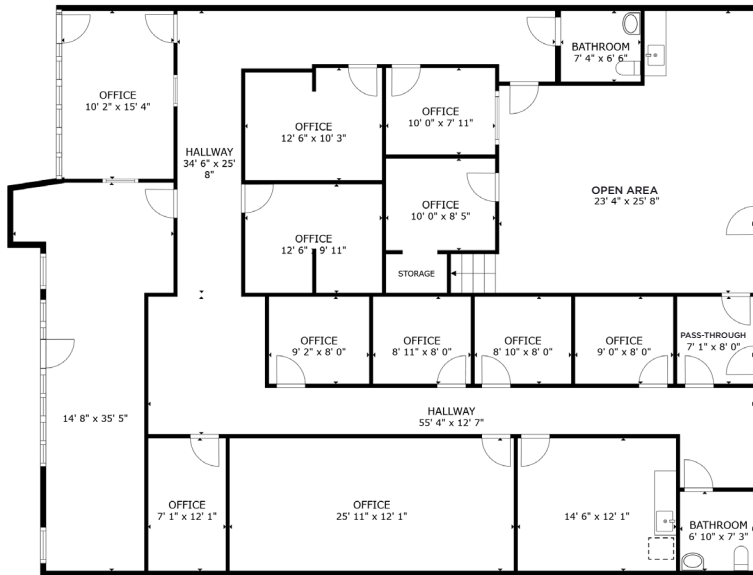
WAREHOUSE PORTION OF THE UNIT
CAN BE SIGNIFICANTLY EXPANDED



FLOOR PLANS

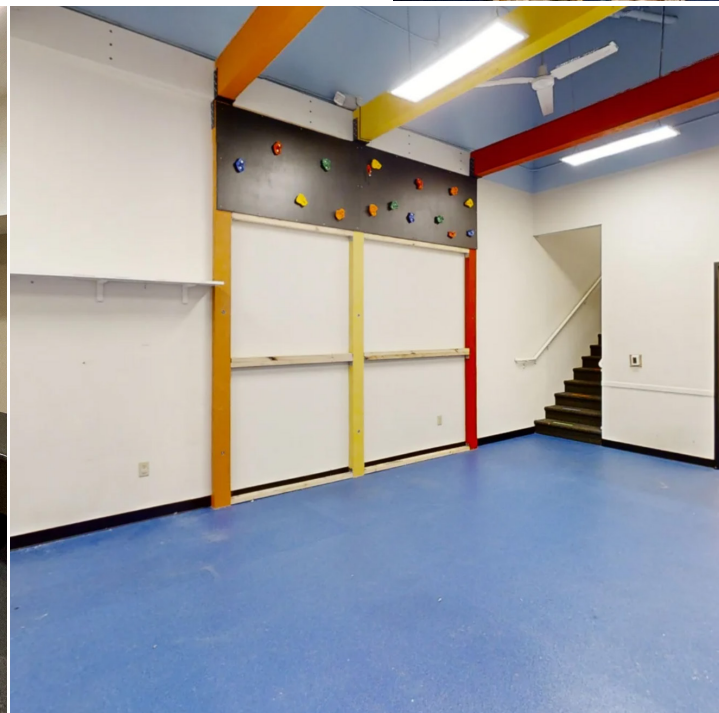


CLICK TO VIEW VIRTUAL TOUR



FLOOR 2

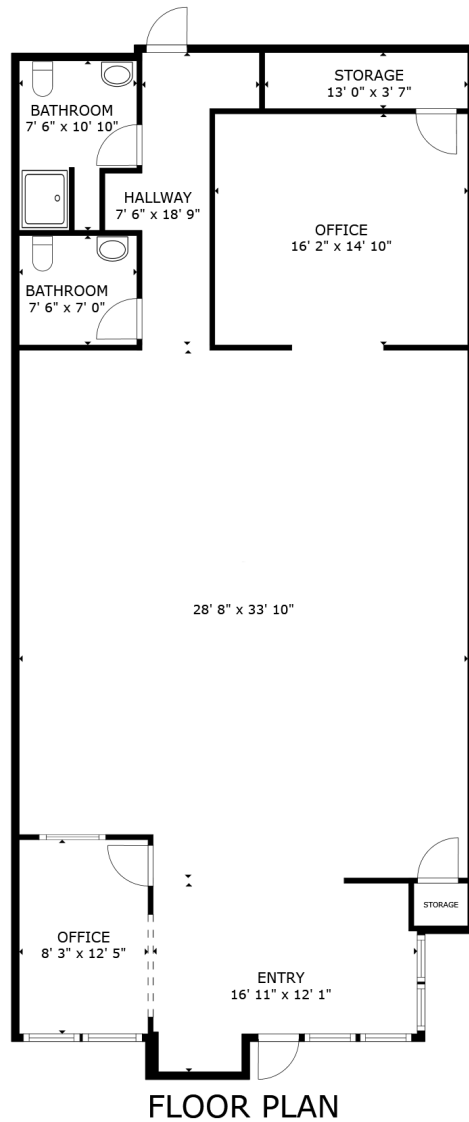
A145 | ±3,619 RSF



FLOOR PLANS

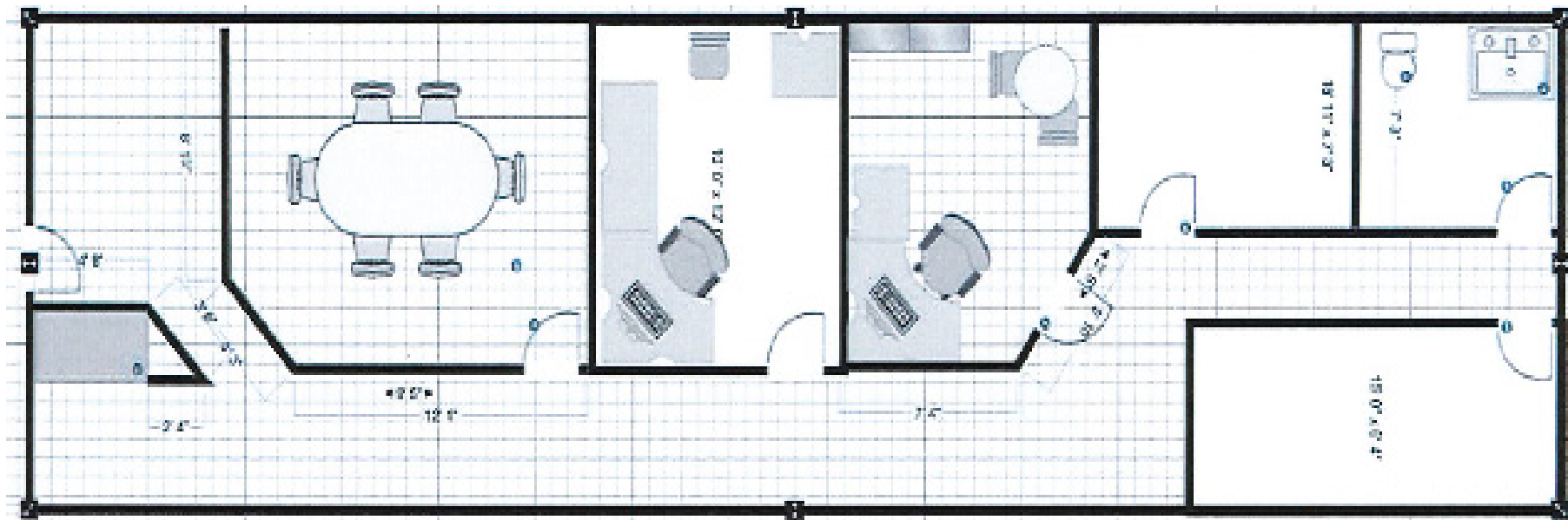


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A169 | ±2,048 RSF

FLOOR PLANS

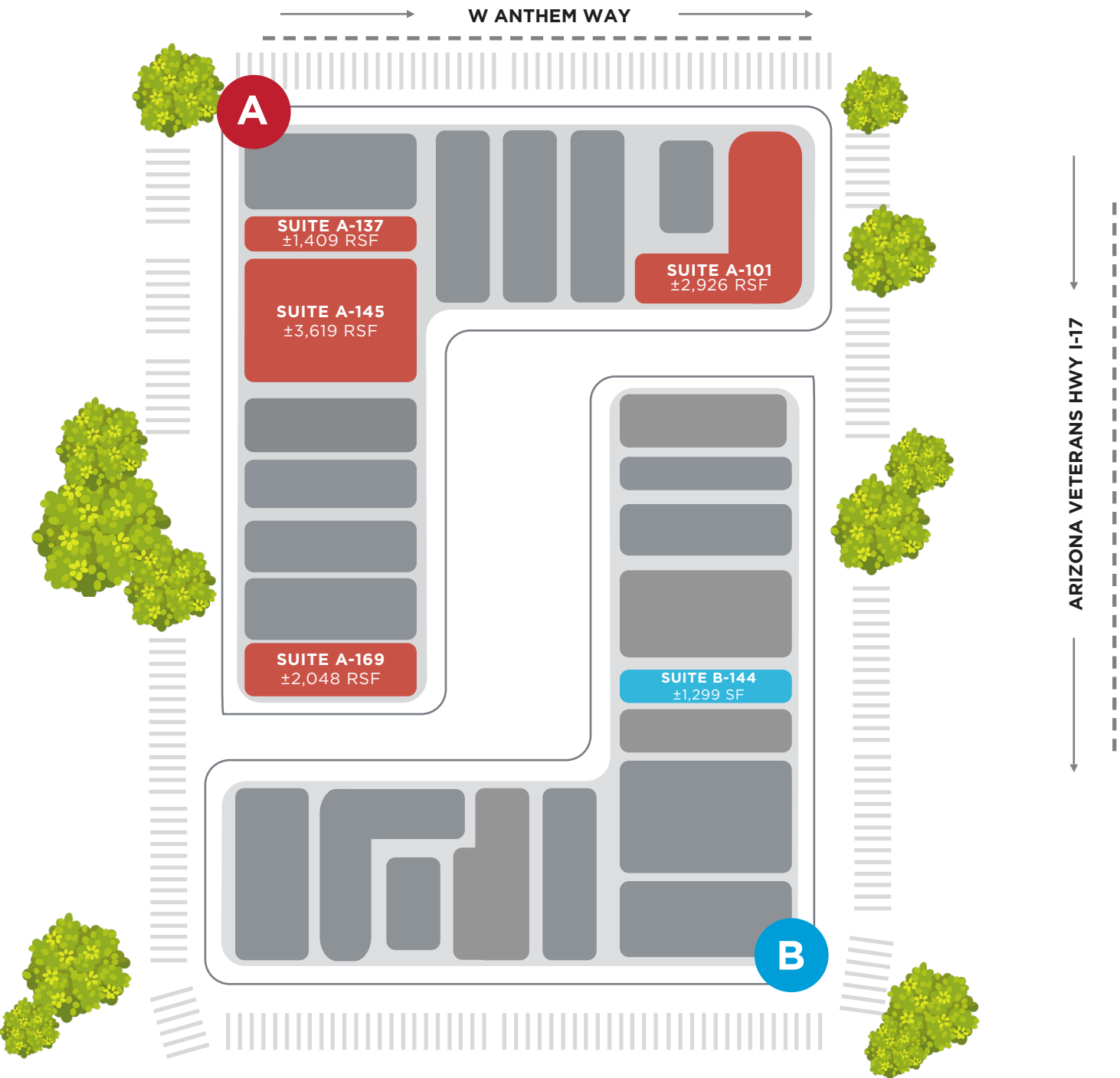


B144 | ±1,299 SF

SITE PLAN

BLDG A
42211 N 41ST DRIVE

BLDG B
42201 N 41ST DRIVE



AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,535	28,249	44,625
2029	9,210	30,481	48,189



HOUSEHOLDS

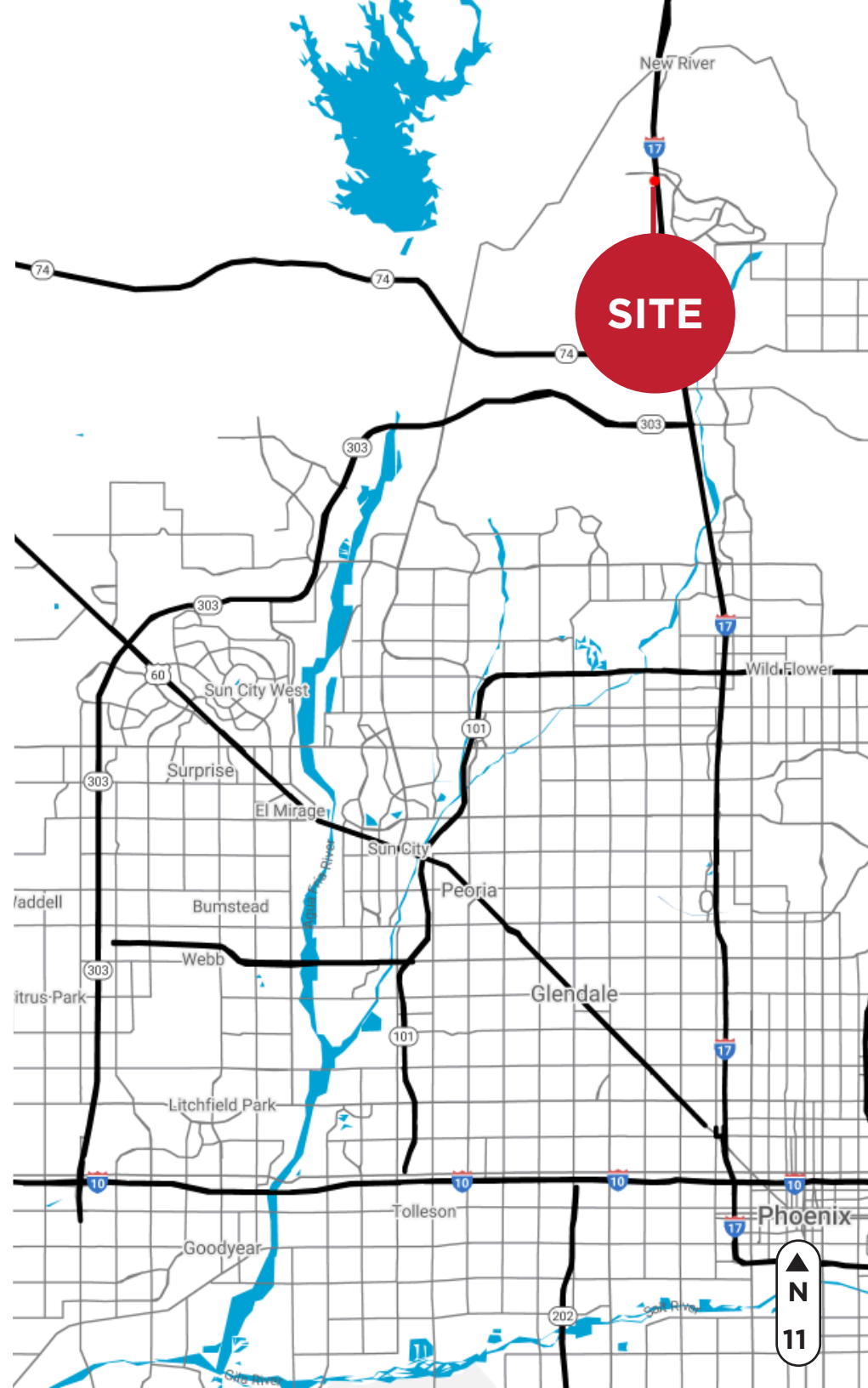
	1 MILE	3 MILES	5 MILES
2024	2,846	9,504	15,532
HH GROWTH 2024-2029:	1.6%	1.6%	1.6%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$120,963	\$133,125	\$134,181

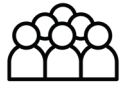
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PHOENIX CITY OVERVIEW

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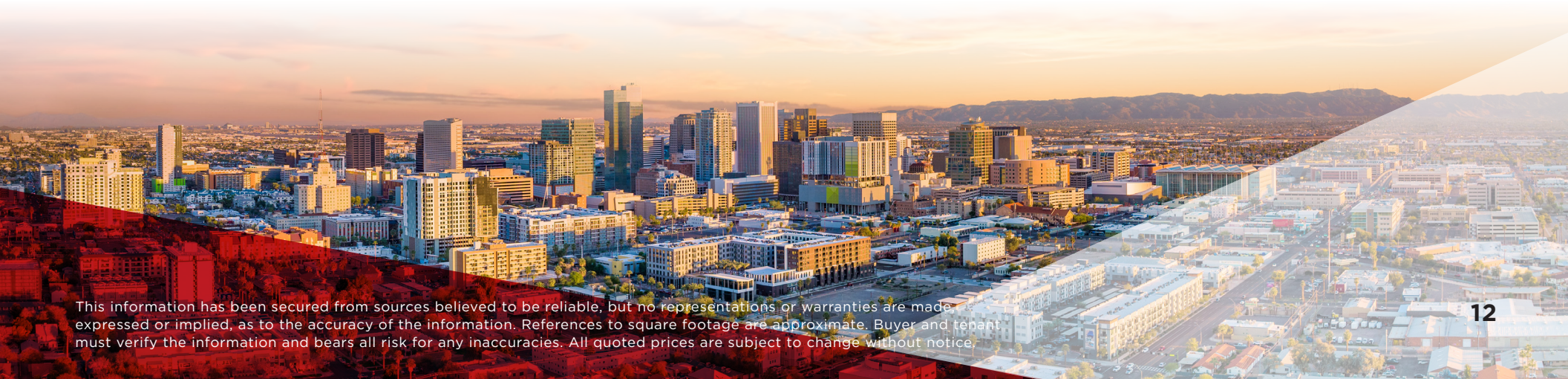
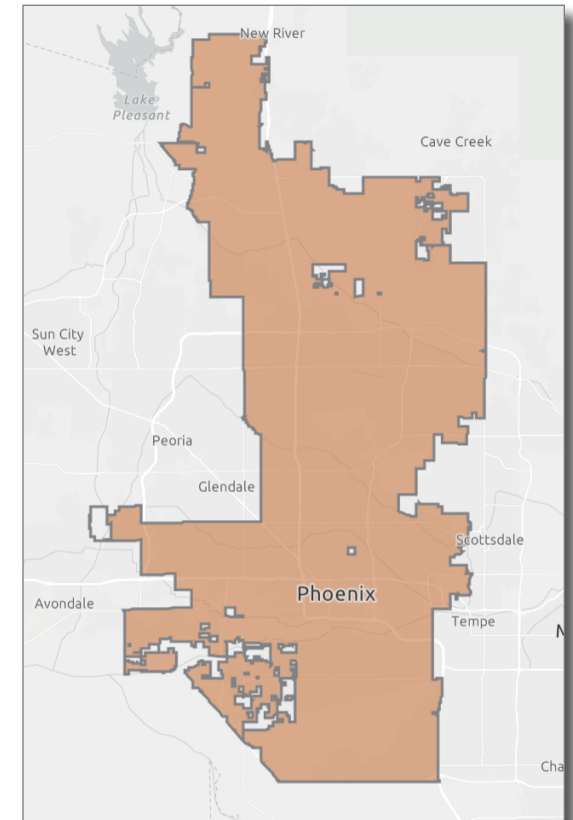
1.6M +
TOTAL POPULATION

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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