

ADVANCED
PARK MANAGEMENT

ROBERTO RUIZ, MD
SOUTHERN NEURAL INSTITUTE

127

125

LifeTree

FOR SALE AND LEASE
Greenway Professional Park

15255 40TH ST #125

Phoenix, AZ 85032

PRESENTED BY:

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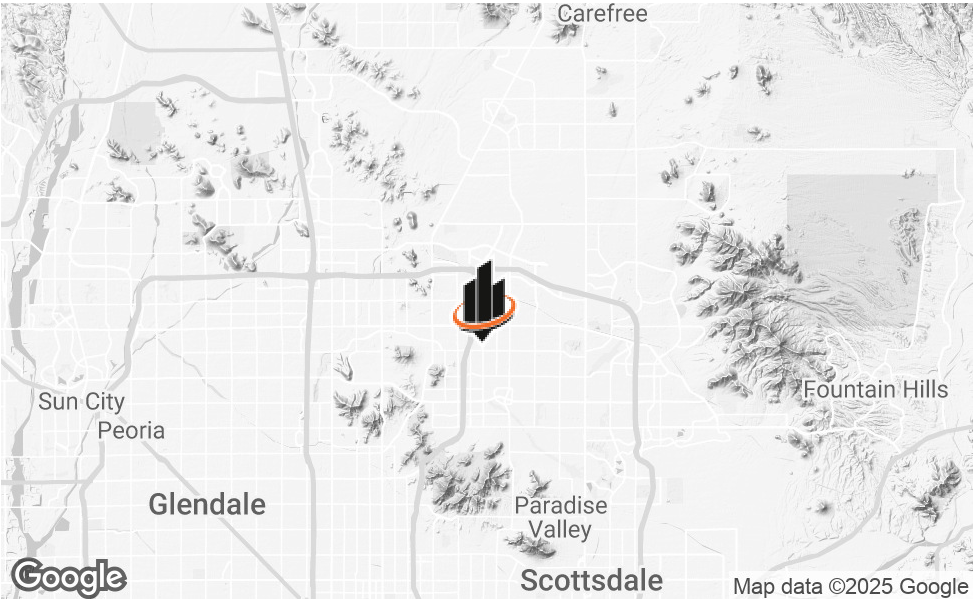
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

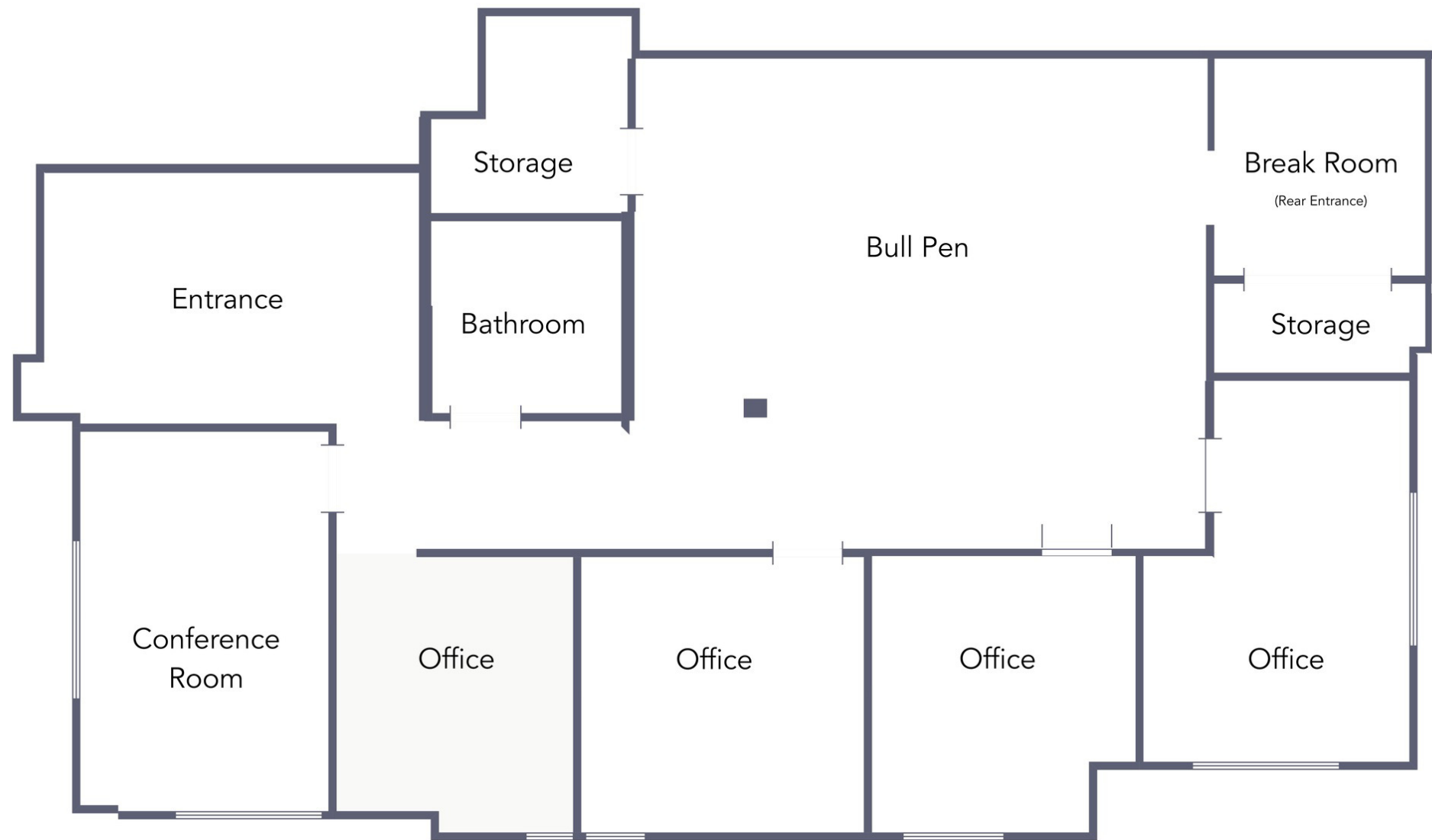
PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$568,500
LEASE RATE	\$22.00 PSF
LEASE TYPE	NNN
SQUARE FOOTAGE	1,516 SF
STORIES	Single Story
COVERED PARKING	One Reserved Spot
YEAR BUILT	2005
ZONING	C-1
APN	215-71-528
2024 TAXES	\$4,185.50
UTILITY PROVIDERS	Power: APS Water: City of Phoenix Sewer: City of Phoenix Trash: City of Phoenix



FLOORPLAN



INTERIOR PHOTOS



Entrance / Reception Area



Open Bull Pen



Conference Room

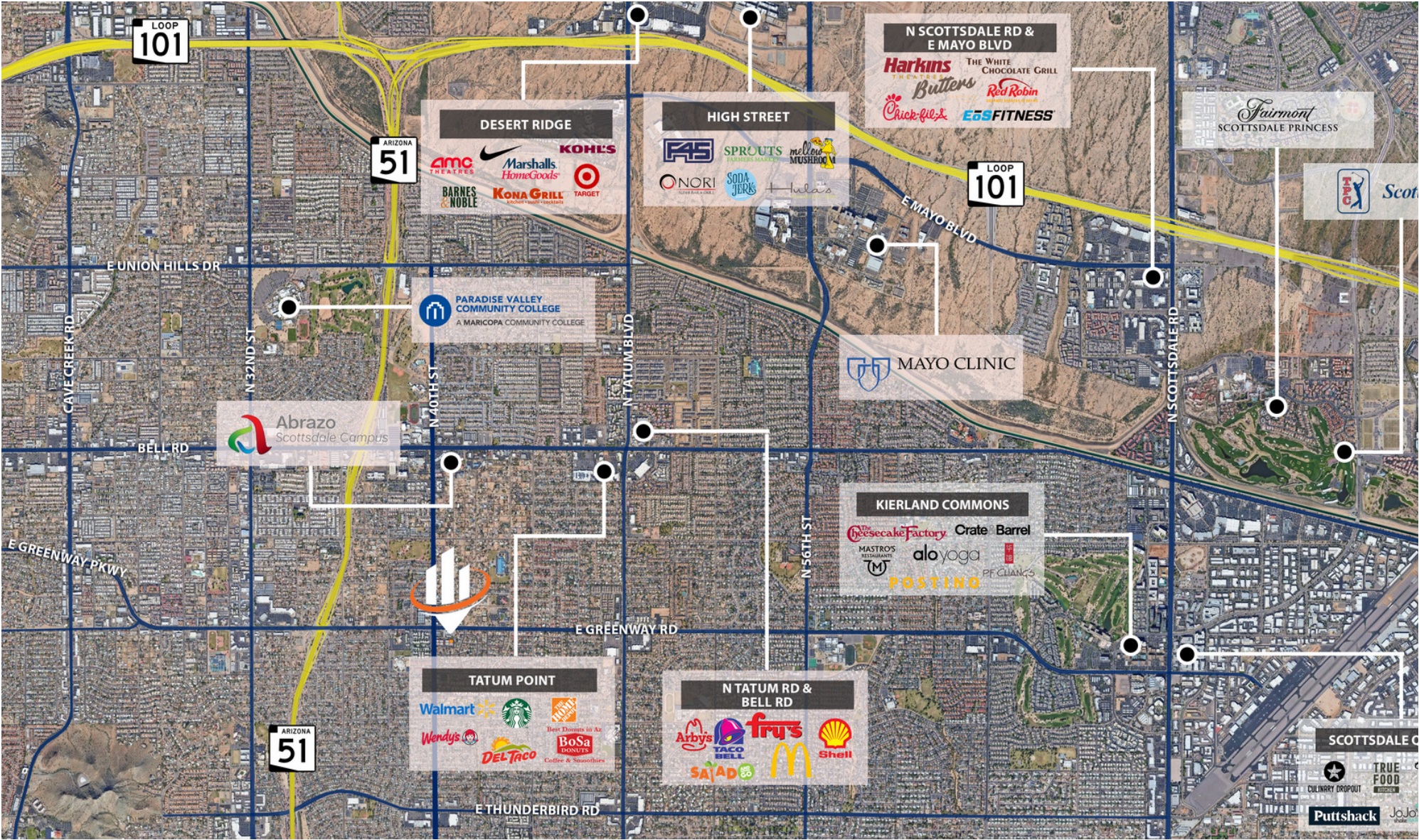


BreakRoom

SUITE ROPE-OFF



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	14,664	133,713	281,809
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	5,818	54,420	119,664
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$126,922	\$118,377	\$129,315
AVERAGE HOUSE VALUE	\$620,008	\$529,147	\$593,825

Demographics data derived from AlphaMap

