

# 3,430 SF OFFICE CONDOMINIUM IN PHOENIX

15601 N 40<sup>TH</sup> ST STE 130 | PHOENIX, AZ 85032



**SITE**

**N 40TH ST**

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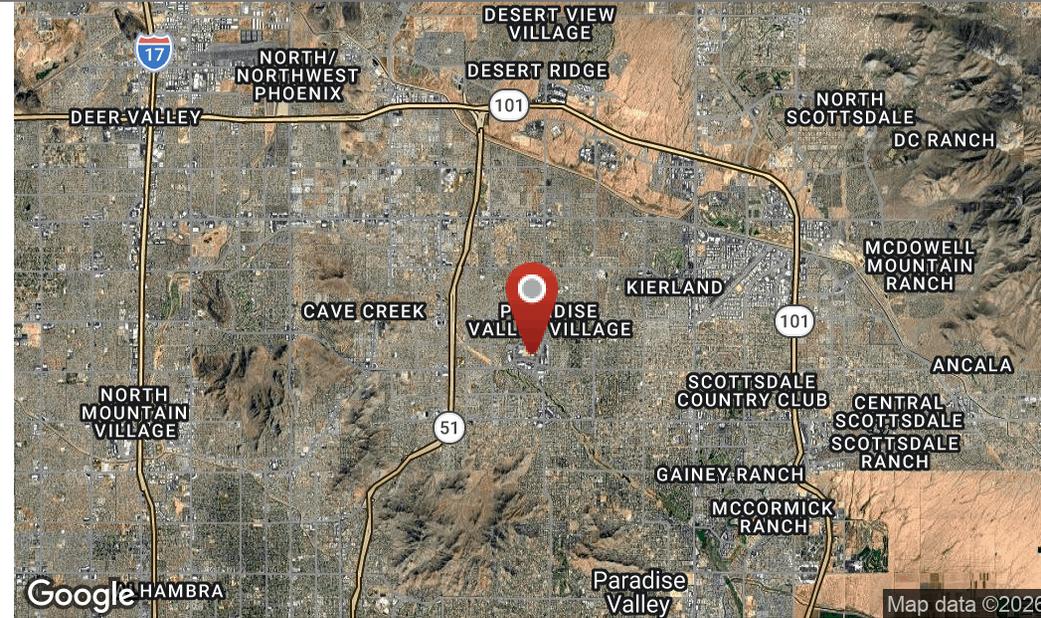
**R.O.I. Properties**  
3333 E Camelback Rd, Ste 252  
Phoenix, AZ 85018  
www.roiproperties.com



15601 N 40TH ST #130, PHOENIX, AZ 85032

# PRIME NORTH PARADISE VALLEY OFFICE OPPORTUNITY WITH FLEXIBLE MODERN BUILDOUT

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$1,400,000
Price / SF:	\$408.16
Building Size:	3,430 SF
Offices:	6

### PROPERTY OVERVIEW

The subject property consists of a 3,430 square foot office condominium located along 40th Street just north of Greenway Road. Situated within the North Paradise Valley office submarket, the property presents an excellent opportunity for medical or general office users. The space was recently renovated and features modern, up to date finishes, with a flexible floor plan expandable to approximately 8 to 10 private offices. The office includes two restrooms and two dedicated storage spaces. It is currently owner occupied and is anticipated to be delivered vacant at close of escrow.

### PROPERTY HIGHLIGHTS

- 14 covered parking spaces
- Flexible layout expandable to approximately 8 to 10 private offices
- Recently renovated with updated, contemporary finishes throughout
- Please Do Not Disturb Occupant, For Touring Please Schedule with Broker(s)

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# RECENTLY RENOVATED INTERIORS WITH CONTEMPORARY FINISHES THROUGHOUT

## FOR SALE



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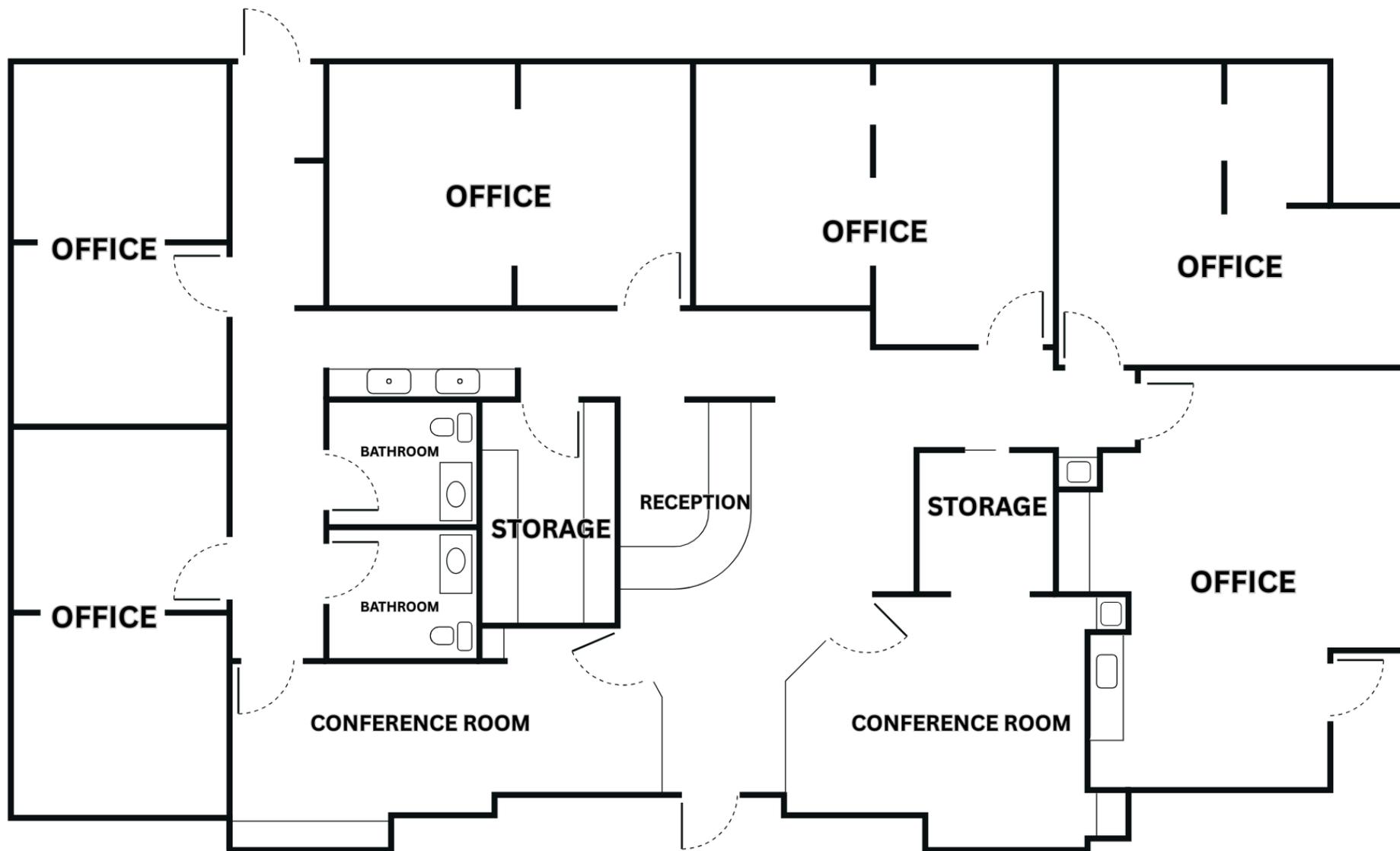
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# VERSATILE OFFICE LAYOUT DESIGNED FOR 8 TO 10 PRIVATE OFFICES

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# CLOSE PROXIMITY TO I-51 & NEARBY RETAILERS

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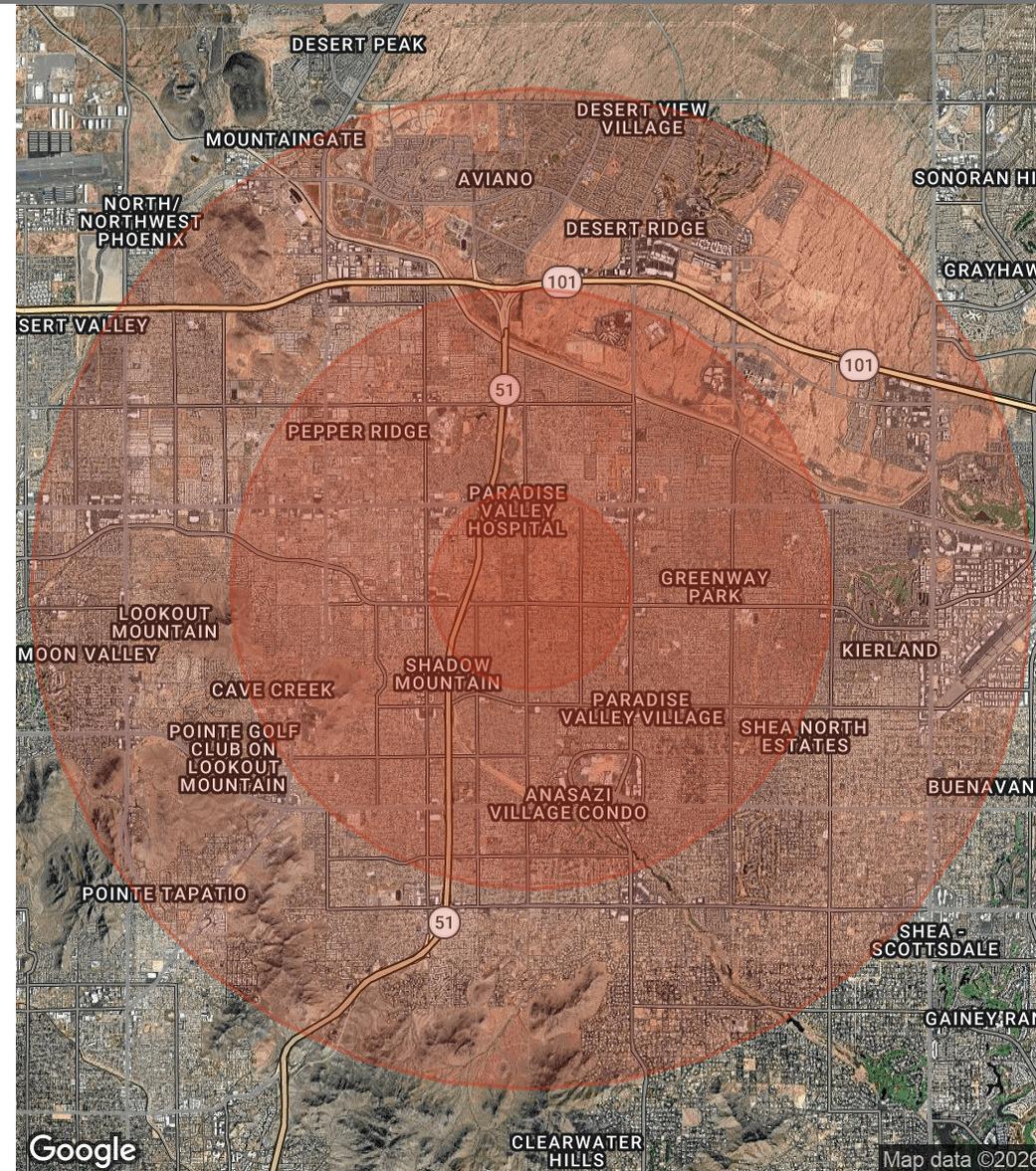
# DEMOGRAPHIC SUMMARY

## FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,262	133,141	265,824
Average Age	42	42	42
Average Age (Male)	41	40	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,297	54,315	112,250
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$128,640	\$117,783	\$130,537
Average House Value	\$602,811	\$525,366	\$588,150



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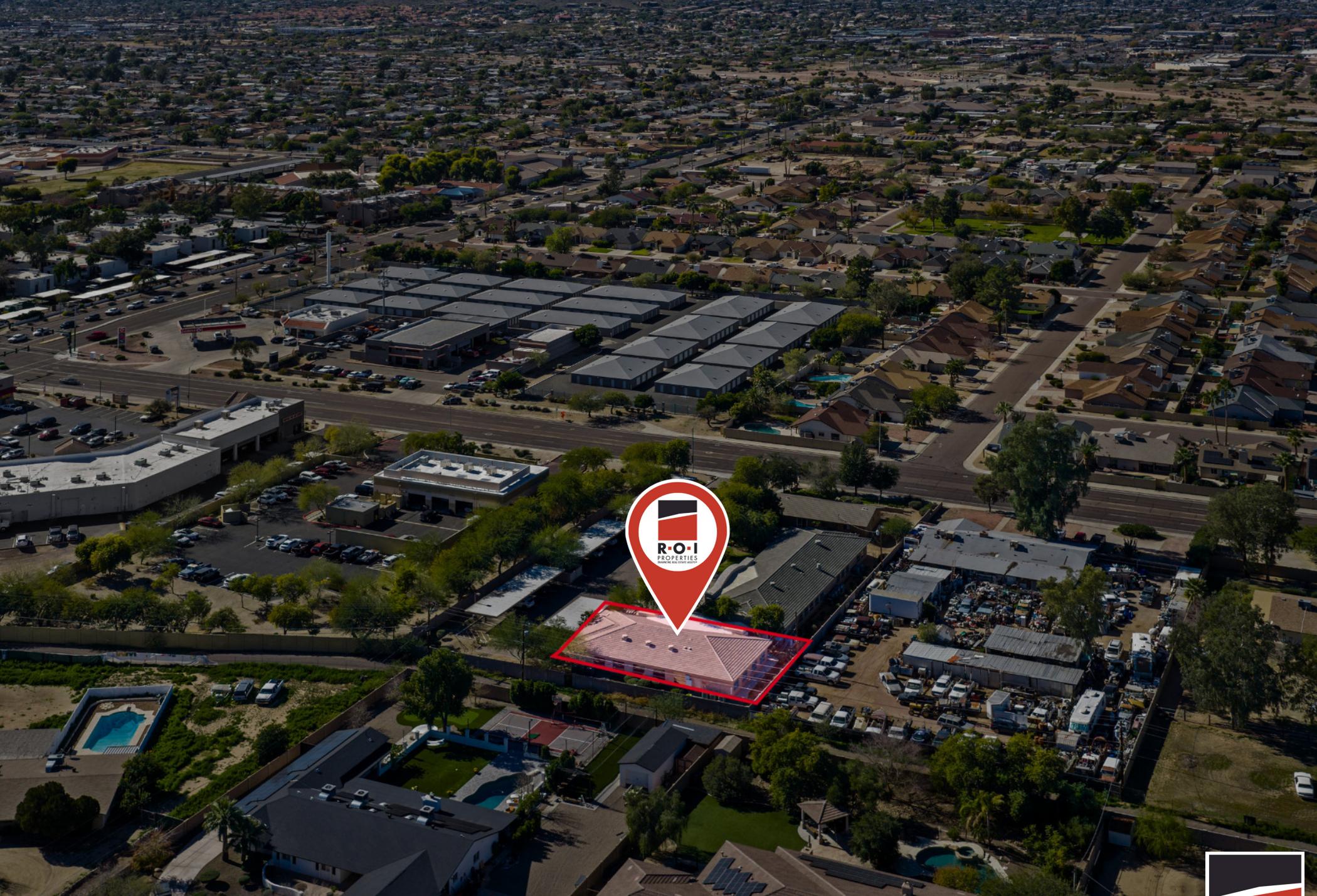
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