



\$ **\$949,000**
SALE PRICE

L **2,265 SF**
SQUARE FEET

Medical Office

SPECIFICATIONS:

PROPOSED USE Commercial, Office
OFFICES 10 - Outpatient Rooms or Offices
ZONING C-O
TAX PARCEL NO. 163-32-282

1986
Year Built

2024
Renovated

Avail. SF 2,265
Asking Rent \$21.85/SF
NNN Approx. \$10/SF

4105 N 20TH ST, SUITE 130, PHOENIX, AZ 85016



PROPERTY HIGHLIGHTS

- Prime Phoenix location near the 51, I-10, and Loop 202 Freeways
- 10 Outpatient Offices, Reception, Break Room, Storage, and Utility Room
- Building can. be General Office OR Medical Office. Rooms do not currently have sinks.
- Medically Coded with Fire Sprinklers
- 2 ADA Restrooms
- Medical Grade Electrical System

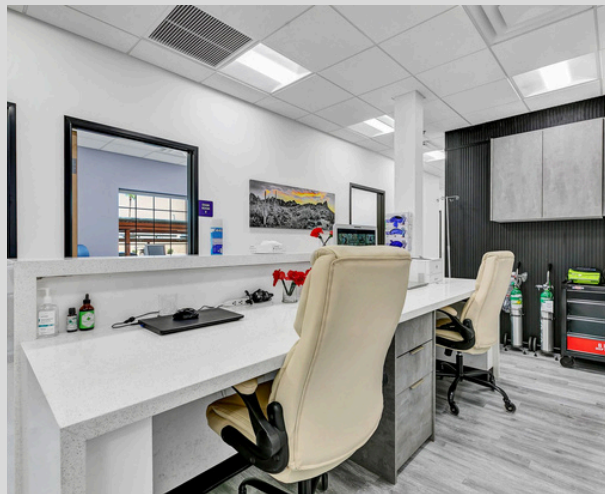
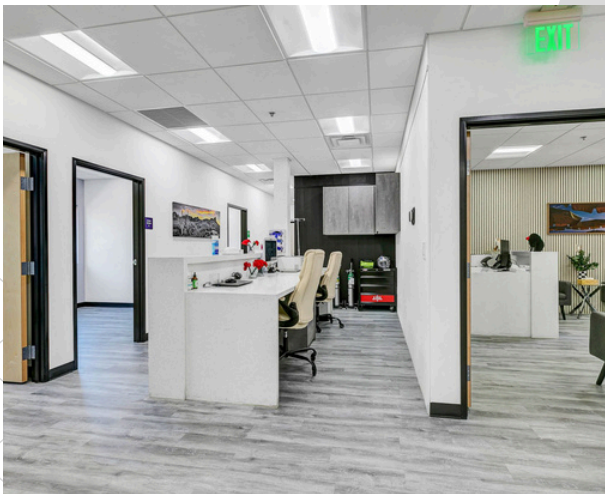
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Discover this beautiful, newly built-out 2,265 square foot medical office in a prime Phoenix location. Just blocks from the 51 Freeway, it offers quick access to the entire valley via the I-10 and 202 Loop, and is only a mile from the Esplanade, Phoenix's premier office hub.

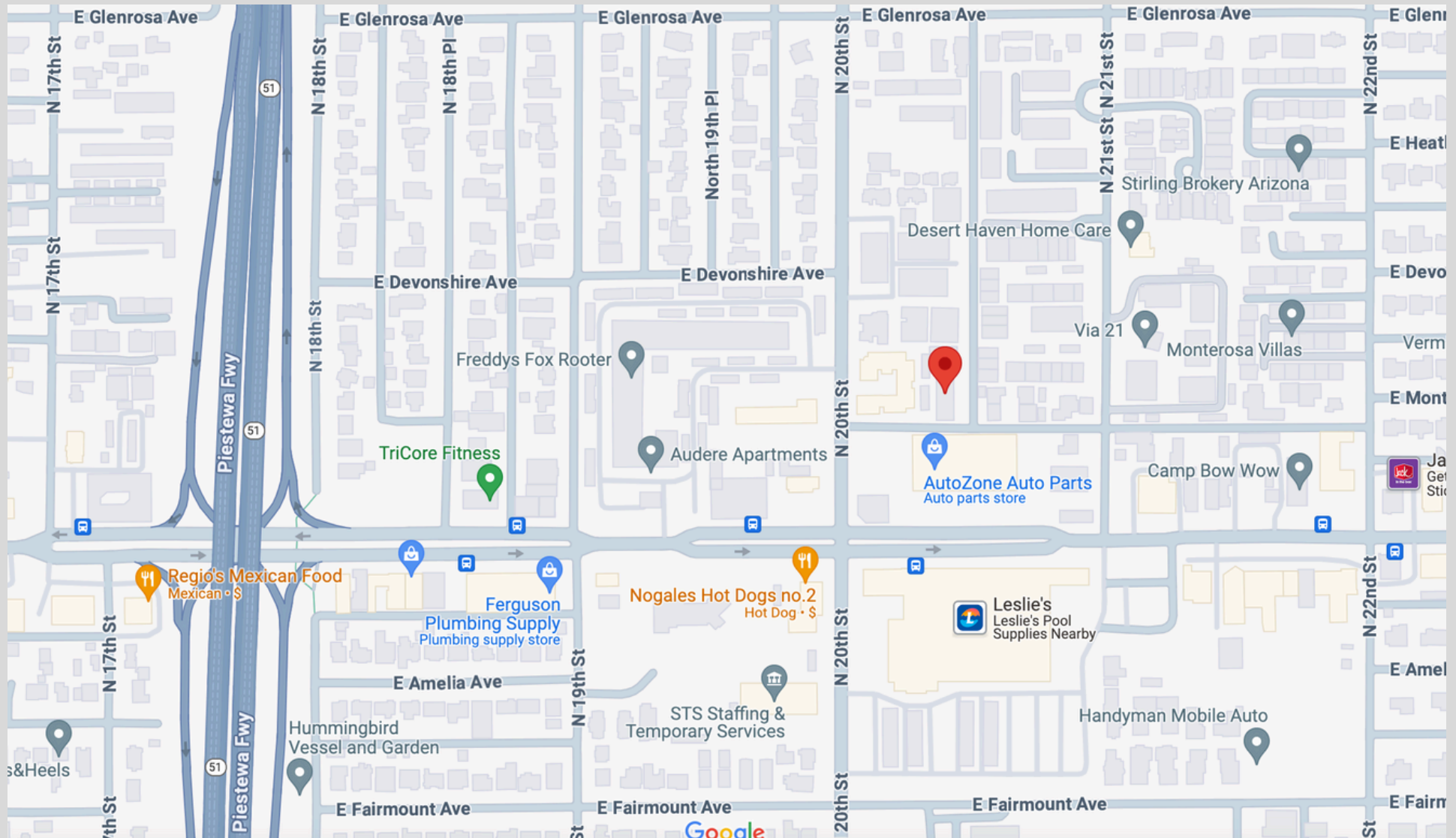
The office is fully medically coded with fire sprinklers, features two ADA-compliant restrooms, and has updated medical-grade electrical systems. This space is designed to meet all safety regulations and support advanced medical equipment, providing an ideal environment for a thriving medical practice. Strategically located to provide unparalleled access to major highways and nearby amenities, enhancing convenience for both staff and patients.

Contact us today to schedule a viewing and take the first step toward elevating your practice in this premier Phoenix location!

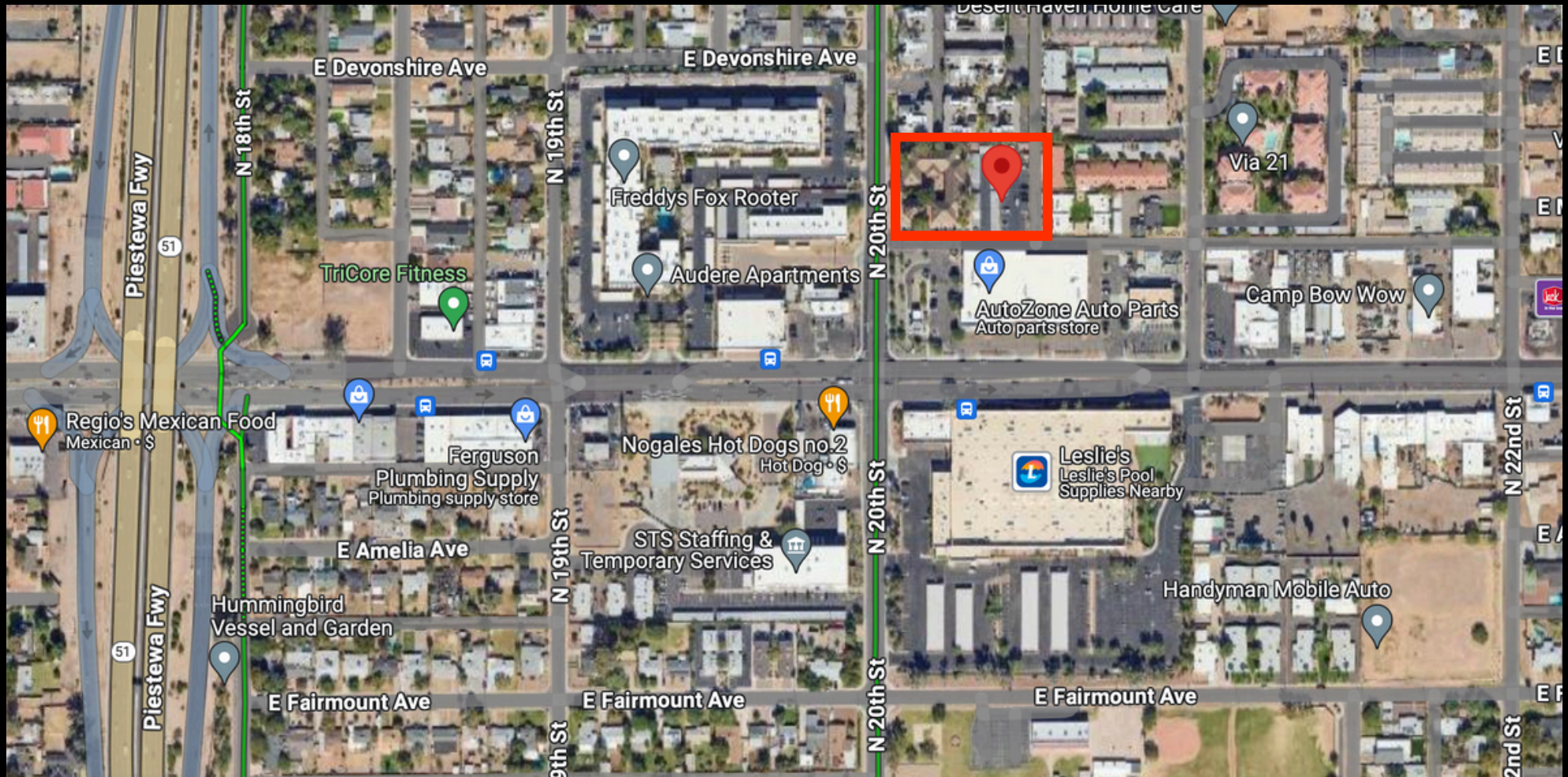




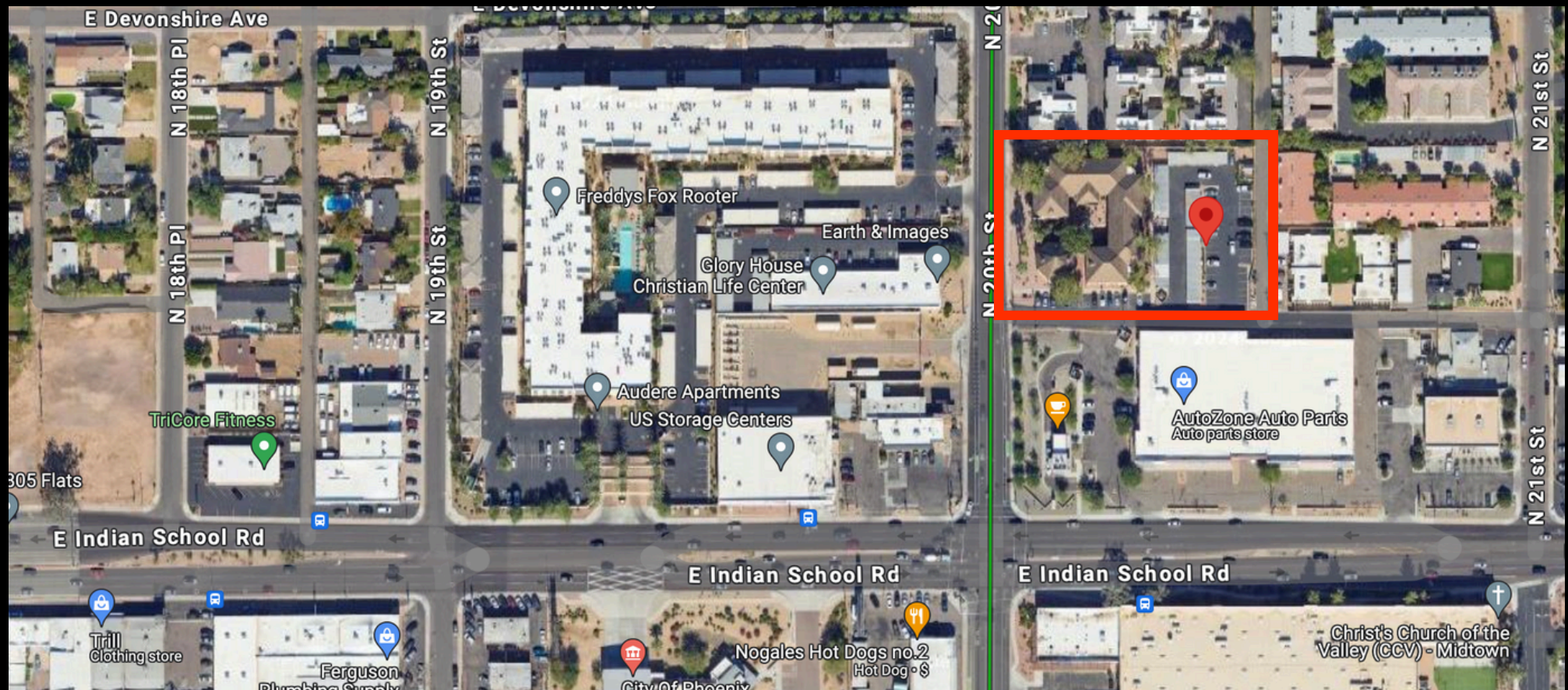
FOR LEASE
4105 N 20TH ST, SUITE 130
PHOENIX, AZ



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PRESENTED BY:

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.



FOR INQUIRIES, CONTACT:

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