

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





\$949,000

SALE PRICE



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

2024

Year Built

Renovated

Avail. SF

2,265

Asking Rent

\$21.85/SF

NNN

Approx. \$10/SF

HANNAH HAMMOND BROKER 480.490.3269 HANNAH@REATTHEFIRM.COM





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





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!

























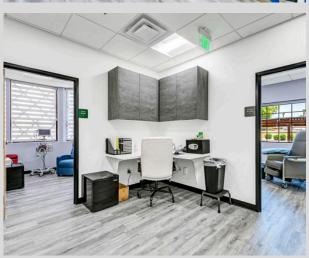






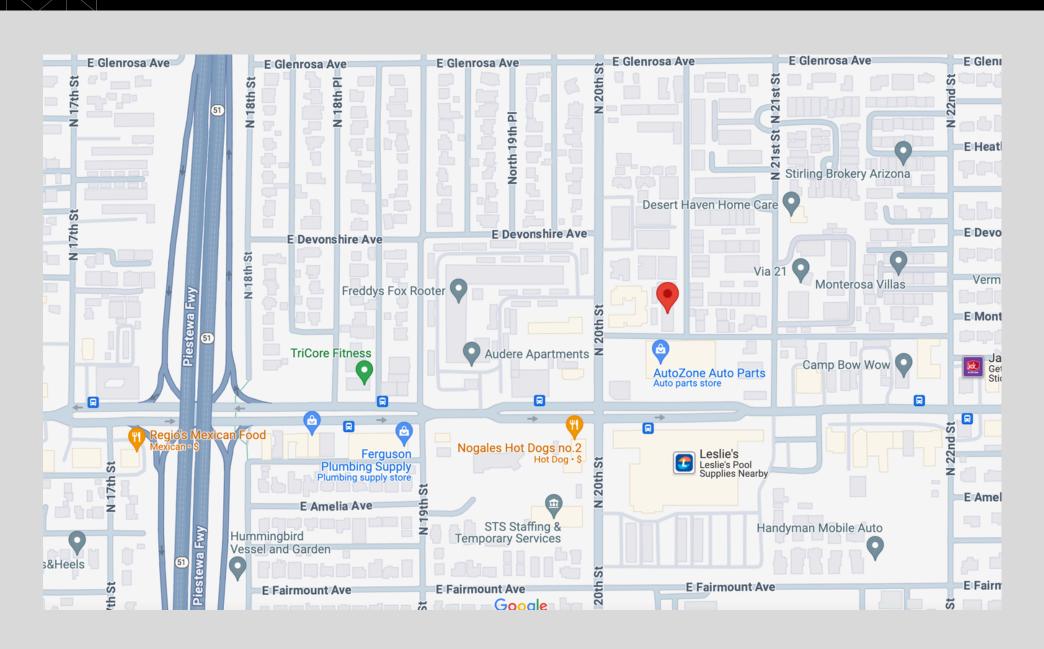








FOR LEASE 4105 N 20TH ST, SUITE 130 PHOENIX, AZ











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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