

PARADISE VALLEY / NORTH PHOENIX SUBMARKET

NEW SPEC OFFICE SUITES FOR LEASE ±1,319 - 3,866 SF

CACTUS PROFESSIONAL CENTER | 12251 N 32ND STREET | PHOENIX, AZ 85032

MEDICAL OR OFFICE SUITES WITH HIGH 32ND STREET TRAFFIC EXPOSURE - ±46,000 CARS PER DAY!!!

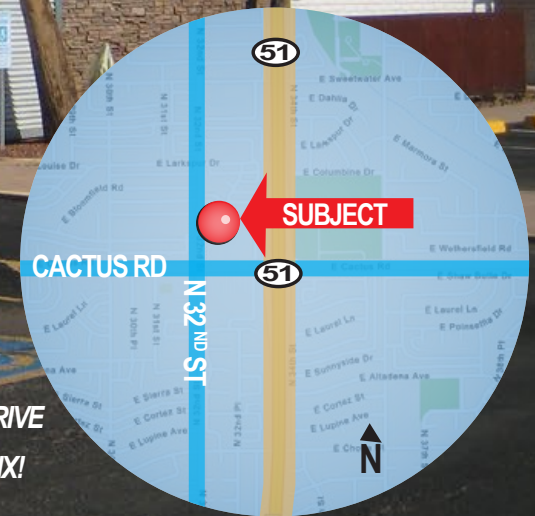
HIGHLIGHTS:

- LOBBY / RECEPTION
- OFFICES
- OPEN BULL PENS
- RESTROOMS INSIDE SUITES
- COMMON RESTROOMS
- LOTS OF PARKING
- EASY ACCESS TO 51 FREEWAY!

12251 CACTUS PROFESSIONAL CENTER

~~\$25/SF~~
\$23/SF
FULL SERVICE

LOCATED ON 32ND ST
SOUTH OF CACTUS RD
TWENTY-FIVE MINUTE DRIVE
TO DOWNTOWN PHOENIX!



CONTACT JOHN OR SUZANNE FOR MORE INFORMATION



John Quatrini
Associate Broker
john@shellcommercial.com
Office: (480) 443-3992
Cell: (602) 859-0506



Suzanne Enright
Senior Associate
suzanne@shellcommercial.com
Office: (480) 443-3992
Cell: (602) 471-2981



Office (480) 443-3992
shellcommercial.com
16410 N 91st Street | Suite 112
Scottsdale, Arizona 85260

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

SEPARATE OR COMBINED

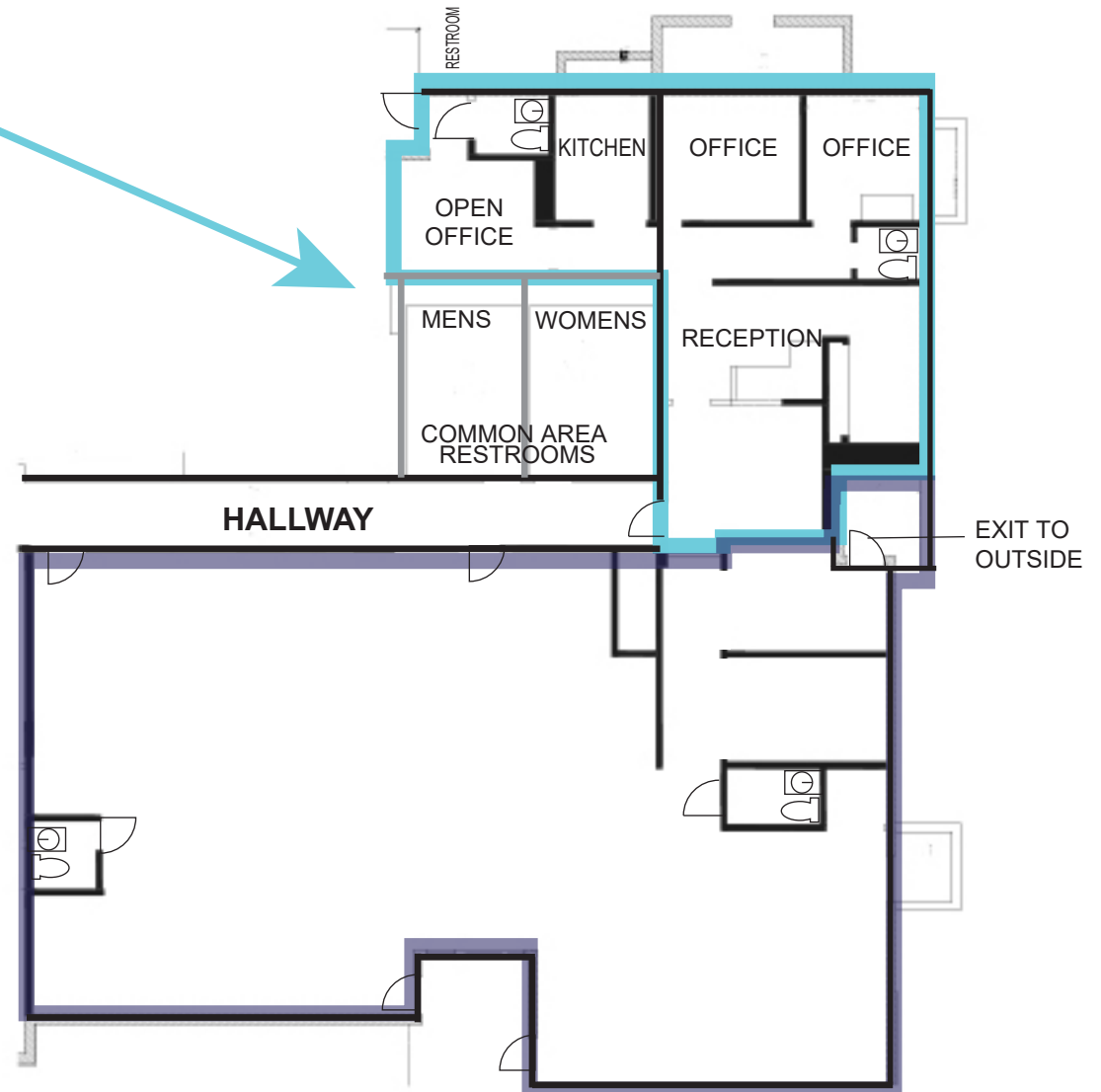
SUITE 7 | ±1,319 SF

- Reception
- Open bullpen
- Three (3) offices
- Kitchen
- Two (2) restrooms
- Common restrooms

SUITE 8 | ±2,547 SF

- Large open office flex
- Two (2) restrooms
- Common restrooms

SUITES 7/8 COMBINED | ±3,866 SF



NOT TO SCALE

