

Available

FOR LEASE |
OFFICE SPACE

STERLING PLAZA WEST
506 E Western Ave, Avondale, AZ 85323



OFFERING SUMMARY

Lease Rate:	\$24/SF/yr (NNN)
Building Size:	16,064 SF
Available SF:	3,939 SF
Year Built:	2008
Zoning:	CC, Avondale
Signage:	Monument

PROPERTY OVERVIEW

Strategically placed between the two major arterial roads in the West Valley (Litchfield & Dysart), Sterling Plaza West is located directly across from the new City of Avondale Public Library, Fire Department, and Police Department - all contributing to the added vehicle count per day. A perfect site for staffing companies, attorneys, insurance, or any other destination/administration user.

PROPERTY HIGHLIGHTS

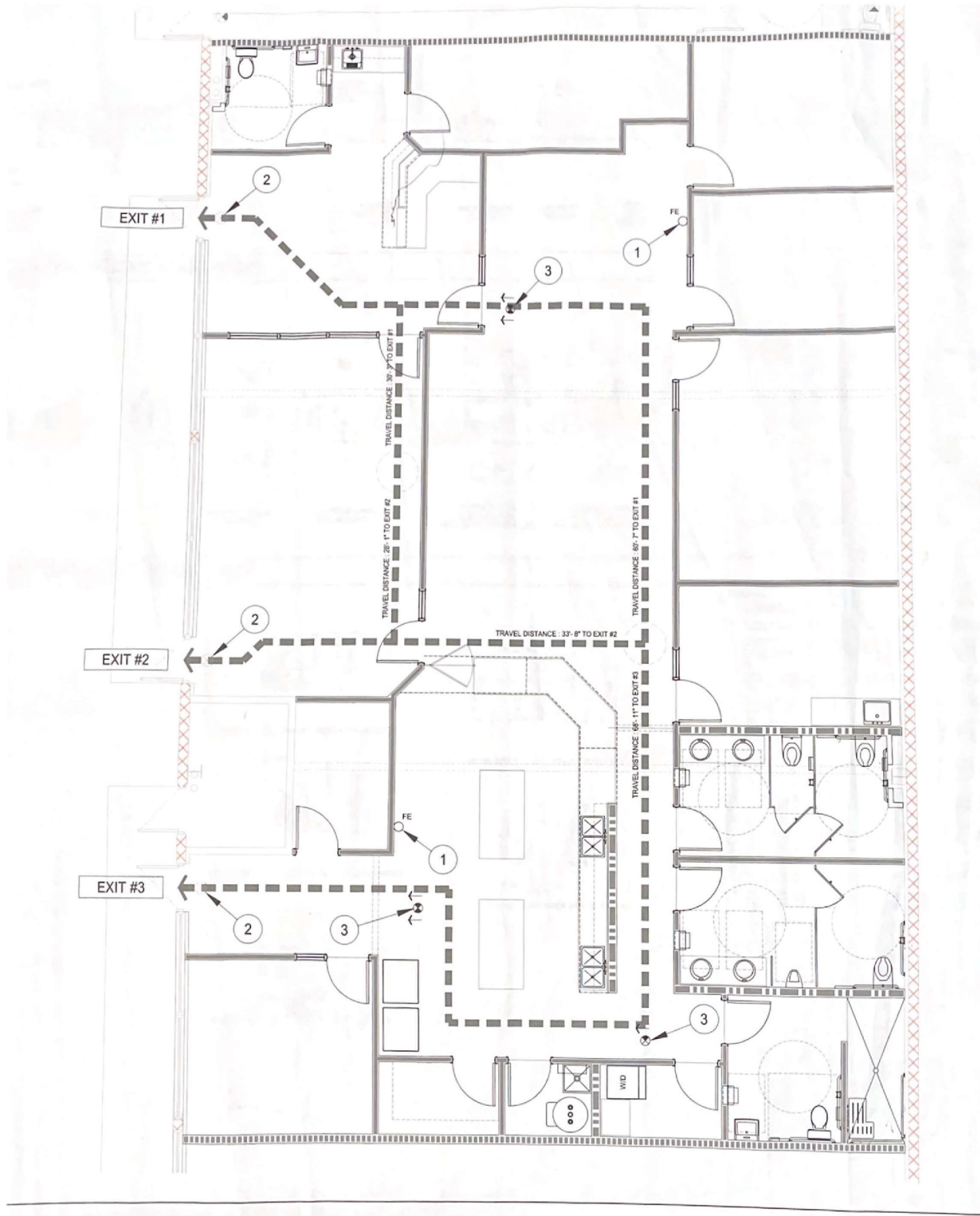
- High end interior finishes
- Suite 106 in 2nd gen office buildout
- Minutes from the I-10

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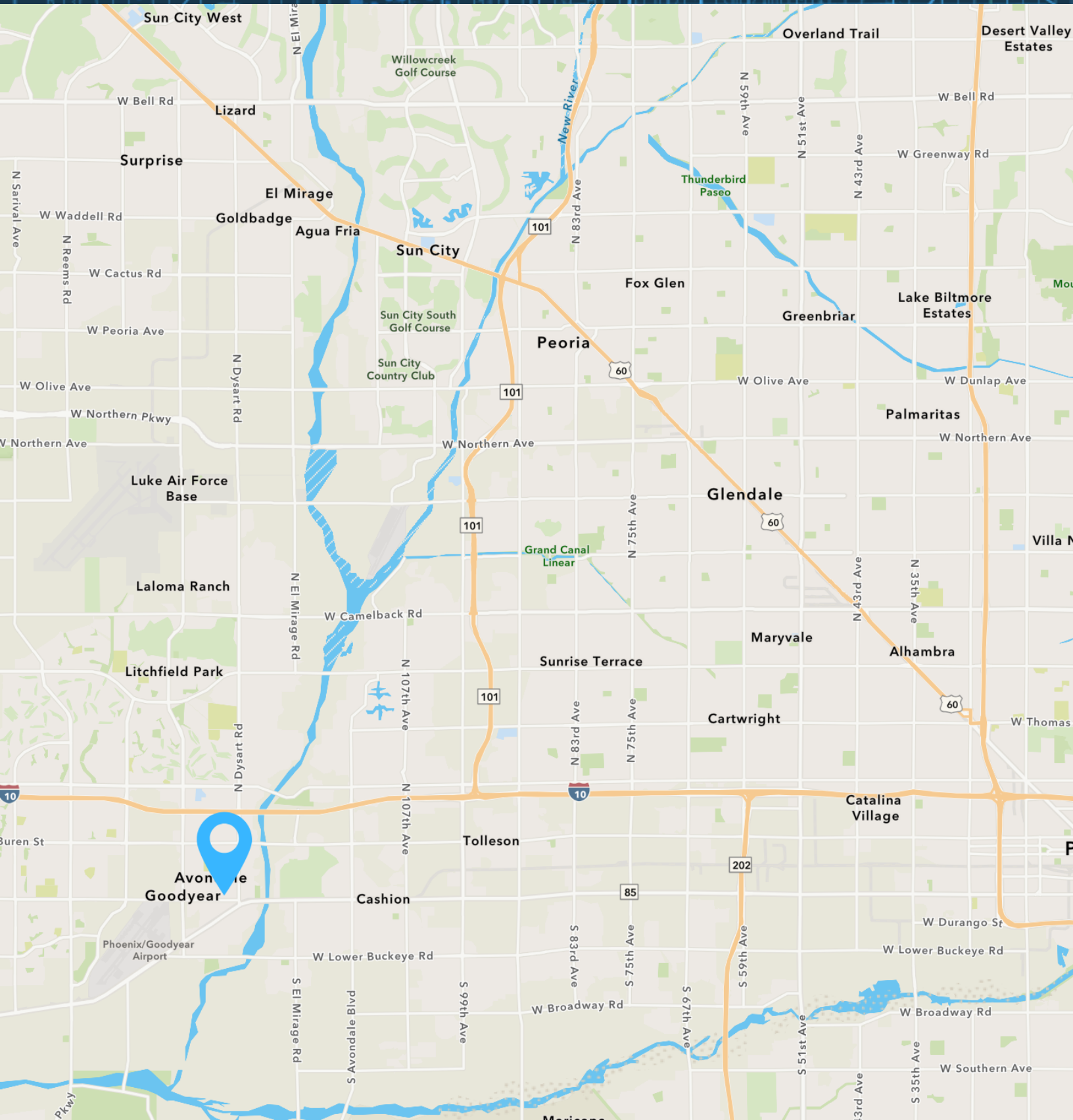
Phoenix West Commercial, LLC | 700 N Estrella Parkway, Suite 205 | Goodyear, AZ 85338 | www.PhxWC.com

PHOENIX WEST
commercial LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.







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