



MHG Commercial

The Dark Horse of commercial real estate

1702 E McNair Drive

Tempe, AZ 85283 | United States

mhgcommercial.com

powered by My Home Group

Arrowhead Office Plaza Suite for lease

18205 N 51st Ave, Ste 141 | Glendale, AZ 85308

Position your business in a highly accessible and established Glendale corridor with this well-appointed ±1,434 SF office suite available for lease. This space offers a functional layout ideal for a variety of professional users seeking a clean, efficient, and professional environment.

Located along N 51st Avenue, the property benefits from strong visibility, convenient access, and proximity to major retail and service amenities, making it an excellent choice for businesses looking to serve the Northwest Phoenix market.

\$24.00 PSF (NNN)



Nicholas Skogen

VP Sales & Leasing

602-750-6986

nicholas@mhgcommercial.com



Aaron Dutcher

Commercial Director

480-797-8369

aaron@mhgcommercial.com

SUITE FEATURES

- Move-in ready office configuration
- Private offices and/or open workspace (varies by layout)
- Reception or client-facing entry potential
- Suitable for professional, medical, or service-based users

LEASE DETAILS

- Suite Size: ±1,434 SF
- Lease Rate: \$24.00 PSF (NNN)
- Lease Type: Triple Net (NNN)
- Lease Term: 3-Year Minimum
- Annual Increases: 3%

PROPERTY HIGHLIGHTS

- Efficient and flexible office layout
- Professional setting suitable for a variety of users
- Excellent access and visibility along N 51st Avenue
- Convenient parking for tenants and visitors
- Surrounded by established retail, dining, and service amenities
- Strong demographics and business presence in the immediate area

IDEAL TENANT PROFILE

This suite is ideal for:

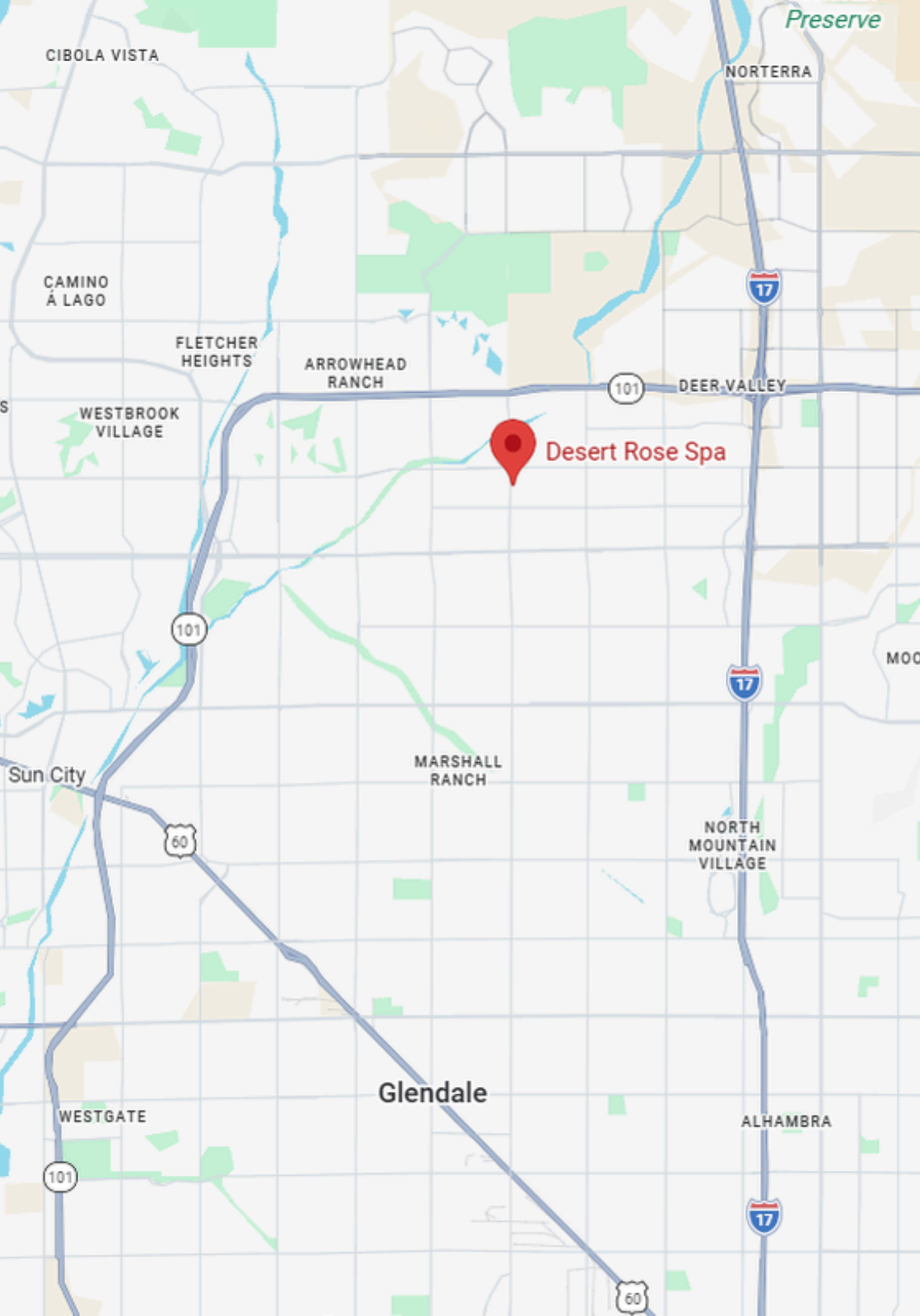
Professional services (legal, financial, consulting)

Medical or wellness providers

Insurance, real estate, or administrative offices

Small to mid-size businesses seeking a central Northwest Valley location





LOCATION ADVANTAGES

Situated in a thriving Glendale submarket, this property offers excellent connectivity to major transportation routes and surrounding business hubs. The area is known for its strong residential density and consistent commercial activity, providing a built-in customer base for office users.

Nearby amenities include:

- Abundant dining and retail options along Bell Road corridor
- Proximity to major national retailers and service providers
- Easy access to Loop 101 and surrounding Northwest Valley communities

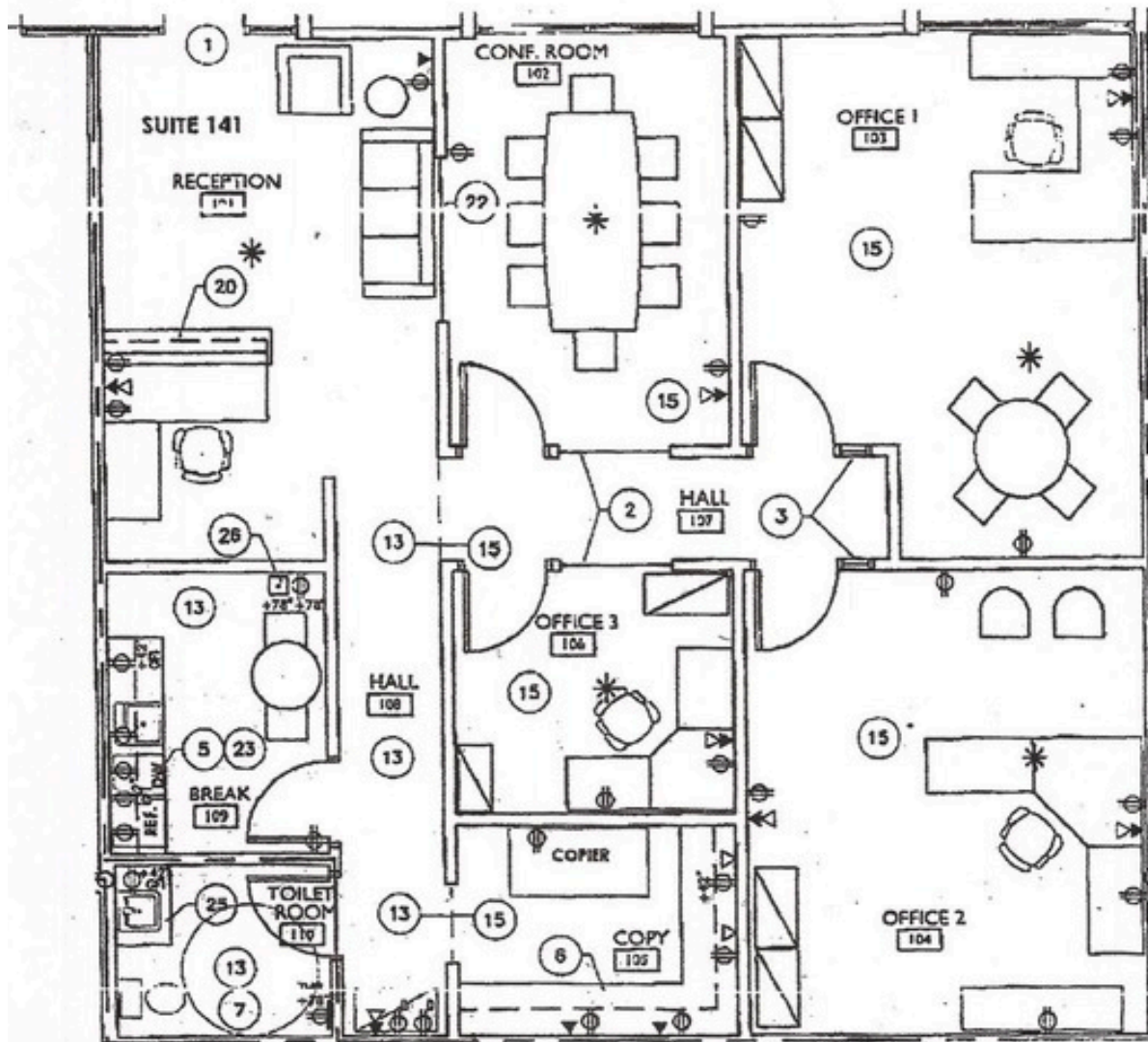
This location provides seamless connectivity to Phoenix, Peoria, and Arrowhead, making it ideal for businesses serving a broad client base.

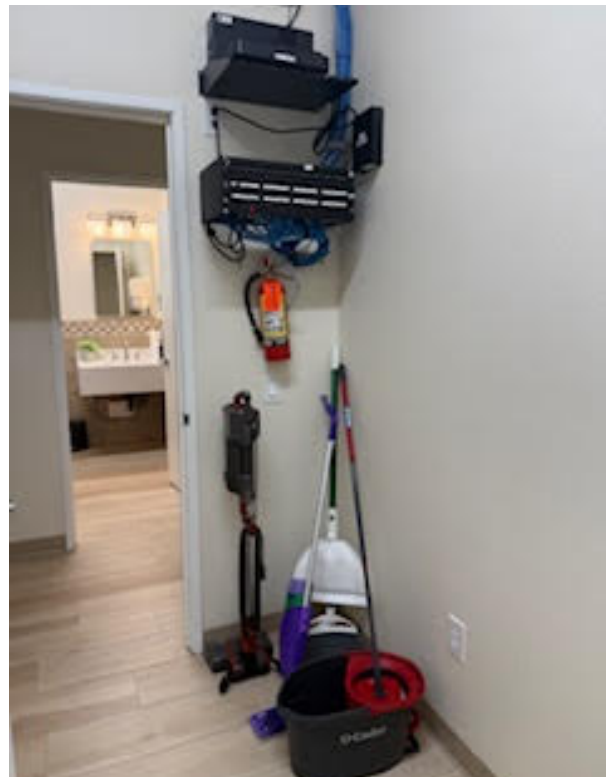
ARROWHEAD OFFICE PLAZA

18205 N. 51ST Ave., Suite #141

Glendale, AZ 85308

1,434 Sq. Ft.









MHG Commercial
Driven. Different. Dark Horse.

1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com

powered by My Home Group



Nicholas Skogen

VP Sales & Leasing
602-750-6986
nicholas@mhgcommercial.com



Aaron Dutcher

Commercial Director
480-797-8369
aaron@mhgcommercial.com

MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.