

4601 N 7TH AVE

Phoenix, AZ 85013

CREATIVE OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Boasting contemporary design the property offers the perfect canvas for your business needs. With ample parking, high visibility, and easy access to major thoroughfares, this location provides unparalleled convenience for your clients and employees. The property's well-maintained interior features spacious work areas, abundant natural light, and can suit a variety of business operations. Elevate your business in this dynamic location, perfectly positioned for success in the heart of Phoenix.

PROPERTY HIGHLIGHTS

- Modern design and architecture
- Ample parking for employees and clients
- High visibility in a prime location

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,700 - 4,660 SF
Building Size:	7,360 SF

AVAILABLE	SIZE	NOTES
Suite 1	+/-2,700 SF	[100% Office] Reception, Multiple Offices, Break, RR
Suite 2	+/-4,660 SF	[Ofc/Whse] Reception, 1 Office, Whse/Creative Space

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

FRANKLIN CONNELL

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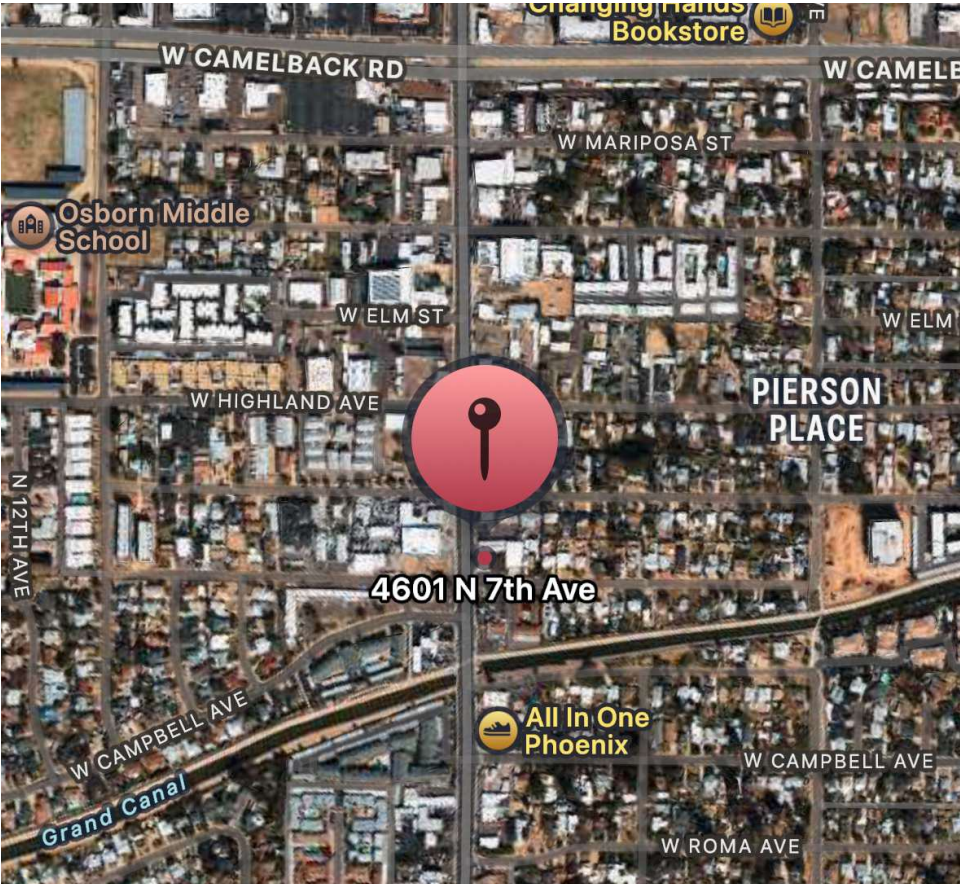


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