



Menlo Group
COMMERCIAL REAL ESTATE



AHWATUKEE OFFICE CONDO FOR SALE & LEASE
4425 E Agave Road, Suite 4, Phoenix, AZ 85044

Move-in Ready Office Condominium

Exclusively listed by:

Grafton Milne, SIOR, CCIM
grafton@menlocre.com
480.659.1777

CONFIDENTIALITY & DISCLAIMER



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

PURCHASE PRICE \$480,000

LEASE RATE: \$23.00 PSF MG

PROPERTY TYPE Office

APN 301-58-969

SIZE Approx. 1,389 SF

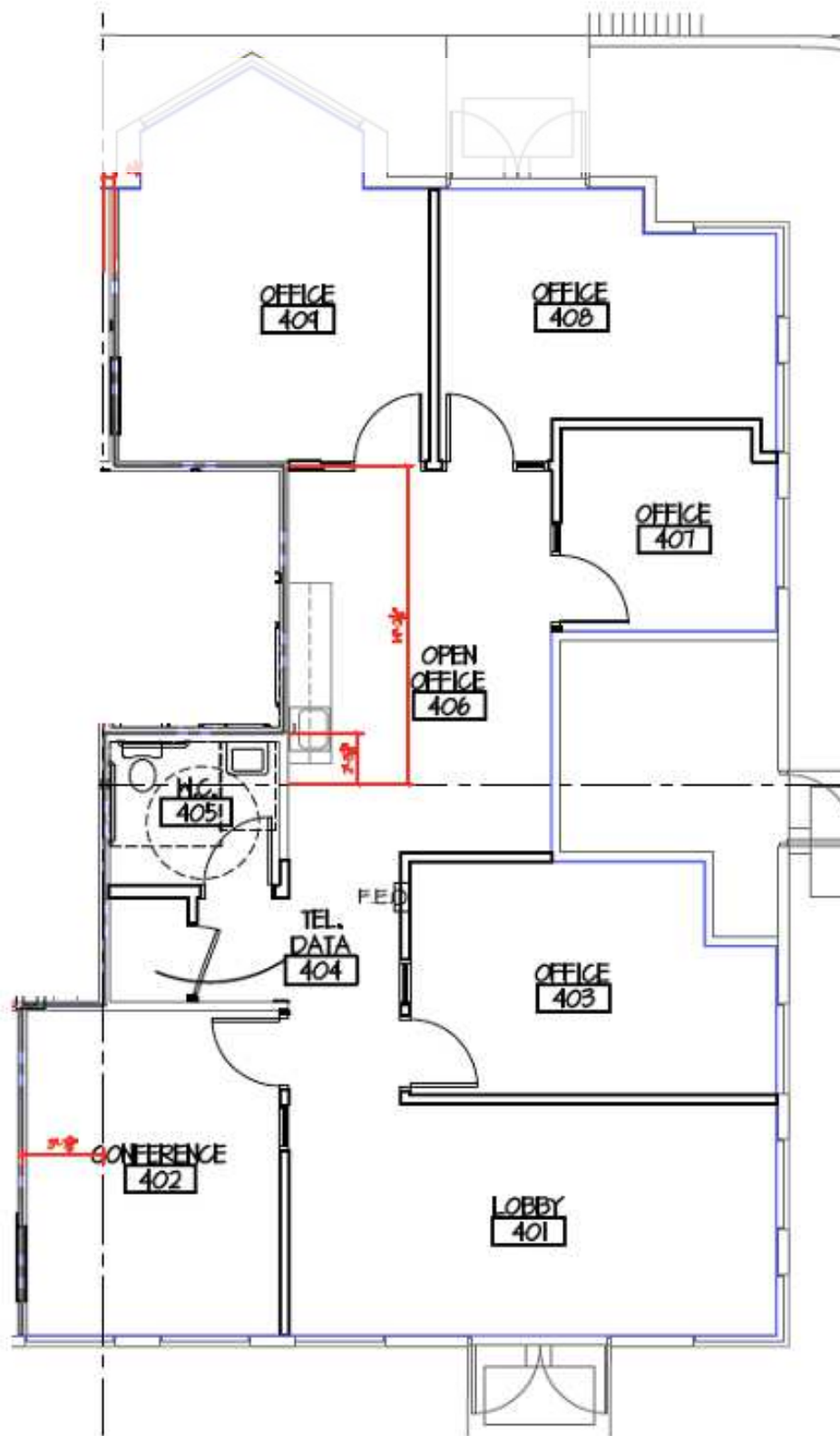
ZONING C-2

YEAR BUILT 2006

PROPERTY HIGHLIGHTS

- Professional Office Condo For Sale or Lease
- Suite 104: +/- 1,389 SF
- Move-In Ready Office Space
- For Sale: \$480,000.00 (\$345.00 PSF)
- For Lease: \$23.00 PSF Modified Gross
- Great Ahwatukee Location
- Near Retail and Business Amenities
- Close Proximity to I-10 and SanTan 202 Freeways
- Plenty of Parking
- High Demographic Area

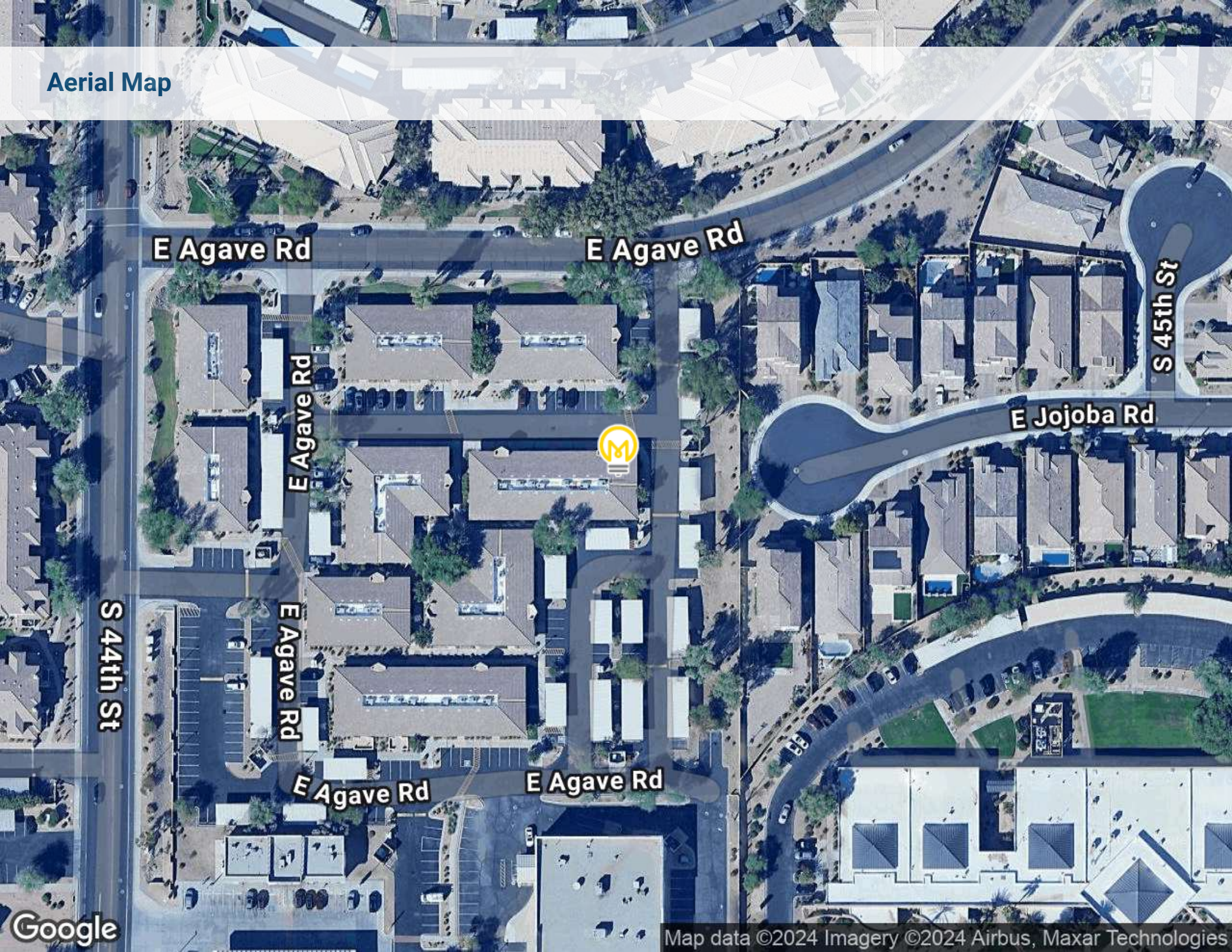
Floor Plan



Additional Photos



Aerial Map



E Agave Rd

E Agave Rd

S 45th St

E Jojoba Rd

E Agave Rd



S 44th St

E Agave Rd

E Agave Rd

E Agave Rd

Aerial Map

Phoenix

CENTRAL CITY

Tempe

Mesa

Gilbert

Chandler

Salt River

LAVEEN VILLAGE

SOUTH MOUNTAIN VILLAGE

Guadalupe

SOUTH TEMPE

DOBSON RANCH

Wonder Rift

AHWATUKEE

AHWATUKEE FOOTHILLS VILLAGE

FOOTHILLS

WEST CHANDLER

THE ISLANDS

FOX CROSSING OCOTILLO

Komatke

Santa Cruz

Sun Lakes

Goodyear Village

COOPER COMMONS

202

101

202

87

143

60

101

87

202

202

347

10

87



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,353	4,675	18,381
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	935	1,918	7,793
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$111,255	\$112,314	\$114,728
Average House Value	\$539,641	\$520,189	\$490,979

Demographics data derived from AlphaMap

