

THE VILLAGE AT SONORAN CANYON

34225 N 27th Dr | Suites 143 & 146 | Phoenix, AZ

ATLANTIC NATIONAL TRUST
FOR SALE OR LEASE
Office Condo

\$2.17M Sale Price

\$22/SF Lease Rate NNN

5,478 SF Available

 ATLANTIC NATIONAL TRUST



For Sale or Lease

Office Condo

OFFERING MEMORANDUM — 02

Property Overview

This ±5,478 SF office condo sits in the middle of one of Phoenix's strongest long-term growth corridors, fueled by rapid residential expansion and the multi-billion-dollar TSMC ecosystem reshaping North Phoenix.

Demographics in this area are exactly what medical and professional groups chase: high incomes, fast-growing households, and a population climbing quicker than the rest of the Valley. New master-planned communities totaling over 30 million square feet of healthcare, research, industrial, office, retail, and hospitality space are cementing this area as a long-term, high-demand service hub.

Property Highlights

- ▶ ±5,478 SF Move-in Ready
- ▶ Professionally Managed HOA
- ▶ Seller Financing for Qualified Buyers
- ▶ Multi-Tenants: medical, dental, finance, insurance
- ▶ 5/1,000 Parking Ratio plus Covered and Reserved
- ▶ Common Restrooms in Common Area



Building
Signage



Multi
Tenancy



5/1,000 SF
Parking Ratio



Easy access to
Freeways



Variety of
Amenities



Property Details

For Sale or Lease
Medical Office Condo

Building Size	±20,834 SF
Type	Multi-Tenant Office Condo
Available	±5,478 SF
Suite	143 & 146
Lease Rate	\$22.00/SF NNN
Sale Price	\$2,169,288 \$396.00/SF
Year Built	2007
Parcel ID	204-01-931 & 204-01-932
Signage	Exterior Building
Zoning	C-O

\$22/SF LEASE RATE NNN	\$396/SF SALE PRICE/SF
5/1,000 PARKING RATIO	C-O ZONING

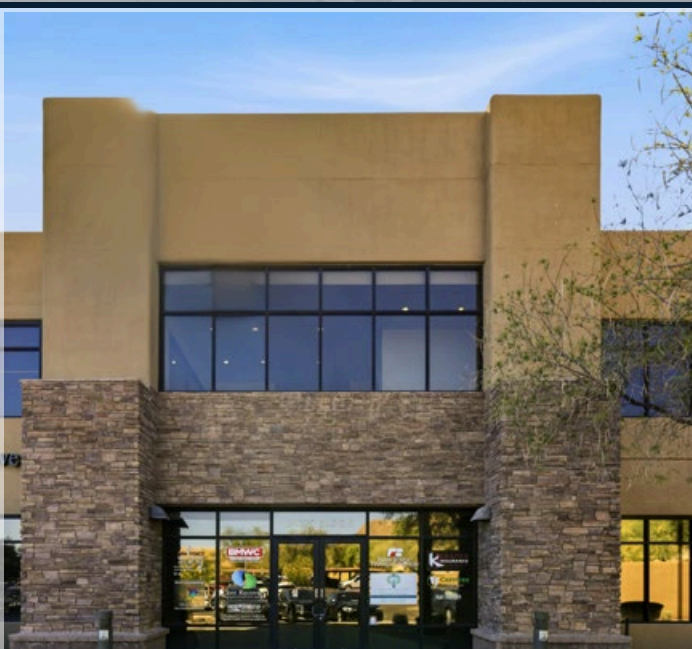
Area Demographics

2025 Estimated	1 Mile	3 Miles	5 Miles
Population	9,009	24,562	68,391
Avg HH Income	\$159,013	\$170,990	\$176,354
Households	—	9,674	—
Housing Units	3,877	10,229	27,199



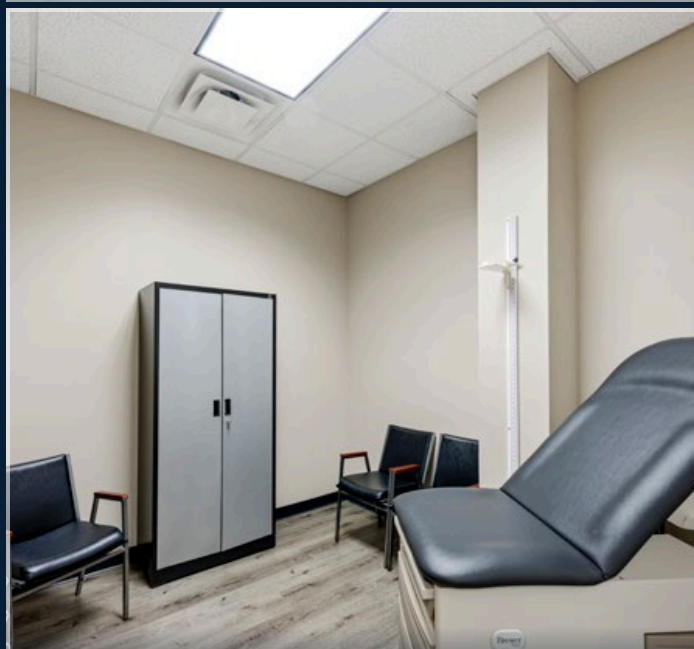
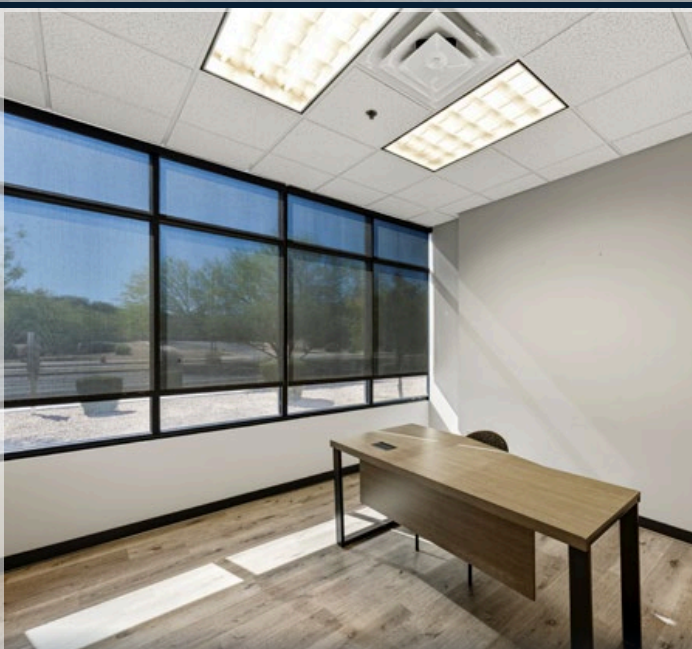
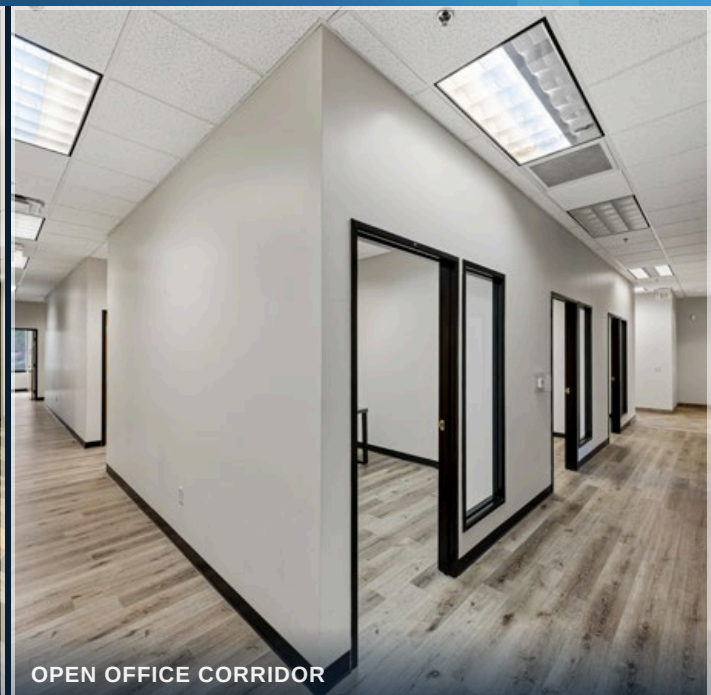
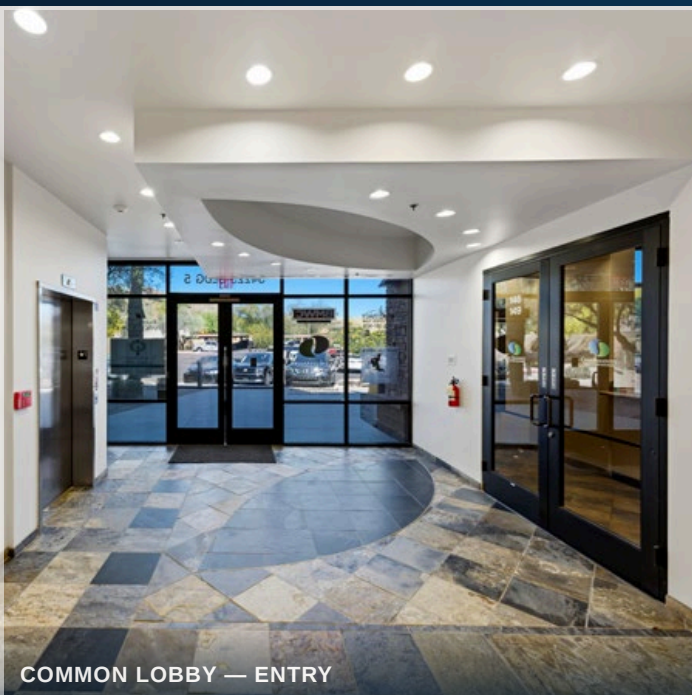
Property Photos

For Sale or Lease
Office Condo



Interior Photos

For Sale or Lease
Office Condo



Floor Plan

For Sale or Lease
Office Condo



Flexible Floor Plan Configurations

Option 1: The Full Suite (5,478 SF)

COMBINED SUITES

Suite 143 & 146

±5,478 SF

10+
PRIVATE OFFICES

2
MEETING ROOMS

2007
YEAR BUILT

C-O
ZONING

Ideal for corporate headquarters, large law firms, financial institutions, or multi-specialty clinics requiring maximum capacity and dedicated departmental zones.

Floor Plan

For Sale or Lease
Office Condo



Flexible Floor Plan Configurations

Option 2: The Premier Suite

PROPOSED DEMISED

Suite 143

±3,016 SF

11+
PRIVATE OFFICES

1
KITCHEN

ADA
RESTROOM

NNN
LEASE TYPE

A highly efficient mid-sized layout offering premium visibility, immediate lobby identity, and abundant natural light. Perfect for client-facing teams, wealth management firms, or specialty practices.

Floor Plan

For Sale or Lease
Office Condo



Flexible Floor Plan Configurations

Option 3: The Private Suite

PROPOSED DEMISED

Suite 146

±2,462 SF

5+
PRIVATE OFFICES

2
MEETING ROOMS

Foyer
RECEPTION AREA

NNN
LEASE TYPE

A streamlined, secure environment designed for focused operations. This easily manageable space is ideal for independent practitioners, boutique agencies, tech startups, or back-office administration.



Position Your Business at the Center of Unprecedented Growth

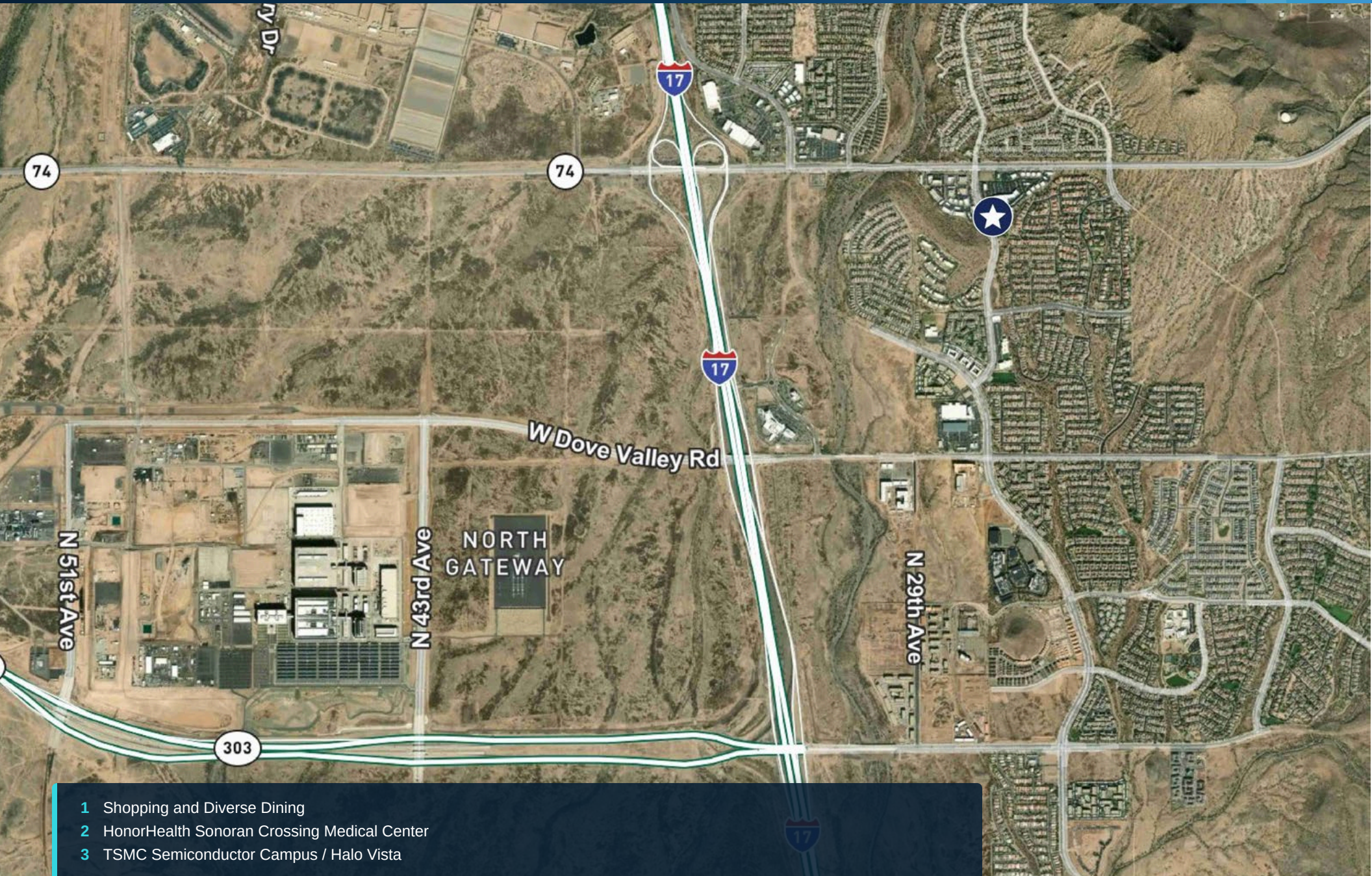
34225 N 27th Dr is strategically positioned just minutes away from the massive Taiwan Semiconductor Manufacturing Company (TSMC) campus and the rapidly expanding Halo Vista development.

With hundreds of billions of dollars in ongoing local investment transforming the area into a global tech and manufacturing hub, this office space is perfectly situated. It is the ideal outpost for engineering firms, corporate partners, tech suppliers, and professional service providers looking to capitalize on North Phoenix's booming economic epicenter without the congestion of being directly inside the industrial park.



Area Overview

For Sale or Lease
Office Condo



- 1 Shopping and Diverse Dining
- 2 HonorHealth Sonoran Crossing Medical Center
- 3 TSMC Semiconductor Campus / Halo Vista

The Village at Sonoran Canyon
34225 N 27th Dr | Phoenix, AZ 85085

For Sale or Lease

Office Condo



Contact Us:

ReBekah Watters

618.670.5705

The Village at Sonoran Canyon

34225 N 27th Dr | Phoenix, AZ 85085

