

OFFICE/MEDICAL CONDO  
**AVAILABLE  
FOR SALE**

GATEWAY OFFICE  
PARK AT ANTHEM

42104 N VENTURE DR, STE D114  
ANTHEM, AZ 85086

SALE PRICE

**\$860,000.00**

**2,153 SF AVAILABLE**



Contact Us:

ERIC BUTLER  
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. September 23, 2024 11:32 AM

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

# OFFICE/MEDICAL CONDO AVAILABLE FOR SALE

Suite D114 Size 2,153 SF

Year Built 2004

Building Class B

Zoning C-2

Frontage N Venture Dr

Parking Ratio 4.5/1,000

**SALE PRICE**

**\$860,000.00**



Right off the I-17 Freeway



Building & Monument Signage



Currently Built-Out for Office Use



Easy Access to Diverse Amenities

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AVAILABLE FOR SALE

# SUITE D114

2,153 SF | \$860,000.00 (\$399 PSF)

- 4 Offices
- Conference Room
- 2 Restrooms
- Bull Pen
- 3 Entrances



## Contact Us:

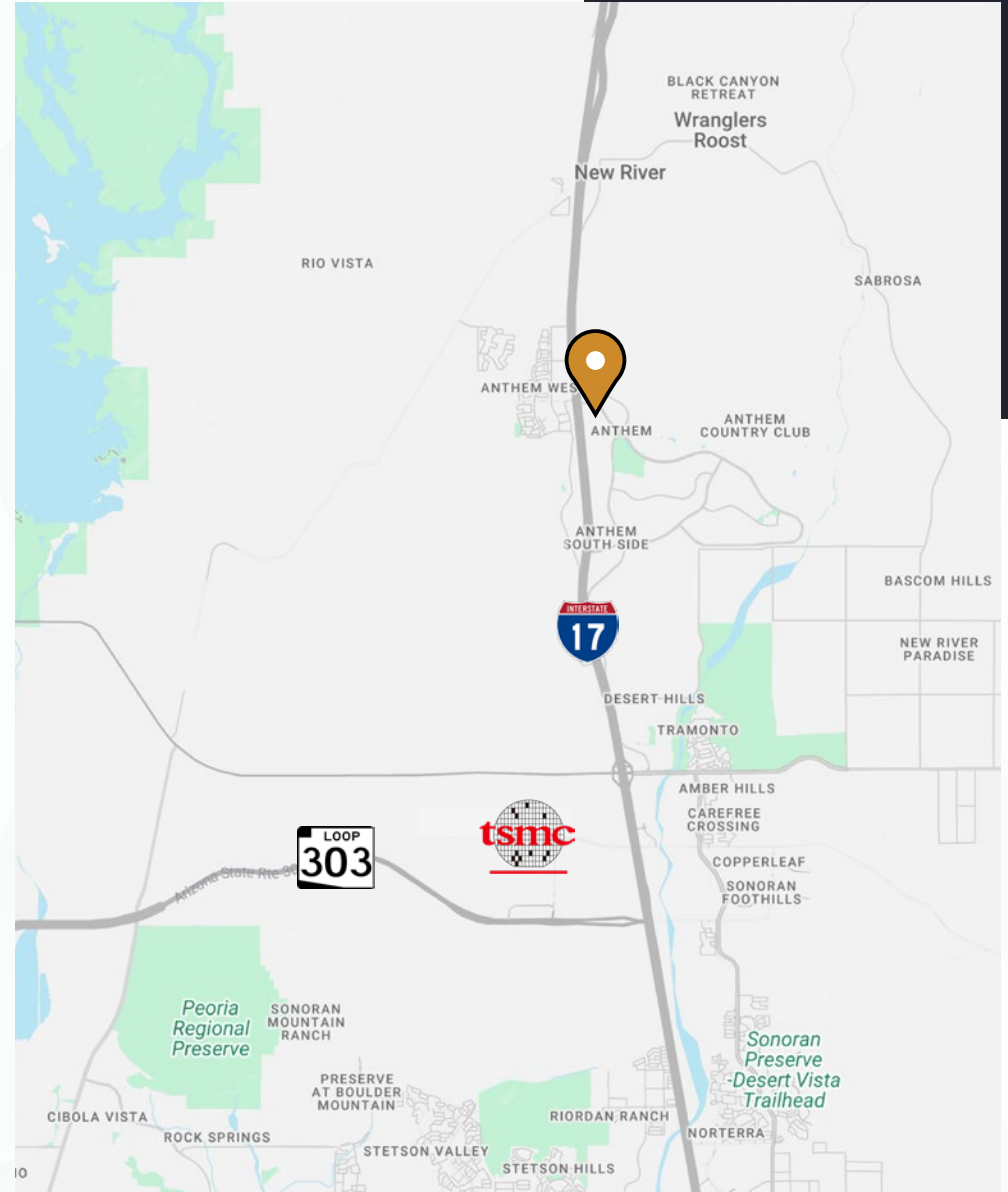
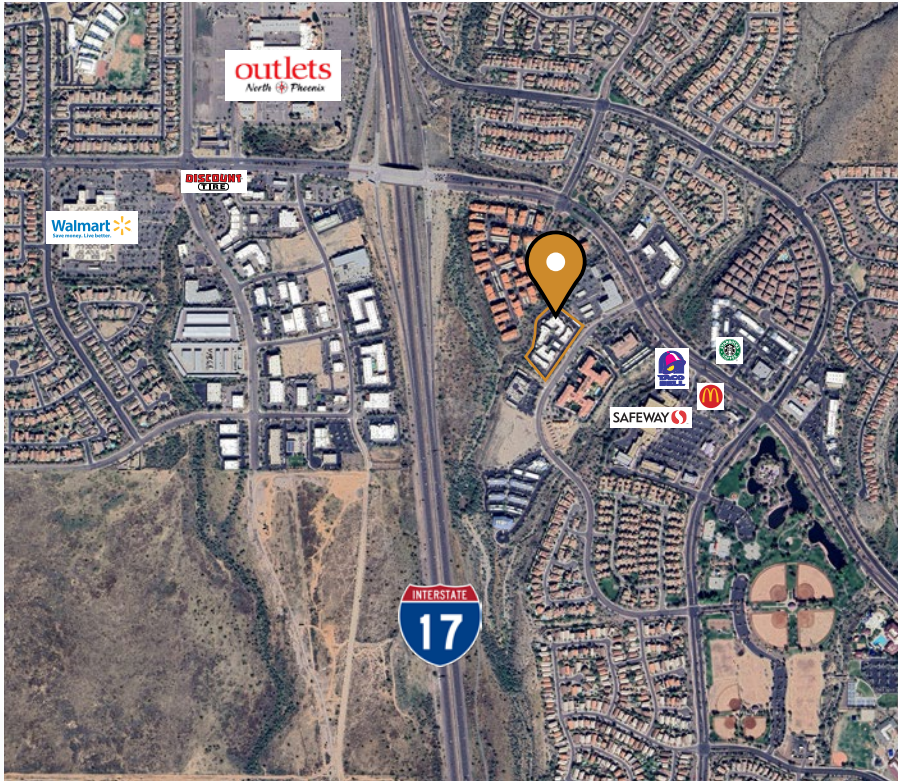
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## LOCATION HIGHLIGHTS

- Prominent Frontage on N Venture Dr
- Easy Access to I-17 Freeway
- 14 Minutes (9.5 miles) to TSMC Arizona Corp.
- 15 Minutes (14.8 miles) to Loop 101 Freeway
- 30 Minutes (32 miles) to Downtown Phoenix

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