

730
N 52nd Street

For Lease
\$23.95/SF/YR (NNN)



730 N 52ND ST, SUITE 104 | PHOENIX, AZ 85008

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. COMFAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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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.

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PROPERTY HIGHLIGHTS

ADDRESS	730 N 52nd Street, Suite 104 Phoenix, Arizona 85008
SUITE SIZE	1,257 SF
ZONING	C-O, Phoenix
FLOOR	1st
YEAR BUILT	2003
PARKING	2 Spaces Covered
ASKING RATE	\$23.95/SF/Yr (NNN)

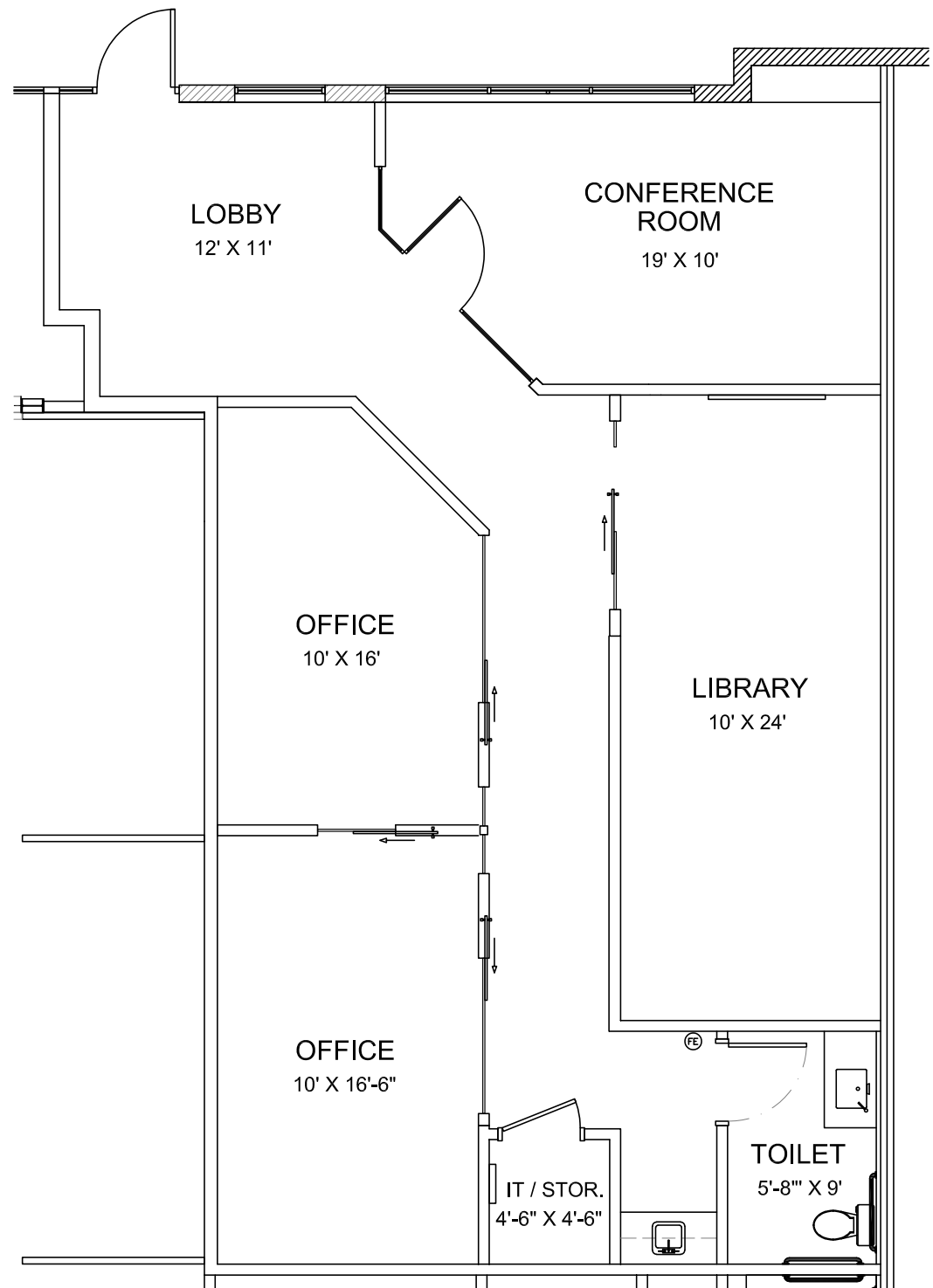
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N 52nd Street

SUITE 104 | ±1,257 SF

\$23.95/SF/YR (NNN)
NNN'S \$8.82/SF/YR

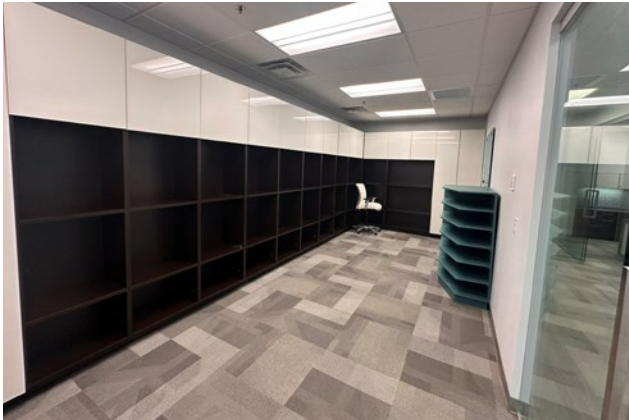
- LOBBY/RECEPTION
- CONFERENCE ROOM
- LIBRARY/OFFICE
- 2 OFFICES
- IT/STORAGE
- BREAKROOM AREA
- PRIVATE RESTROOM



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**PHX SKY
HARBOR**

**DOWNTOWN
PHOENIX**

LOOP
202

LOOP
202

**TRUWEST
CREDIT UNION**

 730 N 52nd St

52ND STREET



UNBEATABLE LOCATION



Experience the best of Phoenix at 730 N 52nd Street. This prime office space offers unparalleled access to high-end amenities.



- The 44th Street Corridor Submarket benefits from a strategic location that features robust connectivity via the Loop 202 and SR-143 freeways as well as proximity to Sky Harbor International Airport.
- At the nexus of Old Town Scottsdale, Tempe, and the Camelback Corridor, the area benefits from demand drivers similar to those of these more prestigious submarkets.
- Minutes away from Phoenix Sky Harbor International Airport and instant connectivity to freeways and Downtown Phoenix




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