



# OFFICE SPACE FOR LEASE

Professional Office Condo | 2,128 SF

Arrowhead Office Plaza

18205 N. 51st Avenue, Suite 119 | Glendale, AZ 85308

## Elevate Your Business

Give your business the professional image it deserves in one of Glendale's premier office locations. Conveniently located just minutes from Loop 101 and Union Hills Drive, this beautifully remodeled office suite offers the flexibility to accommodate your business today—and room to grow tomorrow.

2,128 SF  
Total Space

\$4,610/Mo  
NNN Lease

Ground Floor  
Corner Unit

Available Now  
Immediate



Monica Kane, GRI, SRES, GREEN | Success Property Brokers  
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# Property Features

- ✓ 2,128 SF Professional Office Suite
- ✓ Ground Floor Corner Location
- ✓ Newly Remodeled Double Suite
- ✓ Three Executive Offices
- ✓ Spacious Conference Room
- ✓ Reception Area
- ✓ Kitchen / Break Room
- ✓ Private Restroom

- ✓ Large Unfinished Flex Space
- ✓ Tenant Improvement Allowance Available
- ✓ Monument Signage Opportunity
- ✓ Fire Sprinkler System
- ✓ Covered Parking
- ✓ Professional Landscaping
- ✓ Immediate Occupancy Available

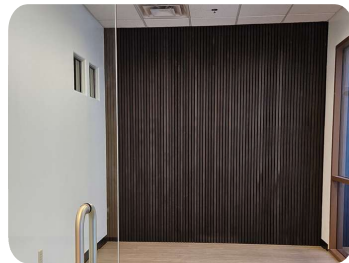
## Designed for Flexibility

Configure the space for:

- + Additional Private Offices
- + Medical Exam Rooms
- + Cubicle Workspace
- + Training Room
- + Call Center
- + Physical Therapy
- + Open Collaborative Workspace
- + Specialized Business Operations

## Perfect For

- + Medical Practice
- + Dental Office
- + Law Firm
- + Insurance Agency
- + CPA / Accounting Firm
- + Title & Escrow
- + Financial Services
- + Therapy or Counseling
- + Engineering
- + Professional Services



# Lease Information

**Monthly Lease:** \$4,610 NNN

**Annual Lease Rate:** \$26.00/SF

**CAM:** Approximately \$7.00/SF

**Lease Term:** 3-10 Years

## Landlord Pays

- + Water
- + Sewer
- + Trash
- + Exterior Maintenance
- + Property Taxes
- + Building Liability Insurance

## Tenant Pays

- + Electricity
- + Contents Insurance
- + Business Liability Insurance

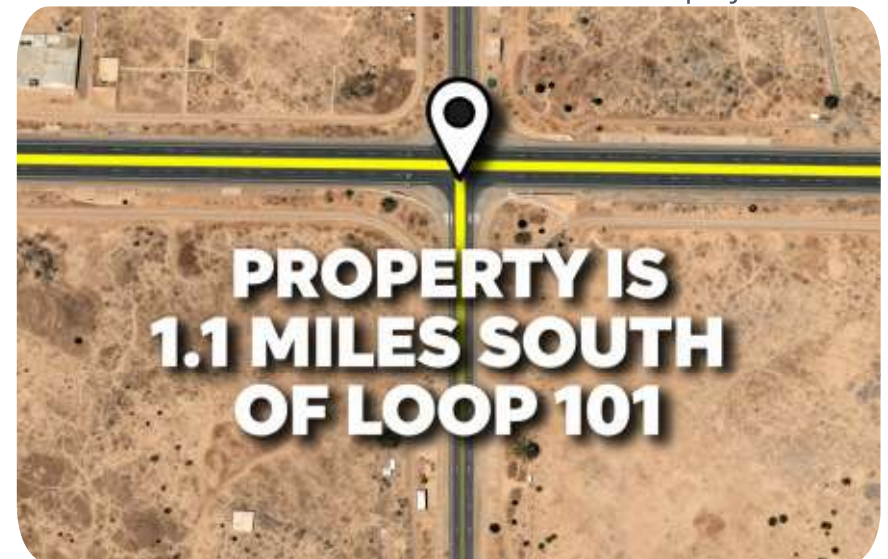


# Exceptional Location

Located in the prestigious Arrowhead Office Plaza with outstanding accessibility:

- + Loop 101
- + Union Hills Drive
- + Arrowhead Towne Center
- + Restaurants & Cafes
- + Hotels
- + Medical Facilities
- + Banks
- + Retail Services

A convenient location for both clients and employees.



# Schedule Your Private Tour Today

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Professional Space. Prime Location. Endless Possibilities.



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