



**\$22.81 + NNN**

LEASE PRICE



**2,027**

SQUARE FEET



**OFFICE/MEDICAL**

BUILDING USE

## **SPECIFICATIONS:**

<b>PROPOSED USE</b>	Commercial, Office, Medical
<b>OFFICES</b>	5
<b>ZONING</b>	C-1
<b>TAX PARCEL NO.</b>	215-15-181B_

<b>Year Built</b>	2002
<b>Avail. SF</b>	2,027
<b>Asking Rent</b>	\$22.81/SF
<b>Purchase Price</b>	\$795,000

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4045 E UNION HILLS DR, PHOENIX, AZ 85050



## ***PROPERTY HIGHLIGHTS***

- Excellent location near Desert Ridge
- Close access to 101 & 51 freeways
- End unit
- Endless potential uses
- Quiet and private plaza

4045 E UNION HILLS DR, PHOENIX, AZ 85050



This corner office/medical condo offers an exceptional opportunity for a business seeking high visibility, convenience, and a fully updated professional environment. Situated with direct access off the 51, the property provides unmatched accessibility for both staff and clients, while ample on-site parking ensures ease of use for daily operations.

The space features two private entrances and two welcoming reception areas, complete with a built-in check-in cutout designed for efficiency. Inside, multiple private offices and flexible layouts accommodate a wide range of medical or professional users. Private restrooms and modern finishes throughout create a professional and comfortable atmosphere for employees and visitors alike.

With its updated condition, strategic corner location, and functionality tailored to professional and medical needs, this property is move-in ready and designed to support business growth.



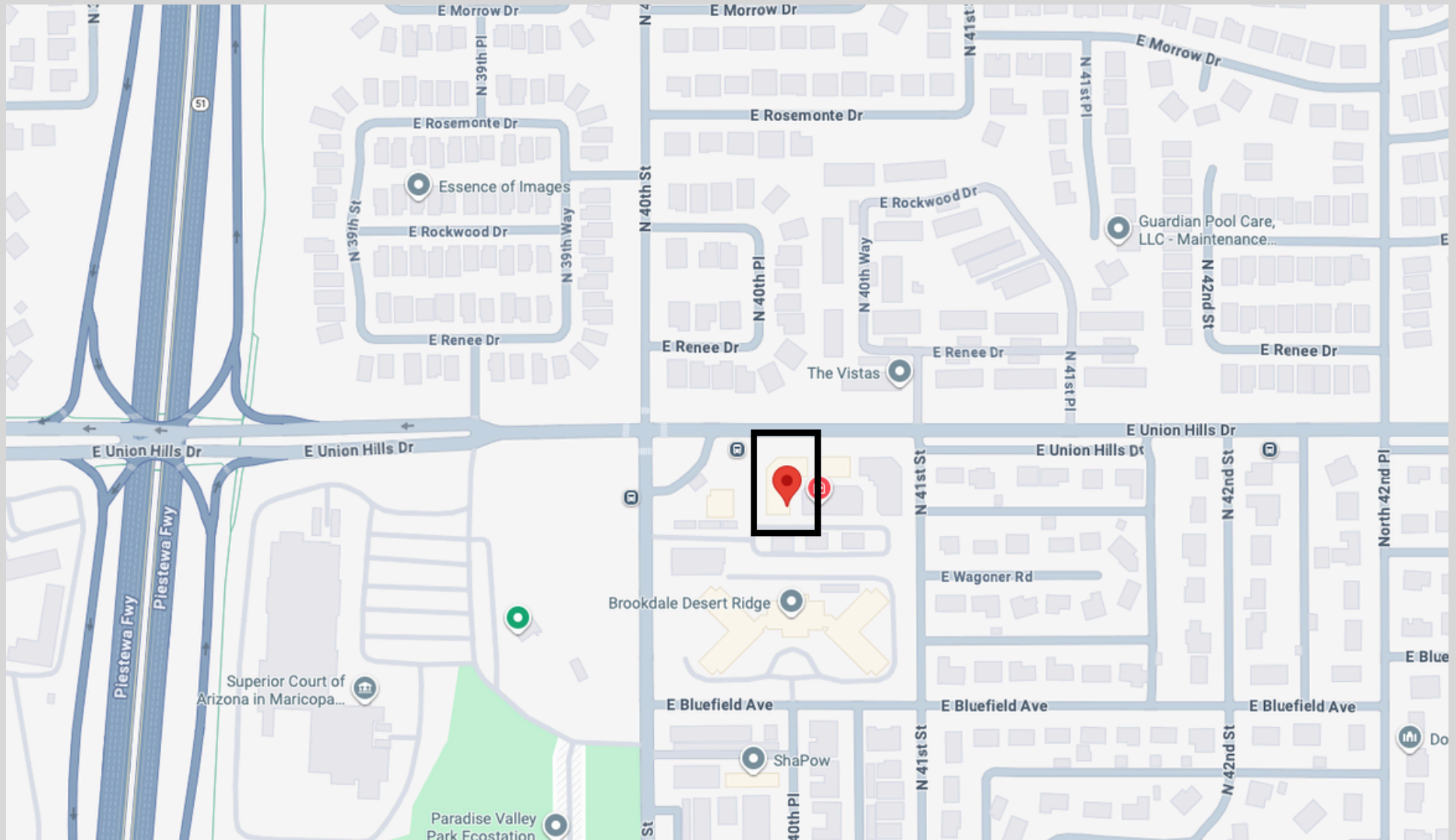








**FOR LEASE OR SALE**  
**4045 E UNION HILLS DR**  
**PHOENIX, AZ**





4045 E UNION HILLS DR A109, PHOENIX, AZ  
85050





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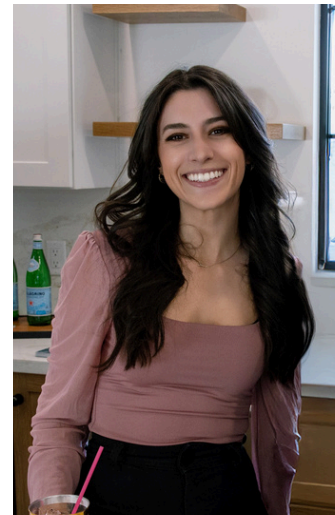
## ***PRESENTED BY:***

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.

## ***FOR INQUIRIES, CONTACT:***



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