



Menlo Group

COMMERCIAL REAL ESTATE



AHWATUKEE OFFICE CONDO FOR SALE & LEASE

**4425 E Agave Road, Ste 102
Phoenix, AZ 85044**

Move-in Ready Office Condominium

Exclusively listed by:

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PROPERTY SUMMARY

PURCHASE PRICE \$680,000 (\$345 PSF)

LEASE RATE: \$23.00 PSF MG

PROPERTY TYPE Office

SUITE 102 +/- 1,970 SF

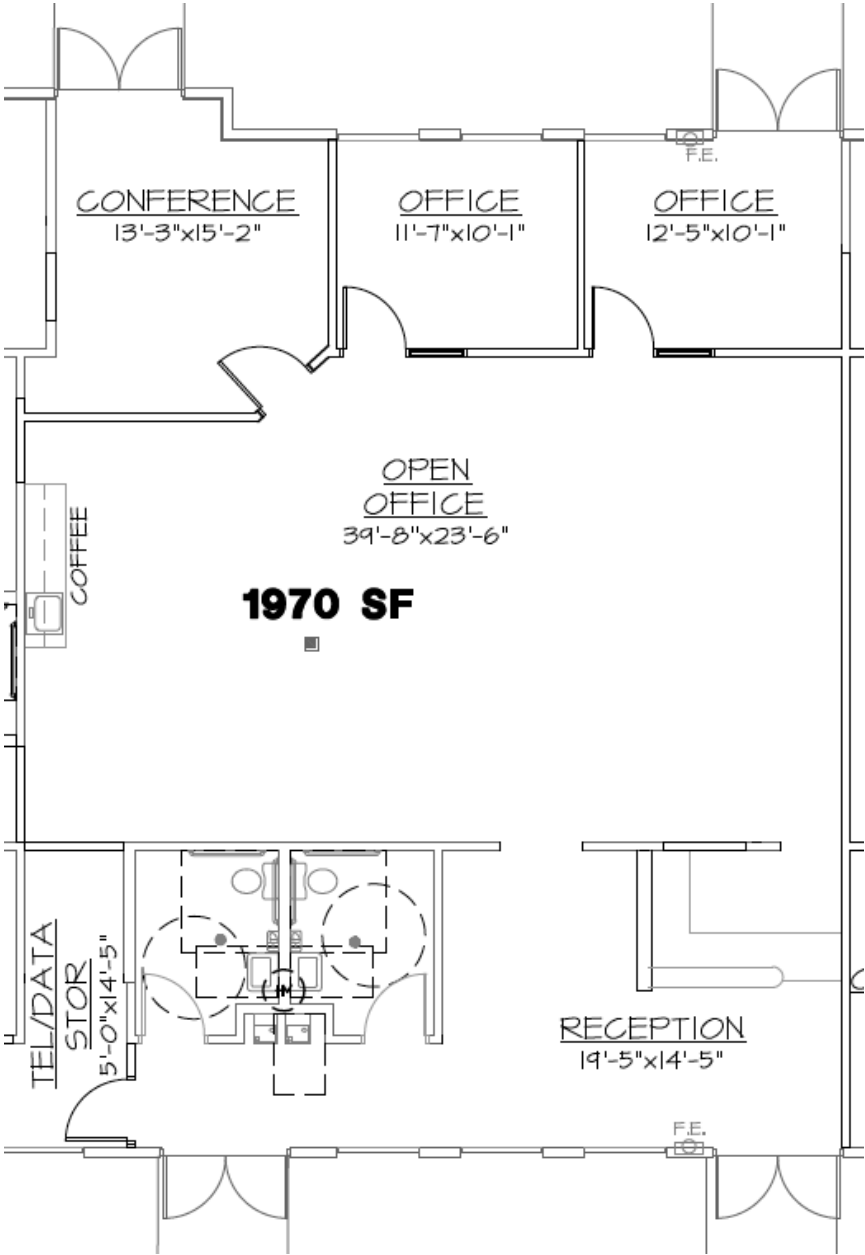
ZONING C-2

YEAR BUILT 2006

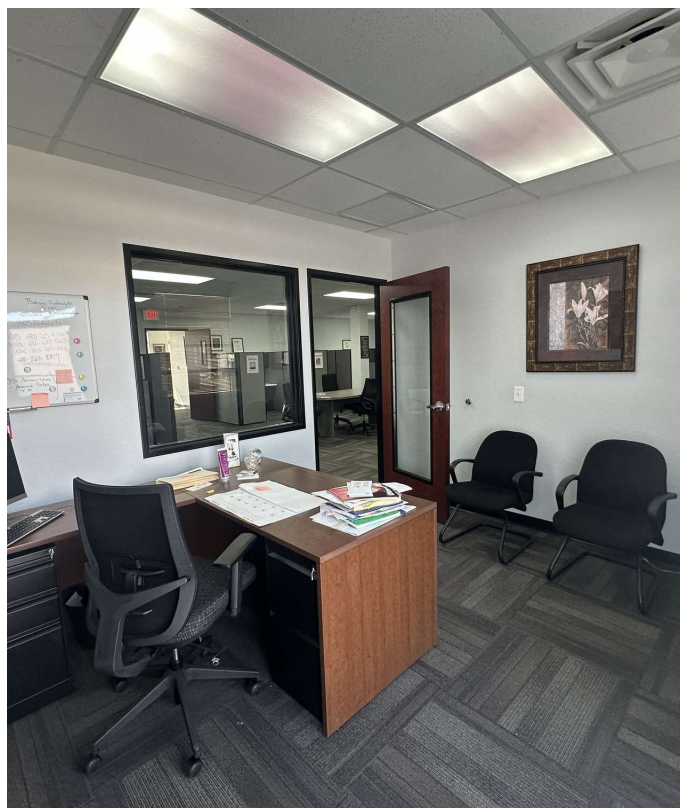
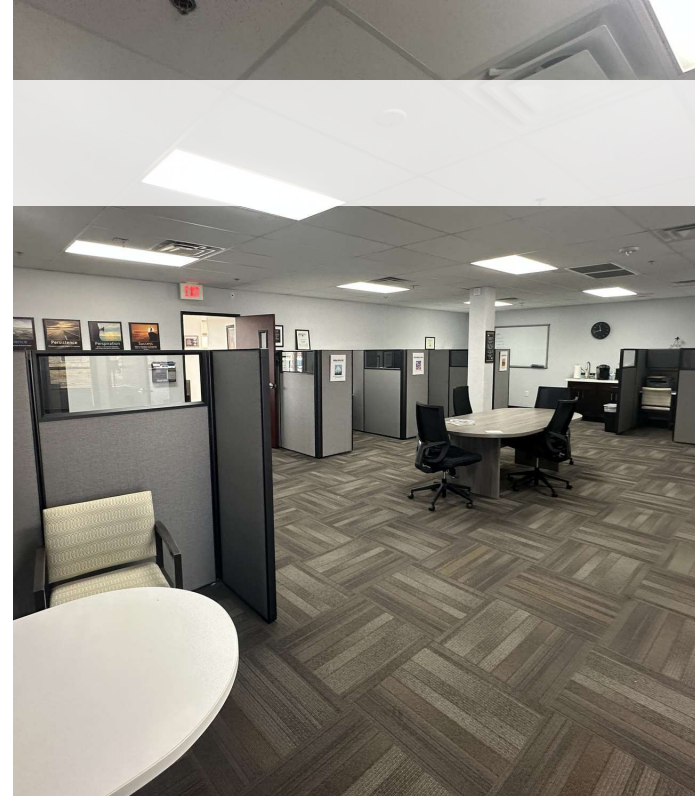
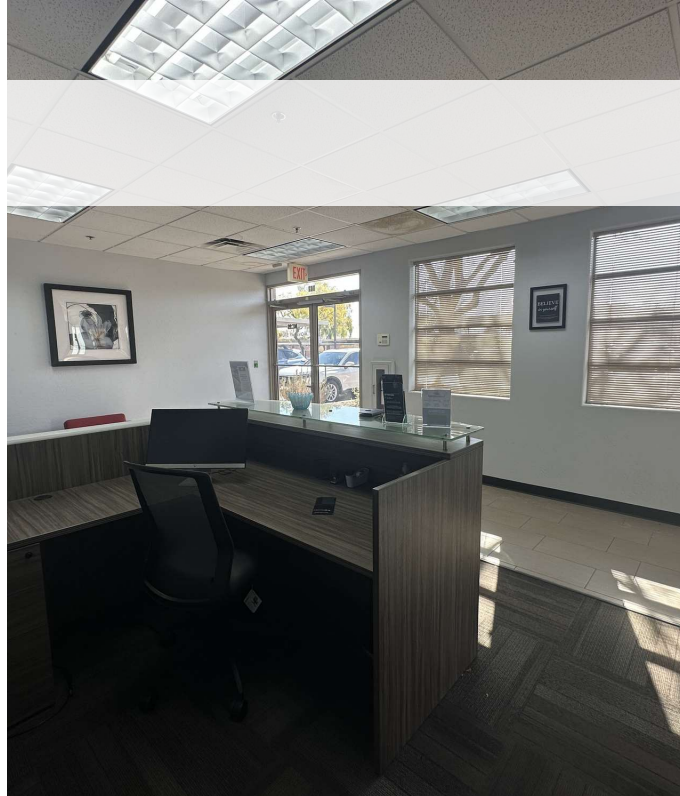
PROPERTY HIGHLIGHTS

- Professional Office Condos For Sale or Lease
- Move-In Ready Office Space with FF&E Available
- For Sale: \$680,000.00 (\$345.00 PSF)
- For Lease: \$23.00 PSF Modified Gross
- Great Ahwatukee Location
- Near Retail and Business Amenities
- Close Proximity to I-10 and SanTan 202 Freeways
- Plenty of Parking

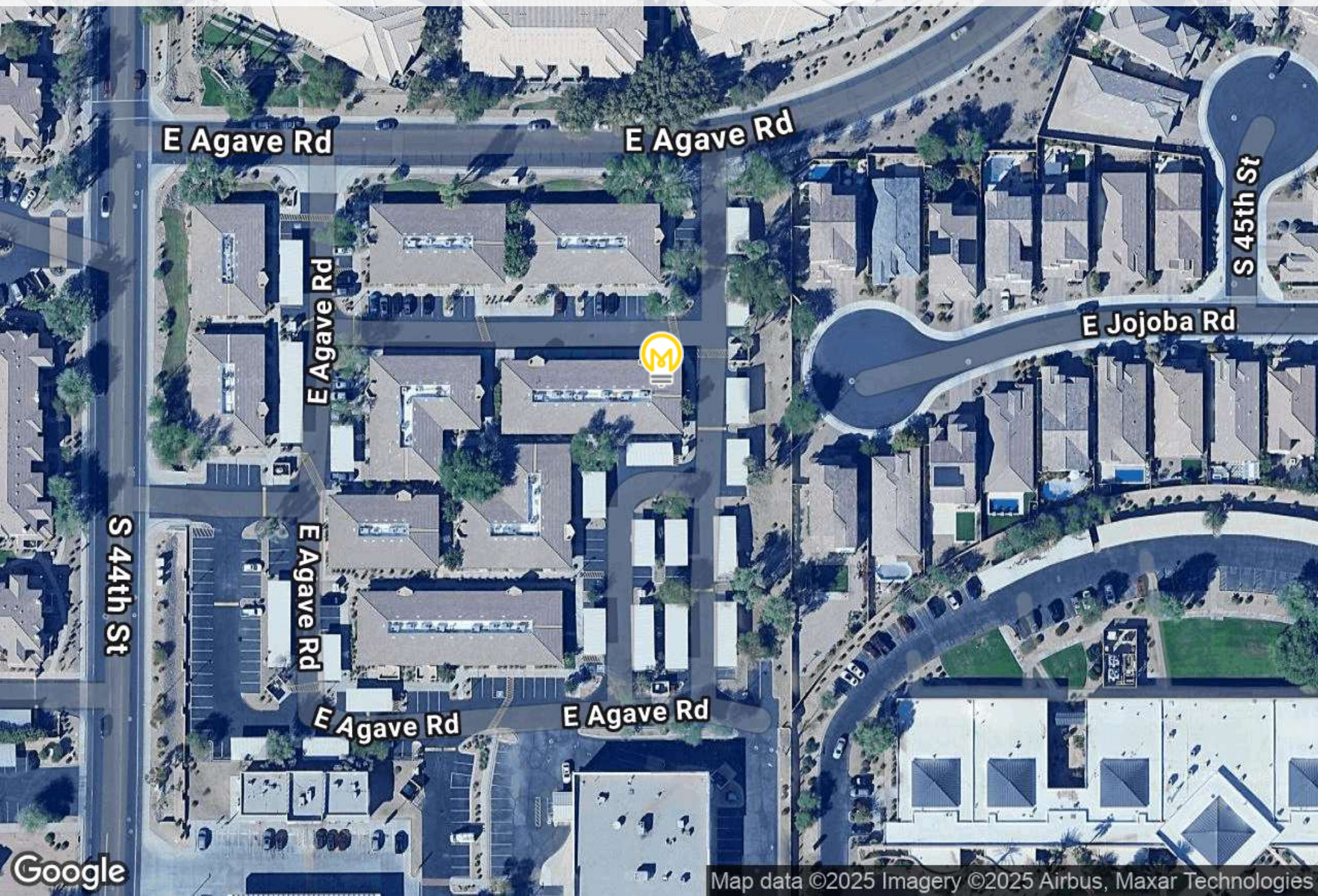
Suite 102 Floor Plan



Suite 102 Photos



Aerial Map



Aerial Map

Phoenix

CENTRAL CITY

Tempe

Mesa

REED PARK

LAVEEN VILLAGE

SOUTH MOUNTAIN VILLAGE

SOUTH TEMPE

DOBSON RANCH

Guadalupe

TEMPE ROYAL PALMS

Gilbert

THE ISLANDS

AHWATUKEE



AHWATUKEE FOOTHILLS VILLAGE

FOOTHILLS

WEST CHANDLER

Chandler

St. Johns

Komatke

Gila Crossing

Santa Cruz

CARINO ESTATES

OCOTILLO

Sun Lakes

Goodyear Village

COOPER COMMONS

Google

Map data ©2025 Google

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,353	4,675	18,381
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	935	1,918	7,793
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$111,255	\$112,314	\$114,728
Average House Value	\$539,641	\$520,189	\$490,979

Demographics data derived from AlphaMap

