

Arrowhead Office

±3,750 SF | \$20 PSF, NNN | 17431 N 71st Dr, Suite 104, Glendale, AZ 85308

Premier Office Sublease Opportunity Adjacent to Arrowhead Mall



Troy Giammarco

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Jake Fox

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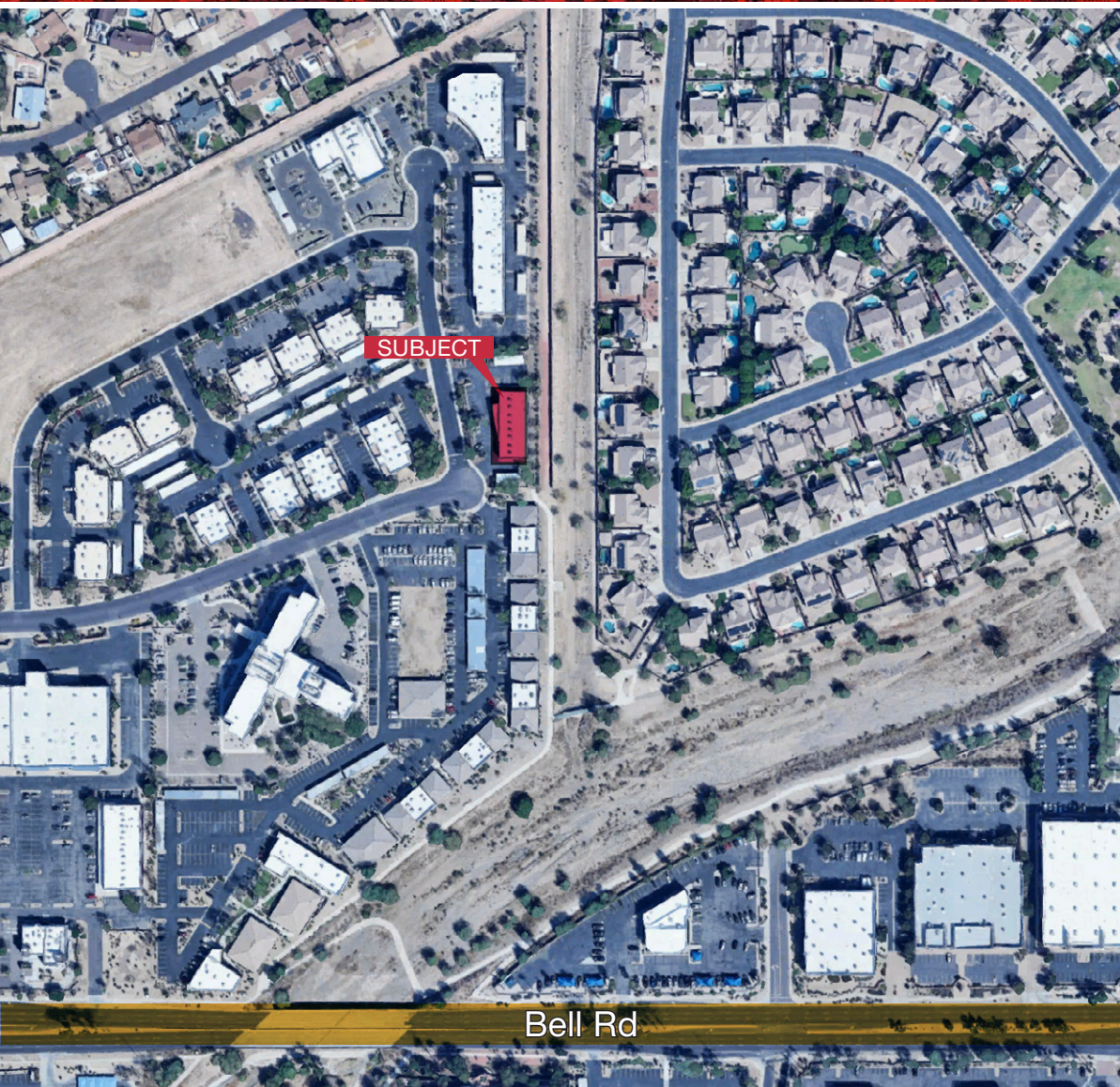
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2944 N 44th St, Suite 200 Phoenix, AZ 85018
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Property Information



Address: 17431 N 71st Dr, Suite 104
Glendale, AZ 85308

Property Type: Office
Building Type: Class B
Lease Rate: \$20 PSF, NNN
Available Size: 3,750 SF
Zoning: PAD
Parcel: 200-44-758A;759A
Parking Ratio: 4.83 per 1,000 SF

Features

- **Turn-key Professional Office** – An exceptional 3,750 SF build-out featuring a dedicated reception area, breakroom, two restrooms, 13 private offices, and a large open area
- **Prime Retail & Entertainment** – Located directly adjacent to Arrowhead Mall and P83 Entertainment District
- **Strong Demographics** – Positioned in a densely populated area with high net-worth and established population
- **Excellent Parking Ratio** – Ample parking available, including 10 covered spaces
- **Exceptional Accessibility** – Convenient access to Loop 101 freeway, Bell Rd, and Union Hills Rd

2025 Demographics	1 Mile	2 Miles	3 Miles
Population	11,780	47,849	113,317
Average HH Income	\$117,167	\$114,092	\$119,036
Median Home Value	\$501,909	\$472,610	\$470,150

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Retail Map



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Property Photos



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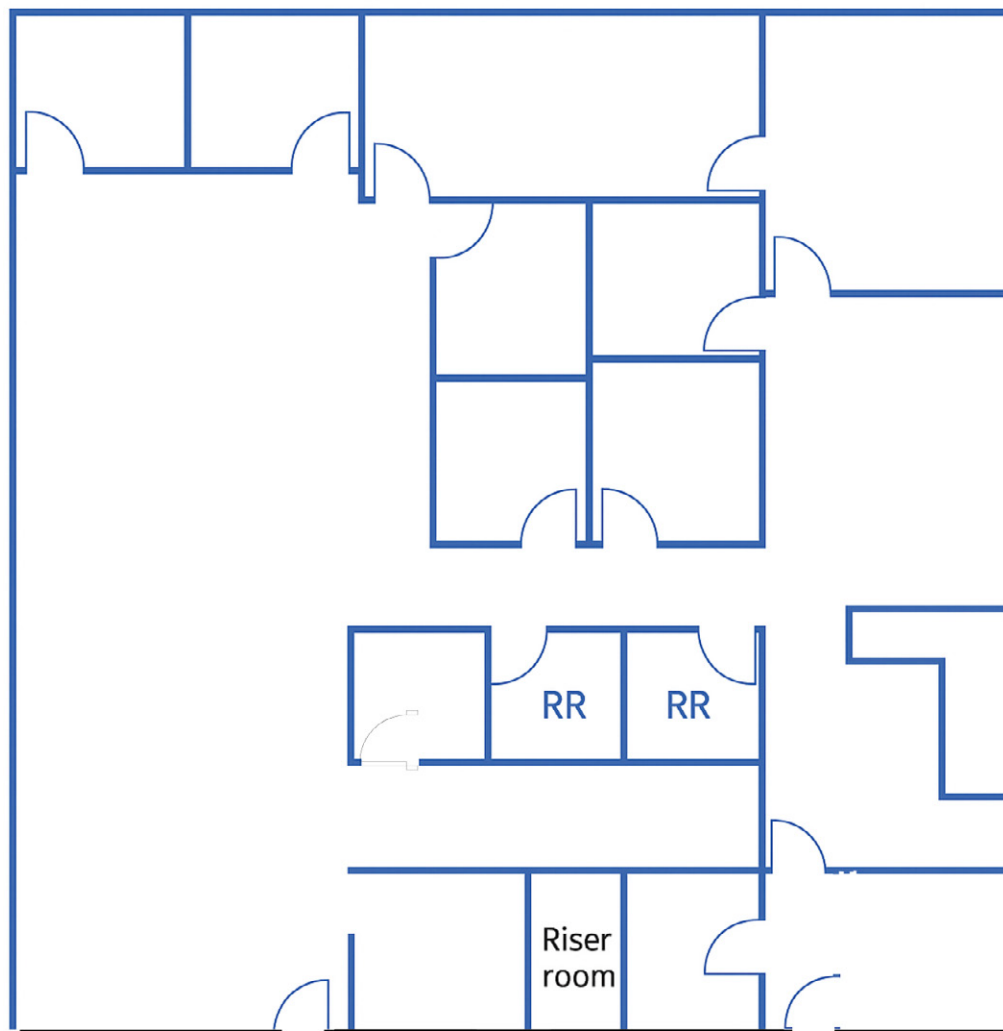
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Floor Plan

SUITE 104 | 3,750 SF AVAILABLE



25-04-080

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