



**Menlo Group**

COMMERCIAL REAL ESTATE



## AHWATUKEE OFFICE CONDO FOR LEASE

4425 E Agave Road, Ste 102  
Phoenix, AZ 85044

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Move-in Ready Office Condominium

*Exclusively listed by:*

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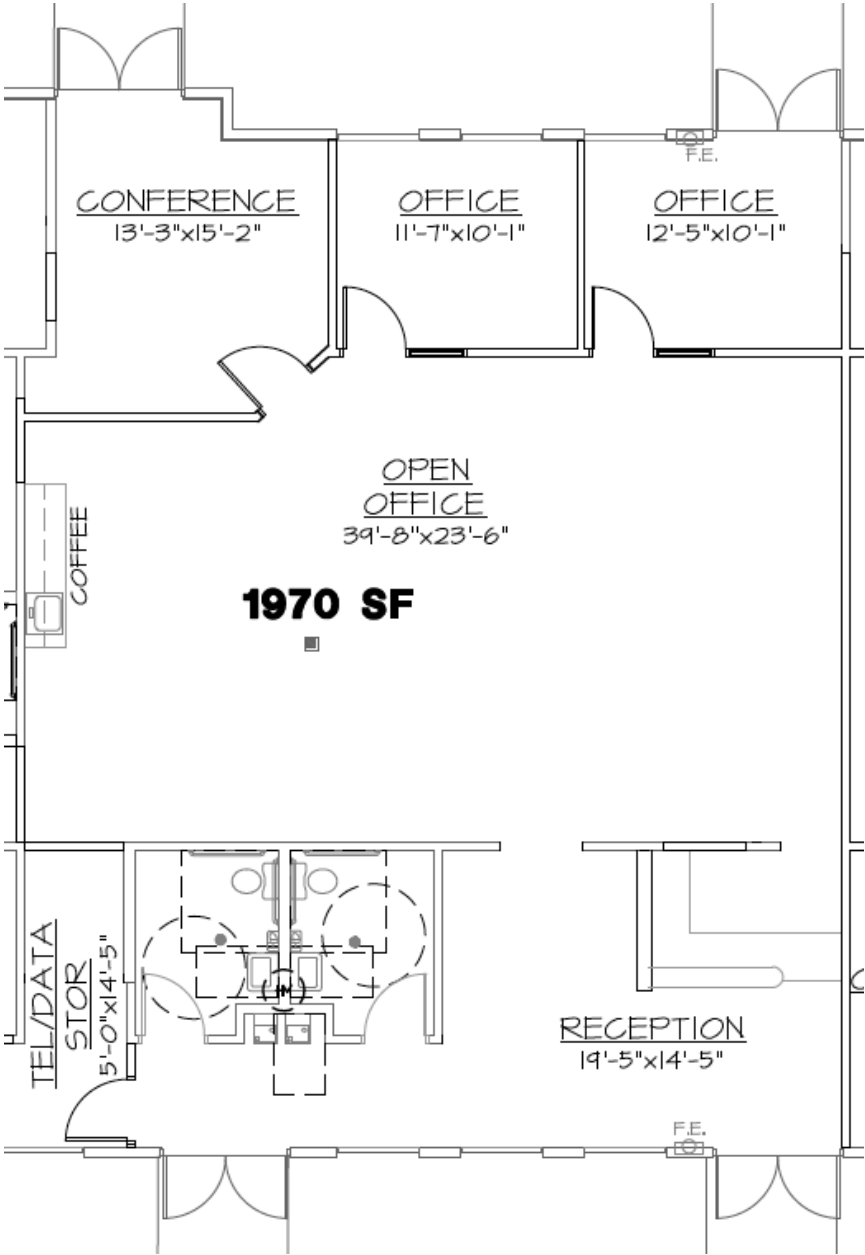
### PROPERTY SUMMARY

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

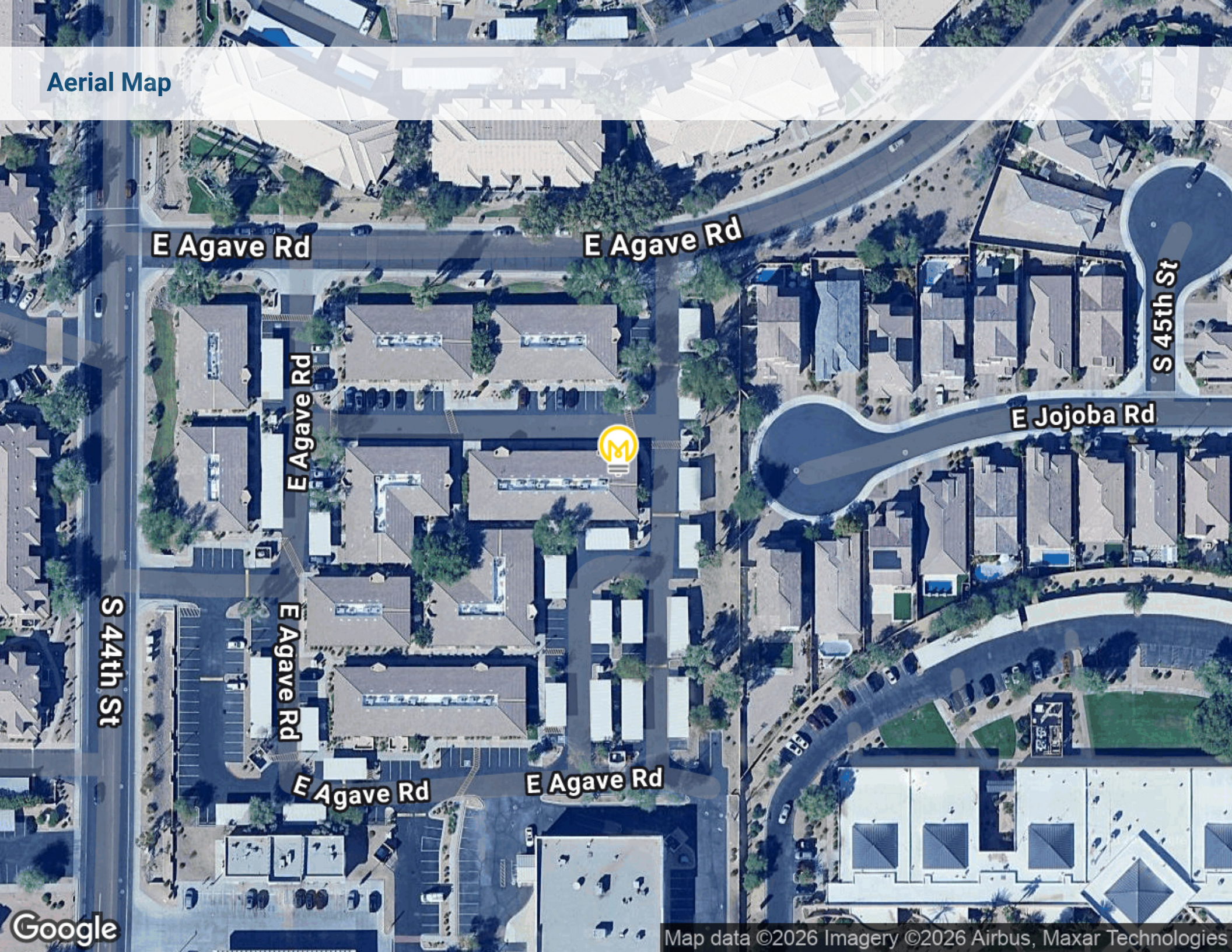
Suite 102 Floor Plan



## Suite 102 Photos



Aerial Map



Aerial Map

Phoenix

Tempe

Mesa

REED PARK

Salt River

LAVEEN VILLAGE

SOUTH MOUNTAIN VILLAGE

SOUTH TEMPE

DOBSON RANCH

Guadalupe

TEMPE ROYAL PALMS

Gilbert

THE ISLANDS

AHWATUKEE

AHWATUKEE FOOTHILLS VILLAGE

FOOTHILLS

WEST CHANDLER

Chandler

FOOTHILLS RESERVE

Komatke

Gila Crossing

CARINO ESTATES

OCOTILLO

Santa Cruz

Sun Lakes

COOPER COMMONS

Goodyear Village

Google

Map data ©2026 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

