



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:*

Grafton Milne, SIOR, CCIM  
[grafton@menlocre.com](mailto:grafton@menlocre.com)  
480.659.1777

## CONFIDENTIALITY & DISCLAIMER

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## PROPERTY SUMMARY

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

LEASE RATE: \$23.00 PSF MG

## PROPERTY TYPE

SUITE 102 +/- 1,970 SF

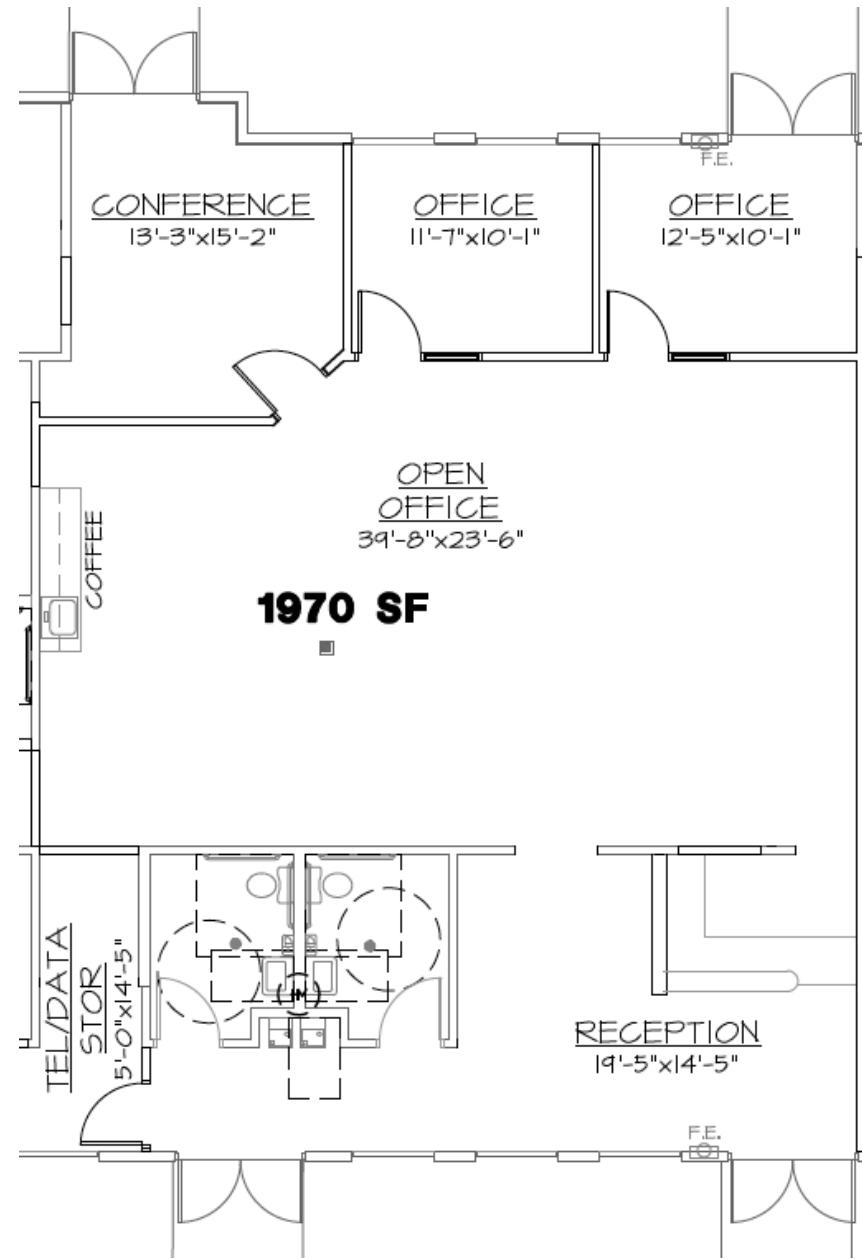
ZONING C-2

YEAR BUILT 2006

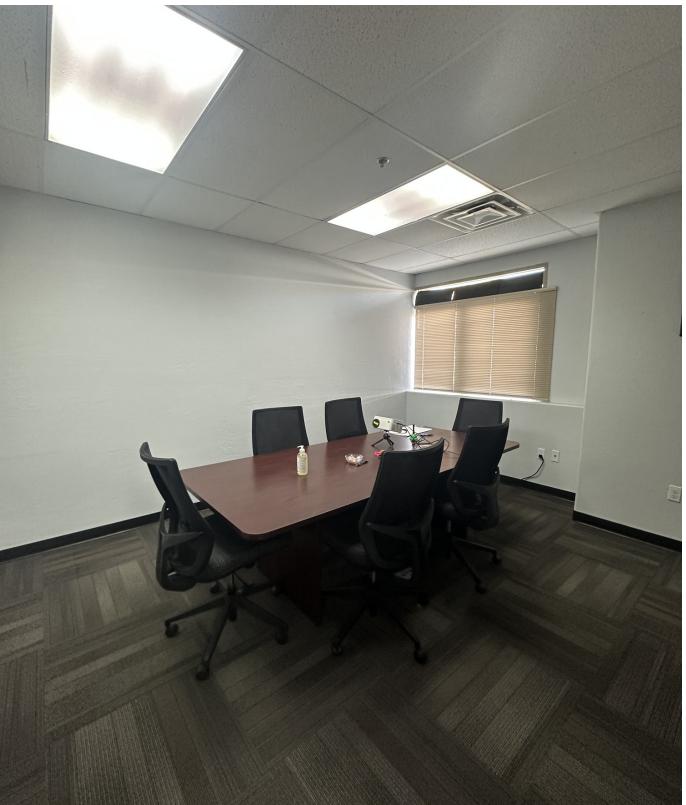
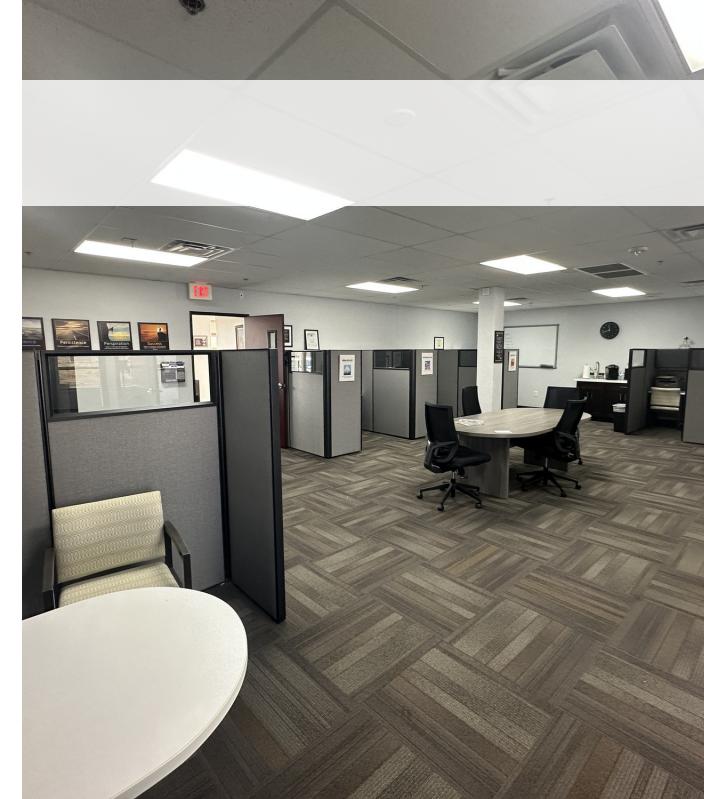
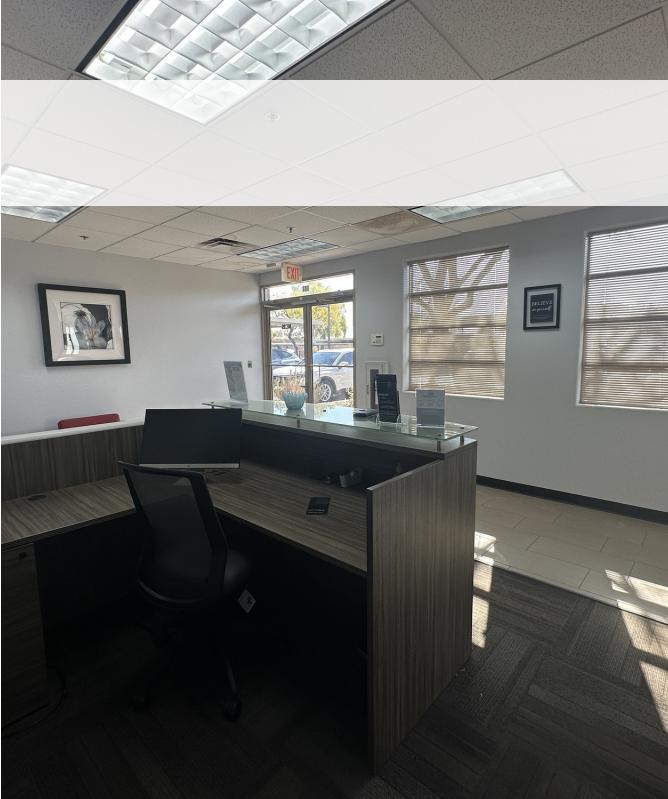
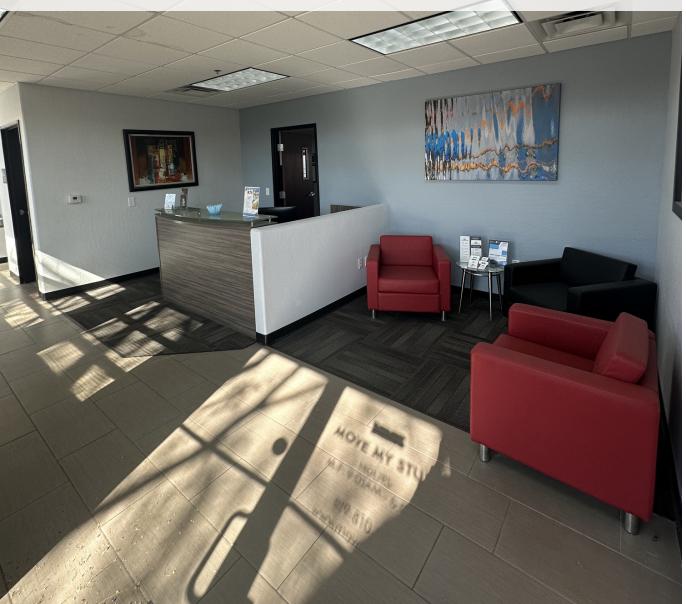
## PROPERTY HIGHLIGHTS

- 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

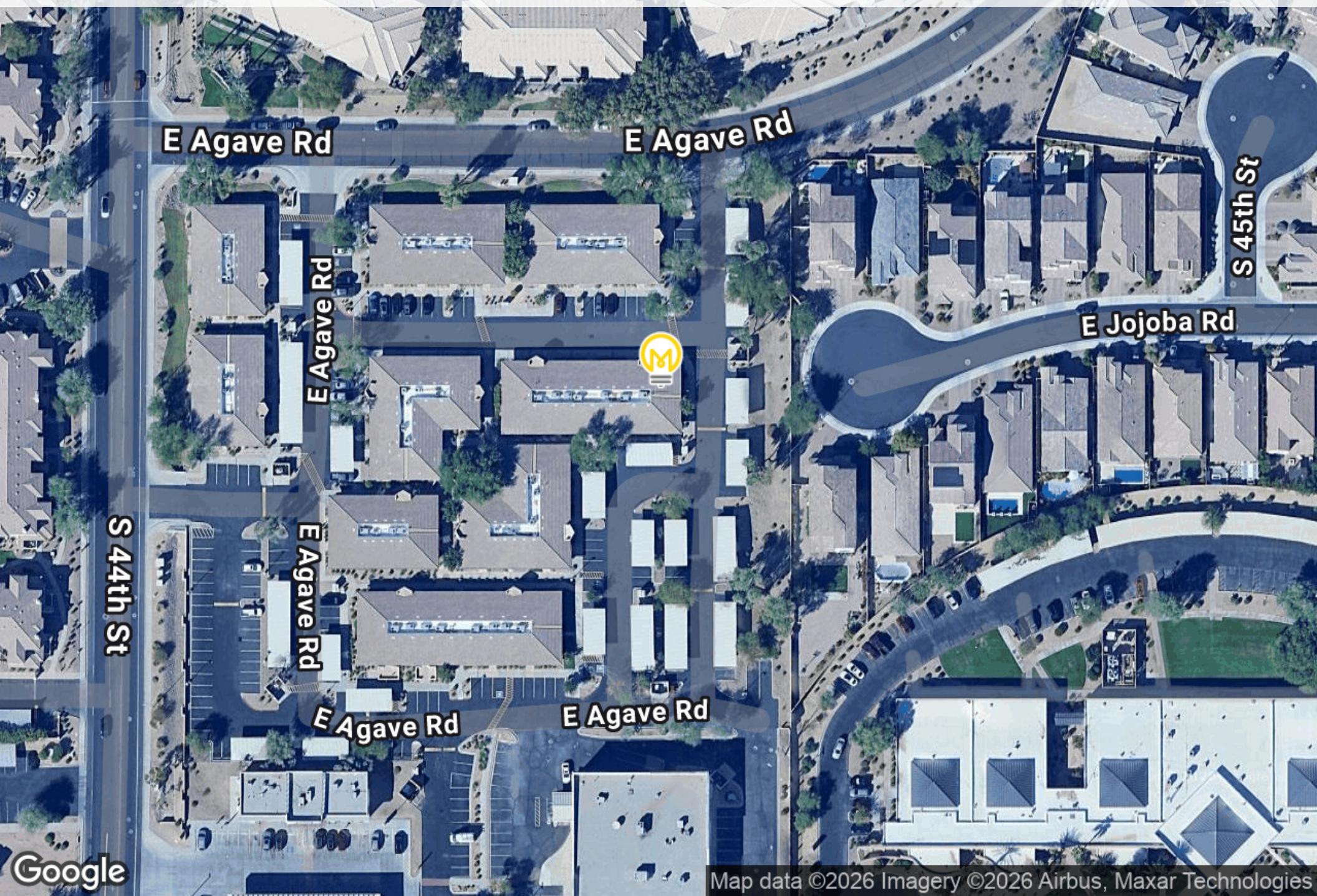
## Suite 102 Floor Plan



## Suite 102 Photos

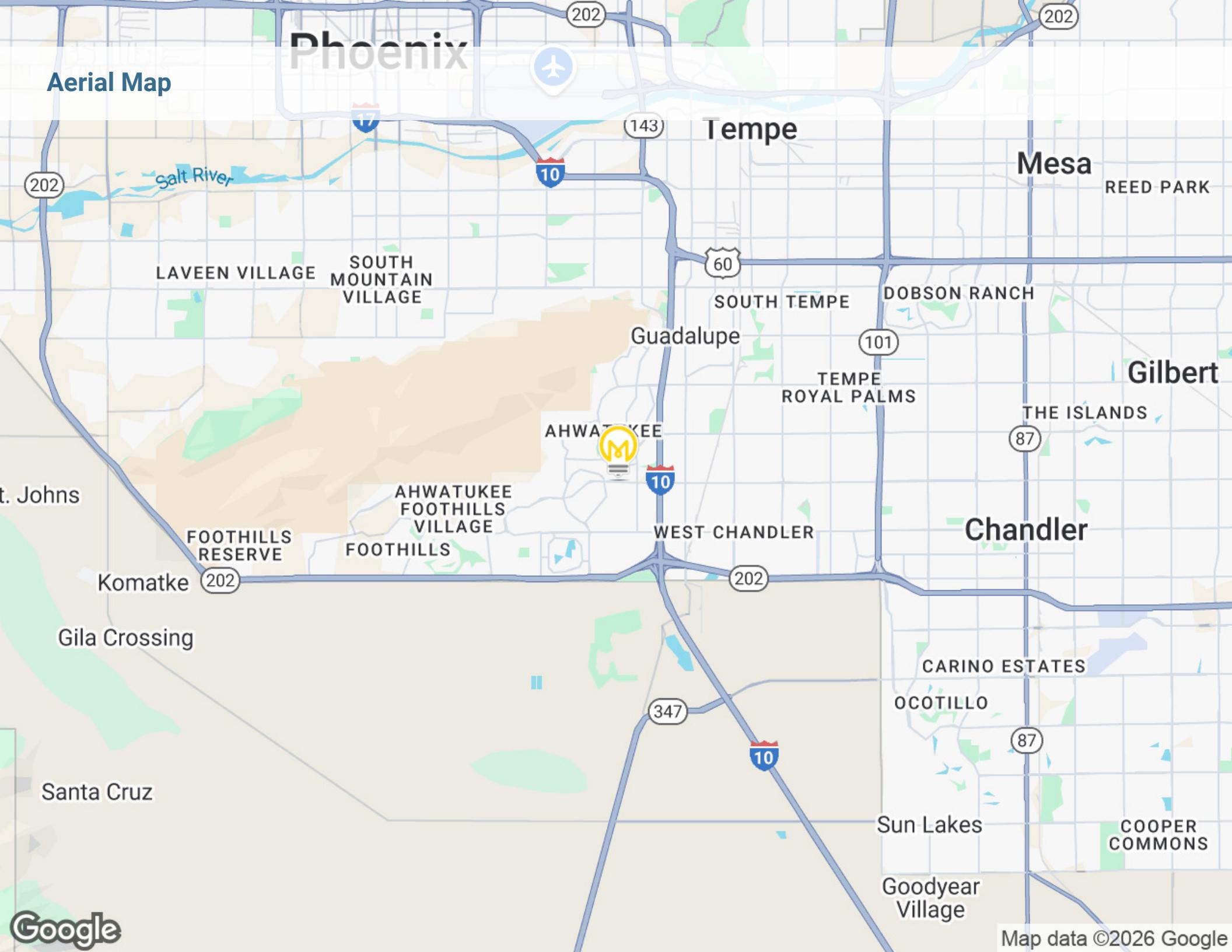


## Aerial Map



# Phoenix

## Aerial Map



# 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

