

# OFFICE SPACE FOR LEASE

\$19.50/SF/YR/FS

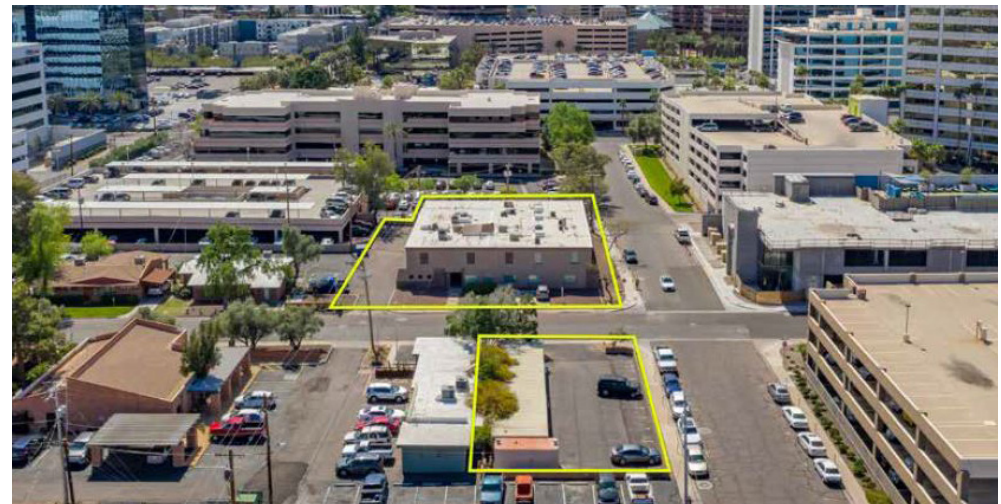


## Professional Office/Medical Space For Lease

**45 E MONTEREY WAY | PHOENIX, ARIZONA 85012**

Newly renovated and landscaped. Central Corridor convenience one block from new Light Rail Station. Access to both 3rd Street and Central Avenue. Close to Central Park Mall, St. Joseph's Hospital, WCUI School of Medical Imaging, and Creighton University Health Sciences.

- ±14,610 SF Office Building
- Monument Signage Available
- Covered Parking Available (\$30/Month)
- \$3306/Month Full Service (\$19.50 PSF/YR/FS)



**Brandon Koplin**  
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 10 6 23



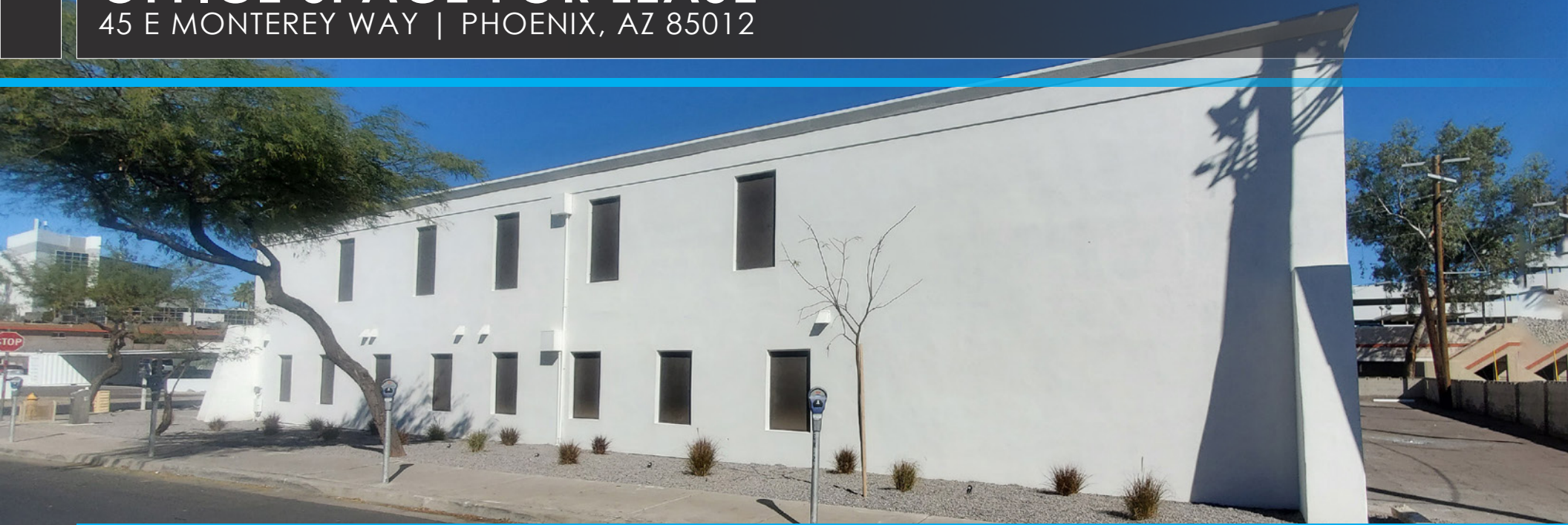
**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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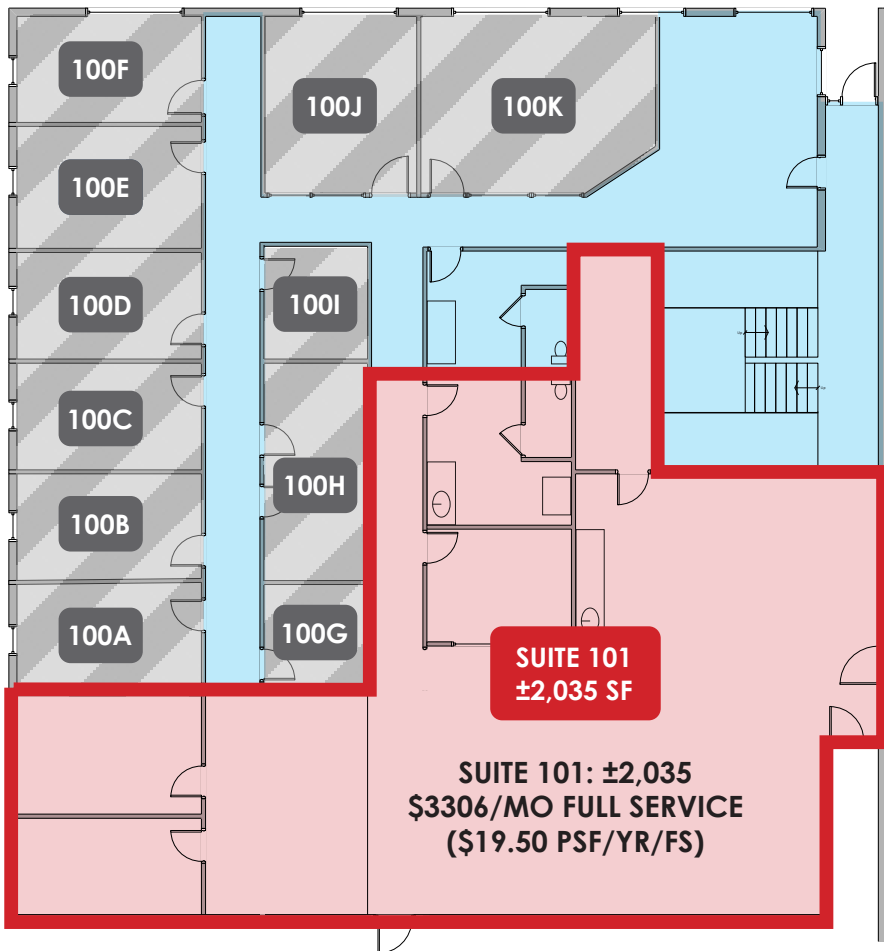
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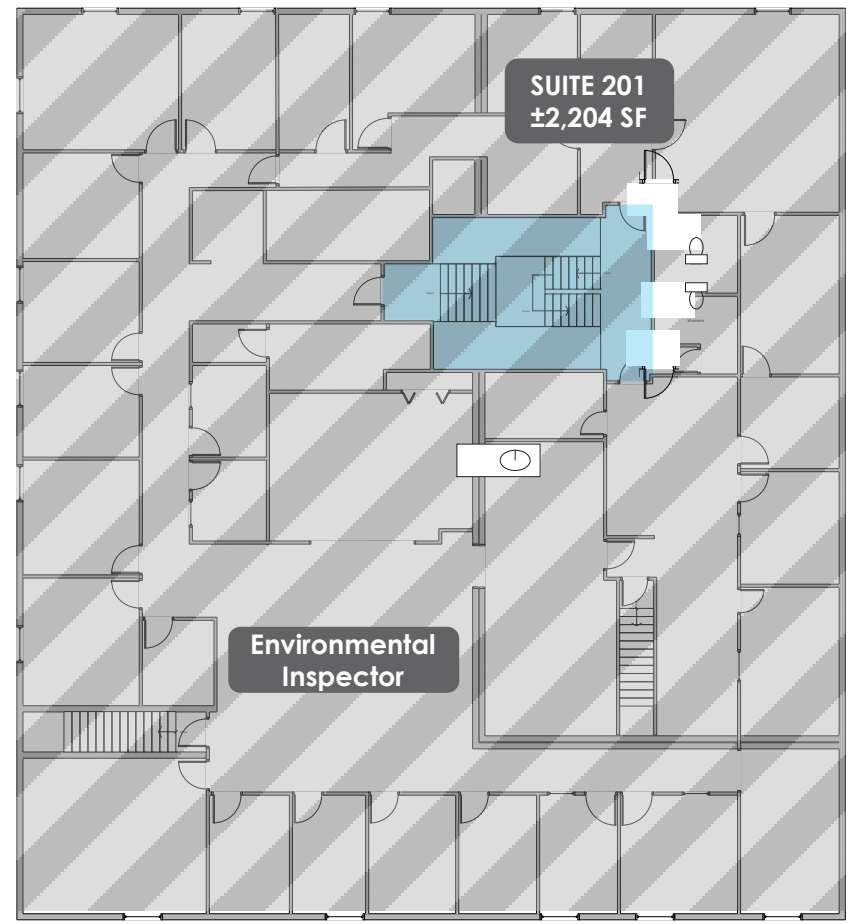
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1st Floor



2nd Floor



Common Areas

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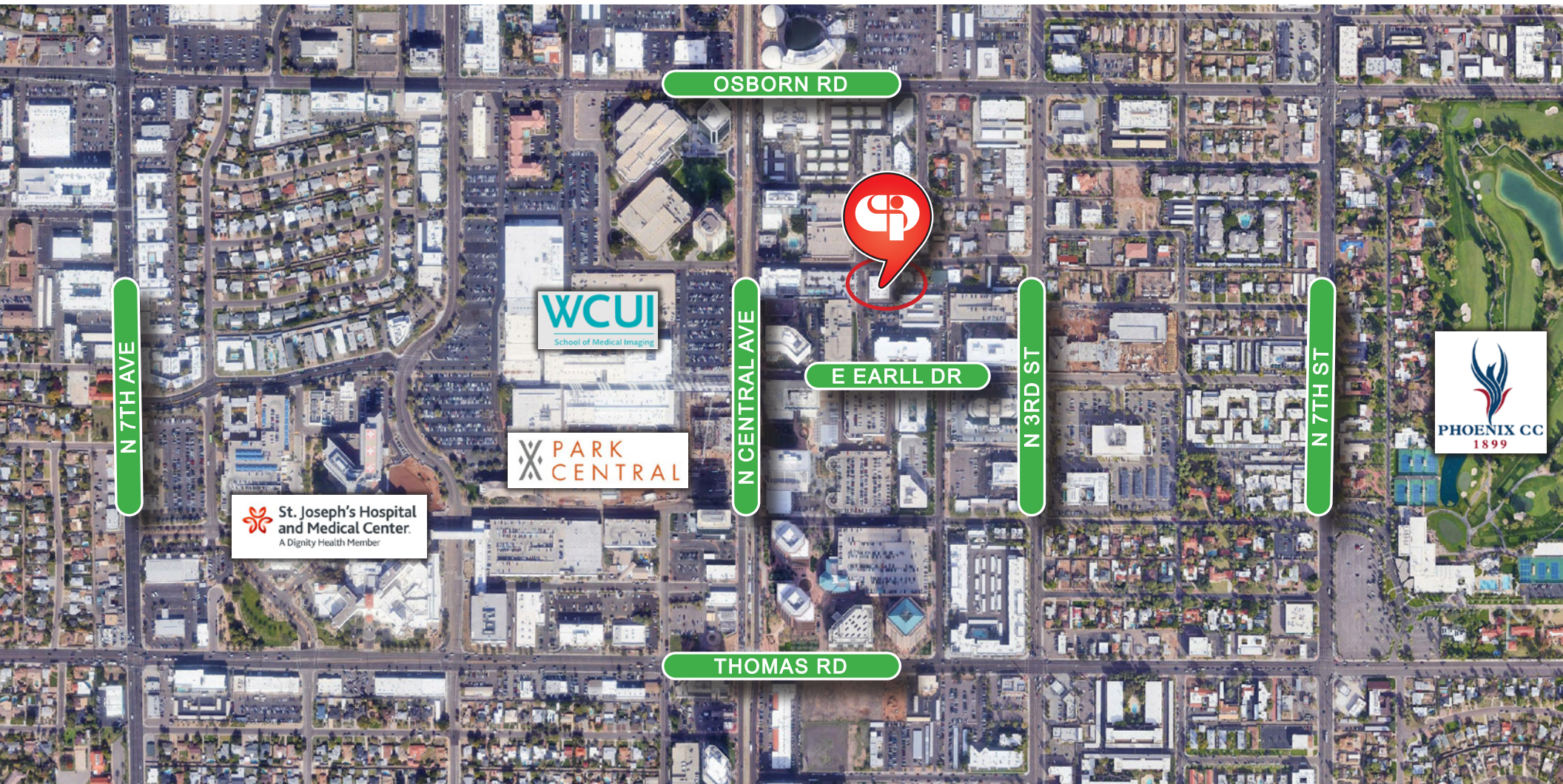
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