



Move-in-Ready Office For Lease



Foothills Office Park

15845 S 46TH ST #140
PHOENIX, AZ 85048

PROPERTY SUMMARY

OFFERING SUMMARY

UNIT SIZE	835 SF
LEASE RATE	\$1,900/month
LEASE TYPE	Modified Gross
TENANT EXPENSES	Janitorial, Internet, Security
PARKING	±5/1,000 SF
YEAR BUILT	2006

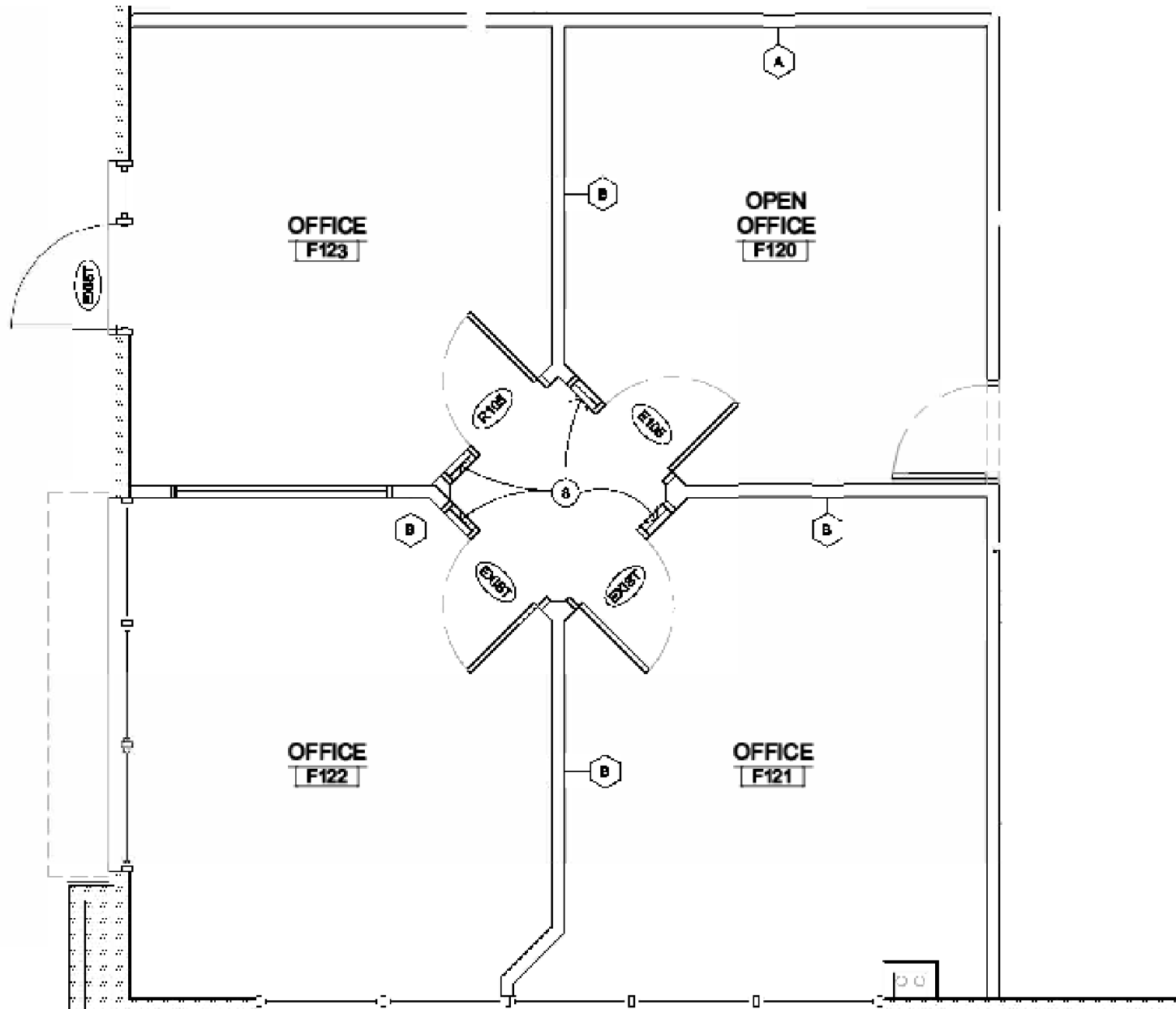


HIGHLIGHTS

- Ideal layout for any general office user
- Fully Renovated | Move-In Ready Condition
- Reception Area | 3 Private Offices
- Ample Parking for Staff and Clients
- Ideal Location in Ahwatukee
- Convenient Access to both the I-10 and Loop 202 Freeways
- Close Proximity to Countless Shops and Restaurants
- **Existing Furniture Remains**



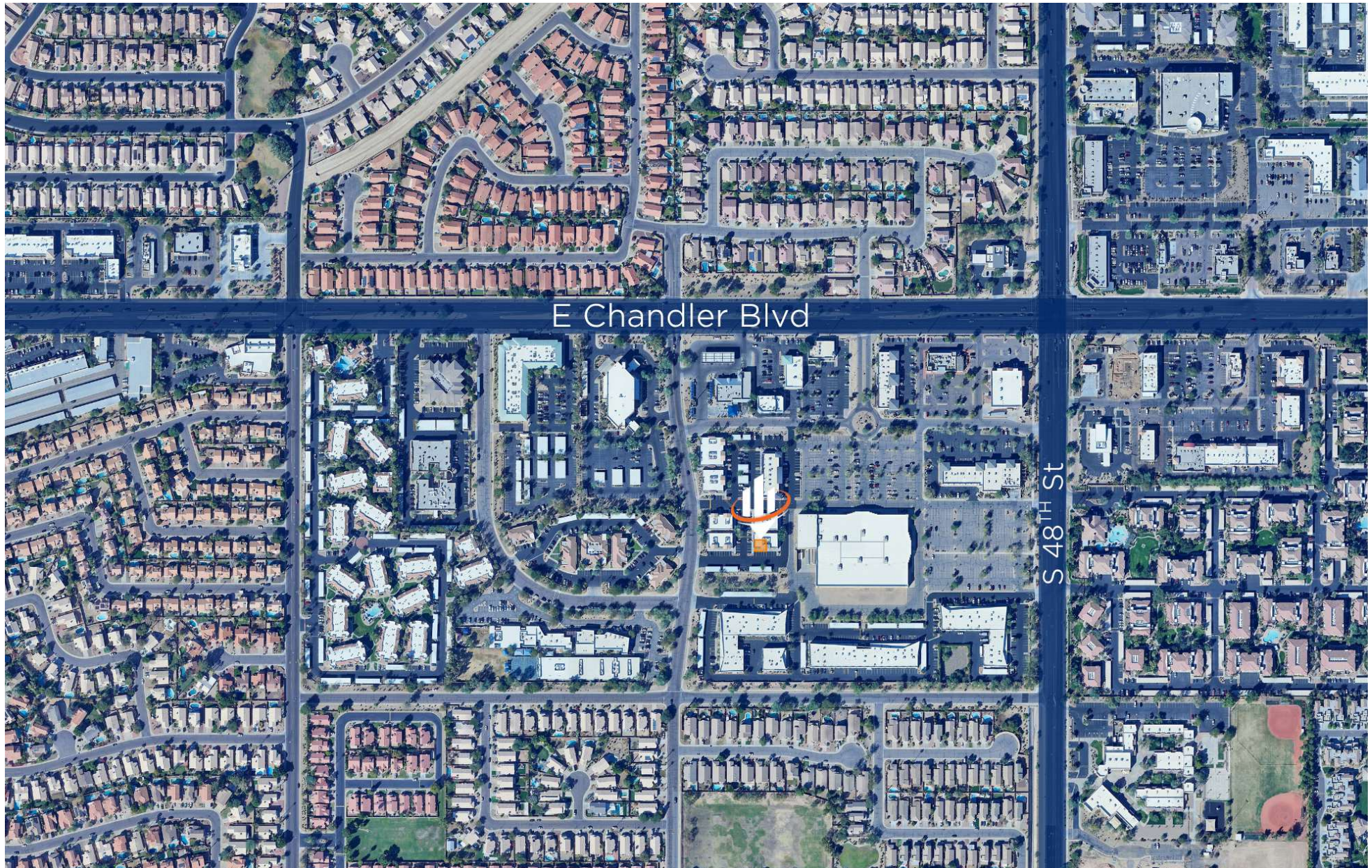
FLOORPLAN



INTERIOR PHOTOS



PROPERTY AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,503	71,242	146,115
AVERAGE AGE	39	41	41
AVERAGE AGE (MALE)	38	40	40
AVERAGE AGE (FEMALE)	40	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,340	29,163	59,314
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$120,222	\$135,788	\$141,487
AVERAGE HOUSE VALUE	\$465,613	\$544,264	\$549,822

Demographics data derived from AlphaMap

