

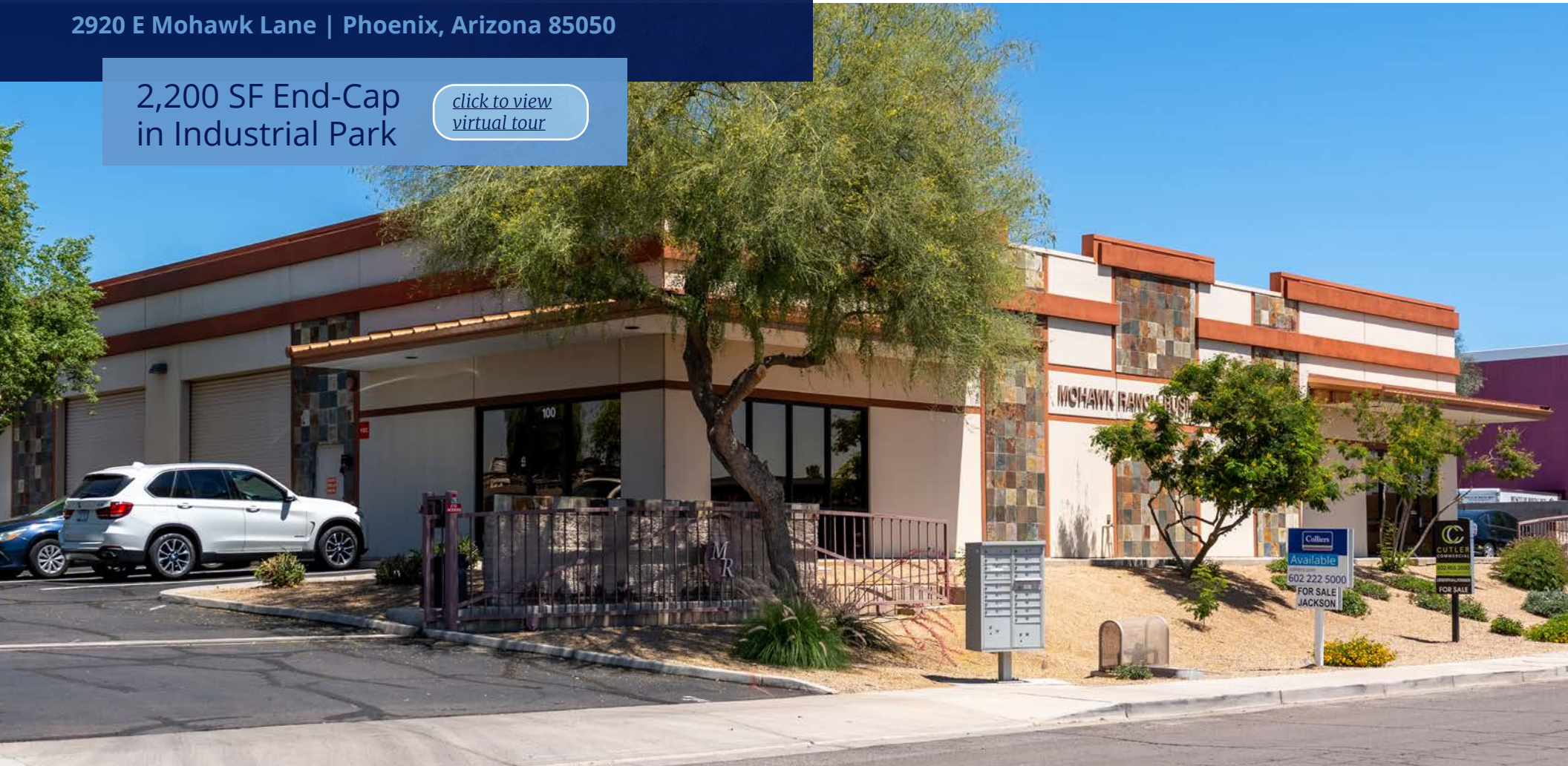
Incredible North Phoenix Flex Office Opportunity

2920 E Mohawk Lane | Phoenix, Arizona 85050

2,200 SF End-Cap
in Industrial Park

[click to view
virtual tour](#)

Available For Sale
\$770,000.00



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Key Highlights

- Easy access to 101 Loop, I-17, SR-51
- Frontage on Mohawk Lane
- High-end Office Buildout
- 18' Clear Height
- Fire Sprinklered Throughout
- **HOA Covers:** Water, Sewer, Trash, Landscaping, Roof, and Asphalt Reserves
- **Grade Level Electric Overhead Door:** ±14' X 12'
- **Power:** ±120/208, 3-PHASE, 225 AMP
- **Zoning:** CP & GCP, CITY OF PHOENIX
- **Year Built:** 2006

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virtual tour](#)



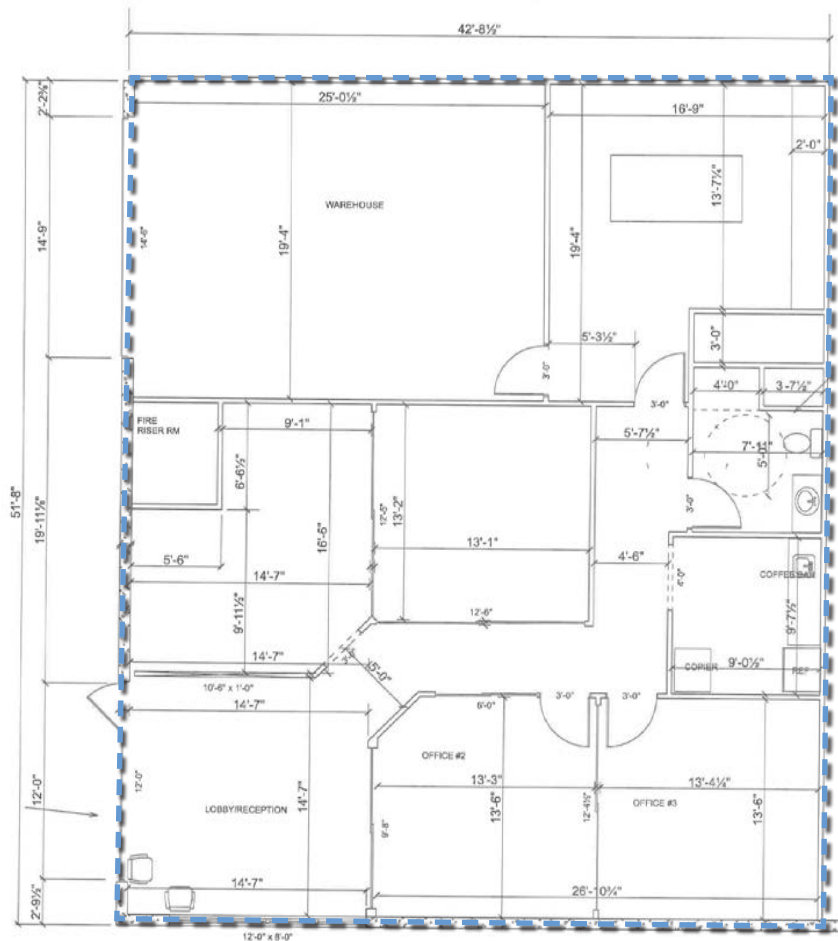


This prime location ensures efficient transportation for employees, customers, and suppliers.

The property is strategically located in the North Phoenix corridor, with Loop 101 less than 1 mile away providing excellent connectivity and easy access throughout the Greater Metropolitan Phoenix and the surrounding areas.

It's flex industrial / office condo buildout provides both an upscale office and flex light manufacturing warehouse space. Featuring a single rollup door for easy access, a swamp cooled warehouse to maintain a comfortable working environment, and reserved parking directly in front of the suite. Additionally, the unit includes five modern offices with an abundance of natural light, a conference room and an in-suite ADA restroom with shower, ensuring accessibility for all.

Floor Plan



5 Offices



Reception



Breakroom/
Kitchen



Restroom
(shower)



Conference
Room



EVAP
Warehouse

3-mile Demographics



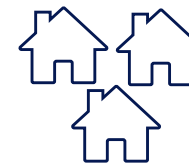
Current
Population (2024)

100,358



Average Home
Value (2024)

\$505,020



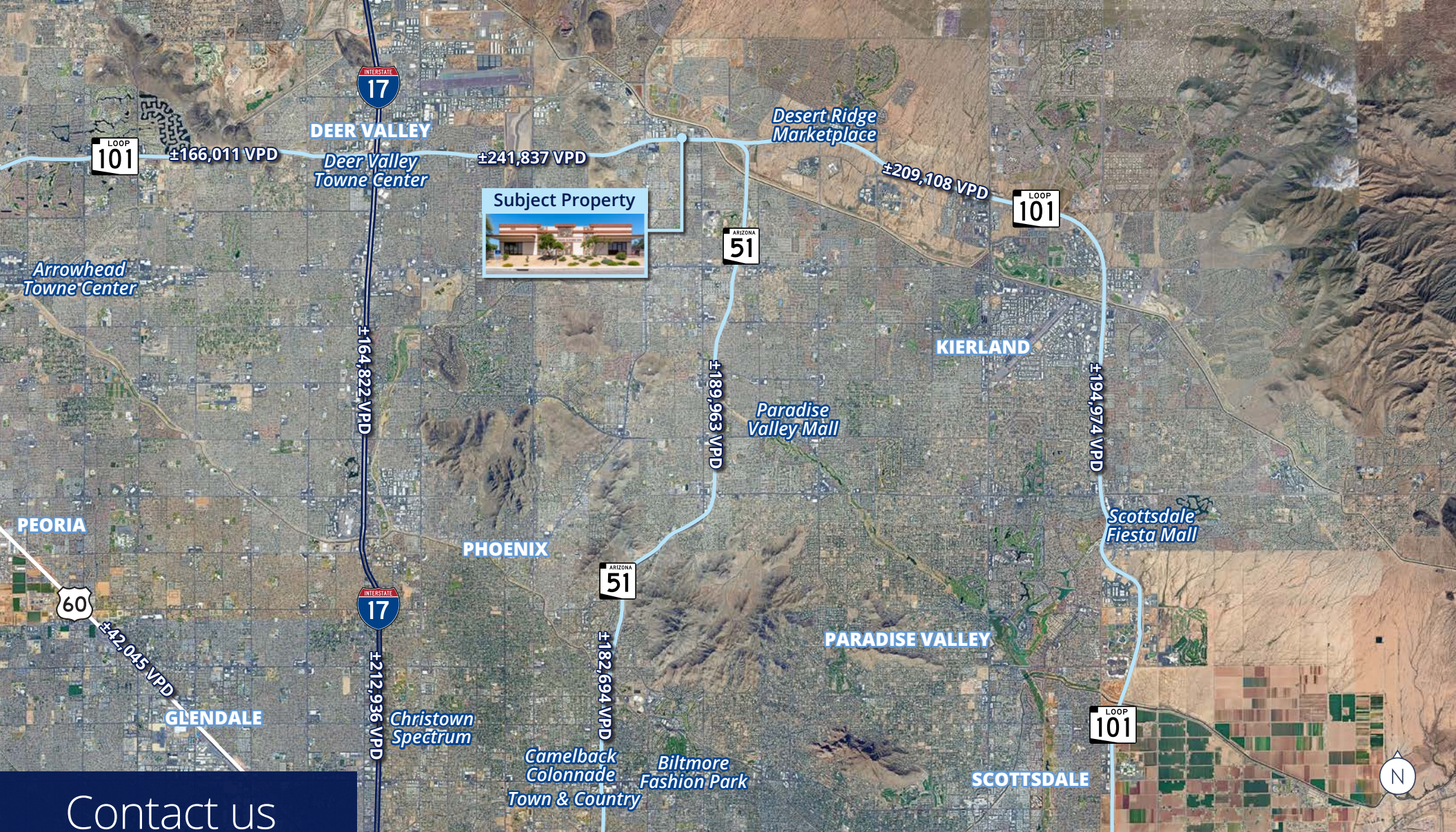
Total
Households (2024)

40,540



Average Household
Income (2024)

\$129,591



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