

FOR LEASE
Office Space

The Plaza at Ahwatukee

4425 E. AGAVE RD. BLDG 8 PHOENIX, AZ 85044

**MOVE-IN
READY**

Call Broker for Details.



BUILDING FEATURES

- › Suite includes reception area, private offices, restrooms, and kitchenette
- › Located right off I-10, easy access to retail amenities
- › Immediately impress clients with the building's modern exterior finishes
- › Monument signage available
- › Feel at home amongst other professional tenants including financial, medical and attorney users
- › Enjoy access to a beautiful courtyard with Sonoran landscaping

BUILDING SIZE:

±6,774 SF

AVAILABLE OCT 2018

SUITE 101: ±1,625 SF

AVAILABLE

SUITE 102: ±1,970 SF

AVAILABLE JUNE 2018

SUITE 103: ±1,703 SF

CONTIGUOUS: ±5,298 SF

LEASE RATE:

\$17.50 MG

ZONING:

C-2, PHOENIX

YEAR BUILT:

2005

PARKING:

5/1,000 Covered
Parking Available

PHILIP WURTH, CCIM

Executive Vice President

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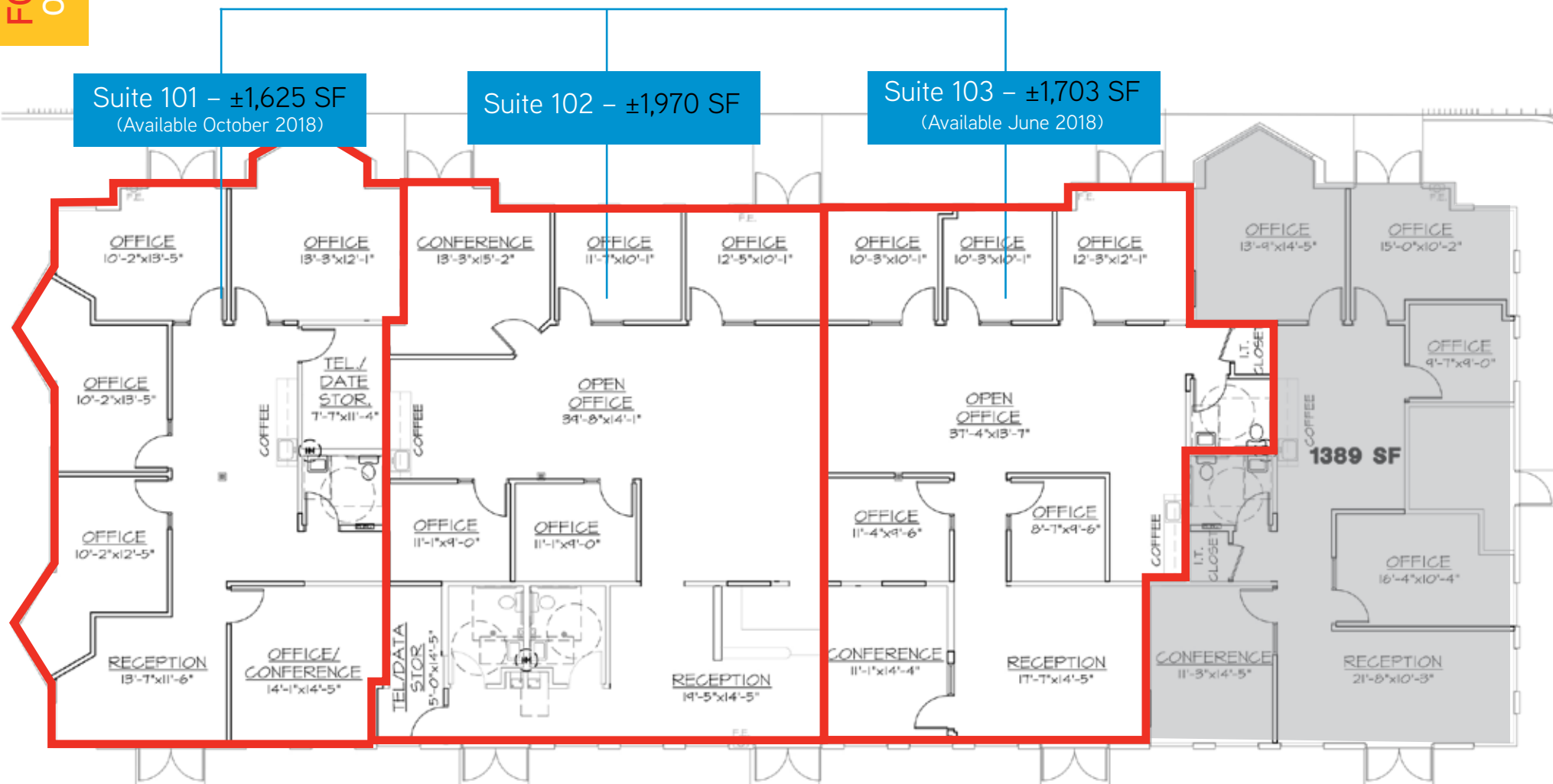
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AREA DESCRIPTION:

The Plaza at Ahwatukee is located off of Ray Rd, with convenient access off Interstate 10. Residential communities saturate much of the surrounding area - creating a large pool of possible clients and employees. Tenants will enjoy quick access to retail such as Target, Home Depot, Ashley Home Store and numerous dining establishments - all within minutes of the plaza.

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PROPERTY DESCRIPTION:

Built-out suite is move-in ready. The space plan features a reception area, executive offices, open work-space, kitchenette and private restrooms. The contemporary exterior finishes feature large symmetrical and corner windows and stacked stone accents.



POPULATION

	2017	2022 Est.
1 MILE	18,873	20,221
3 MILE	80,133	86,376
5 MILE	192,872	207,755



MEDIAN
HOUSEHOLD
INCOME

	2017
1 MILE	\$72,721
3 MILE	\$79,204
5 MILE	\$71,688



TRAFFIC
COUNTS

RAY RD. AND 44TH ST.

42,358 VPD

