

FOR SALE/LEASE
Office Space

The Plaza at Ahwatukee

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

FURNITURE
INCLUDED

BUILDING FEATURES

- › Newly remodeled suites include reception area, private offices, restrooms, and coffee counter
- › Located right off I-10, easy access to retail amenities
- › The contemporary exterior finishes include large symmetrical and corner windows and stacked stone accents
- › Monument signage available
- › Luxury furnishings include:
 - Cubicles feature 5' walls and built-in work stations
 - Reception desk and client seating

FOR LEASE:

SUITE 101: ±1,625 SF
SUITE 102: ±1,970 SF
SUITE 103: ±1,703 SF
SUITE 104: ±1,476 SF (LEASED)
CONTIGUOUS: ±5,298 SF

LEASE RATE:

\$18-20 MG

FOR SALE:

BUILDING F: ±6,774 SF

PURCHASE PRICE:

\$1,550,000 (\$229 PSF)

YEAR BUILT:

2005

PARKING:

5/1,000, Covered
Parking Available

PHILIP WURTH, CCIM

Executive Vice President

480 655 3310 DIR | 602 369 9261 MOB

philip.wurth@colliers.com | www.colliersevoffices.com



COLLIERS INTERNATIONAL

8360 E. Raintree Dr | Suite 130

Scottsdale, AZ 85260

www.colliers.com/arizona

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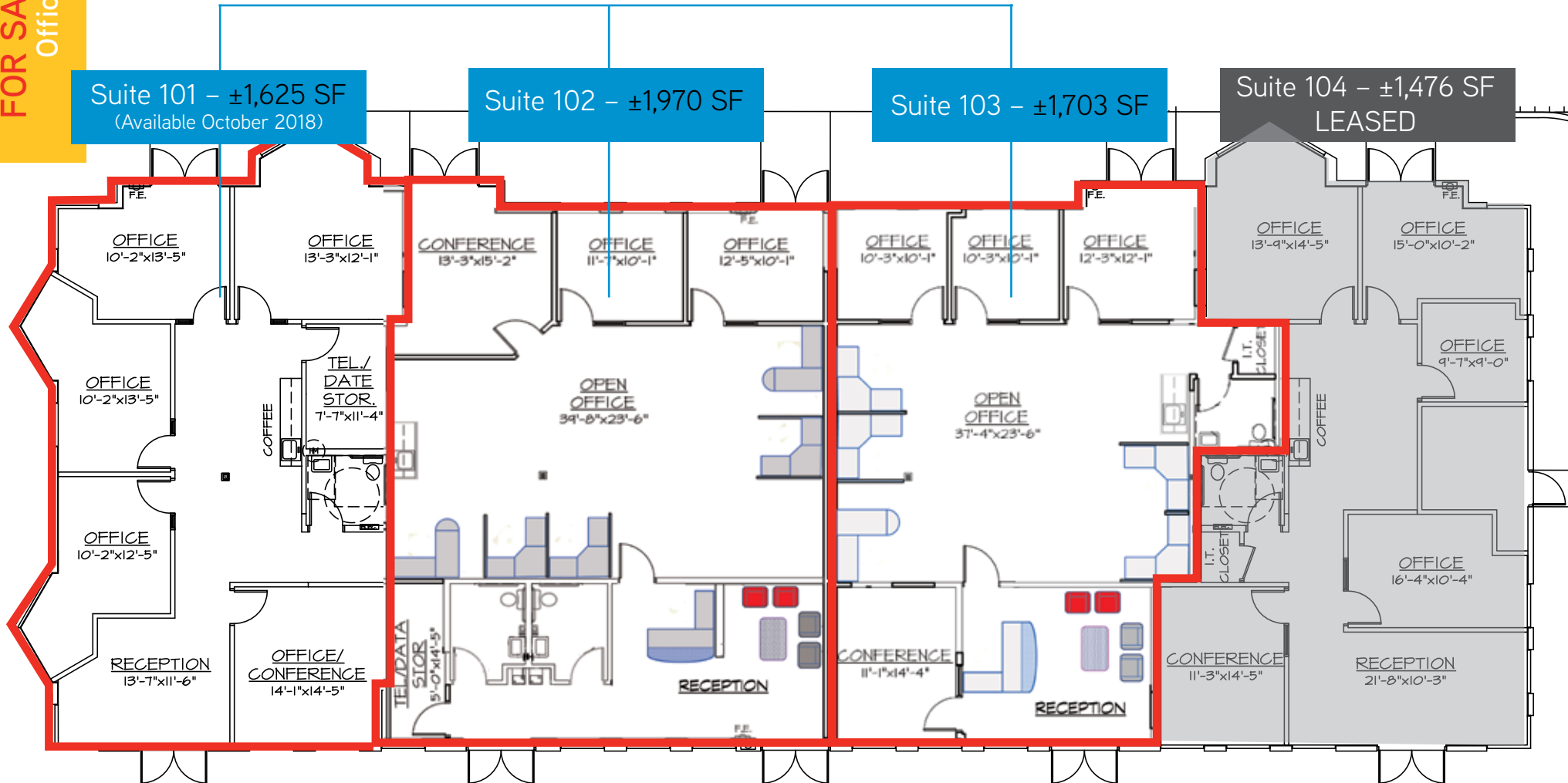
CONTIGUOUS: ±5,298 SF

Suite 101 – ±1,625 SF
(Available October 2018)

Suite 102 – ±1,970 SF

Suite 103 – ±1,703 SF

Suite 104 – ±1,476 SF
LEASED



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AREA DESCRIPTION:

The Plaza at Ahwatukee is located off of Ray Rd, with convenient access to Interstate 10. High-end 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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DEMOGRAPHICS:



POPULATION

1 MILE 19,258
3 MILES 80,412
5 MILES 194,615



20 MINUTE
drive to Sky Harbor
International Airport



AVERAGE
HOUSEHOLD
INCOME

1 MILE \$94,459.00
3 MILES \$105,028.00
5 MILES \$98,389.00



TRAFFIC
COUNTS

31,974 VPD
Ray Rd. and 44h St.

