

PROFESSIONAL OFFICE SPACE FOR SALE OR LEASE
35TH AVENUE OFFICE SUITES
7509 N. 35TH AVENUE
Phoenix, AZ 85051



\$81.42 PSF
Motivated
Seller



For More Information,
Please Contact:

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CONFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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35TH AVENUE OFFICE SUITES

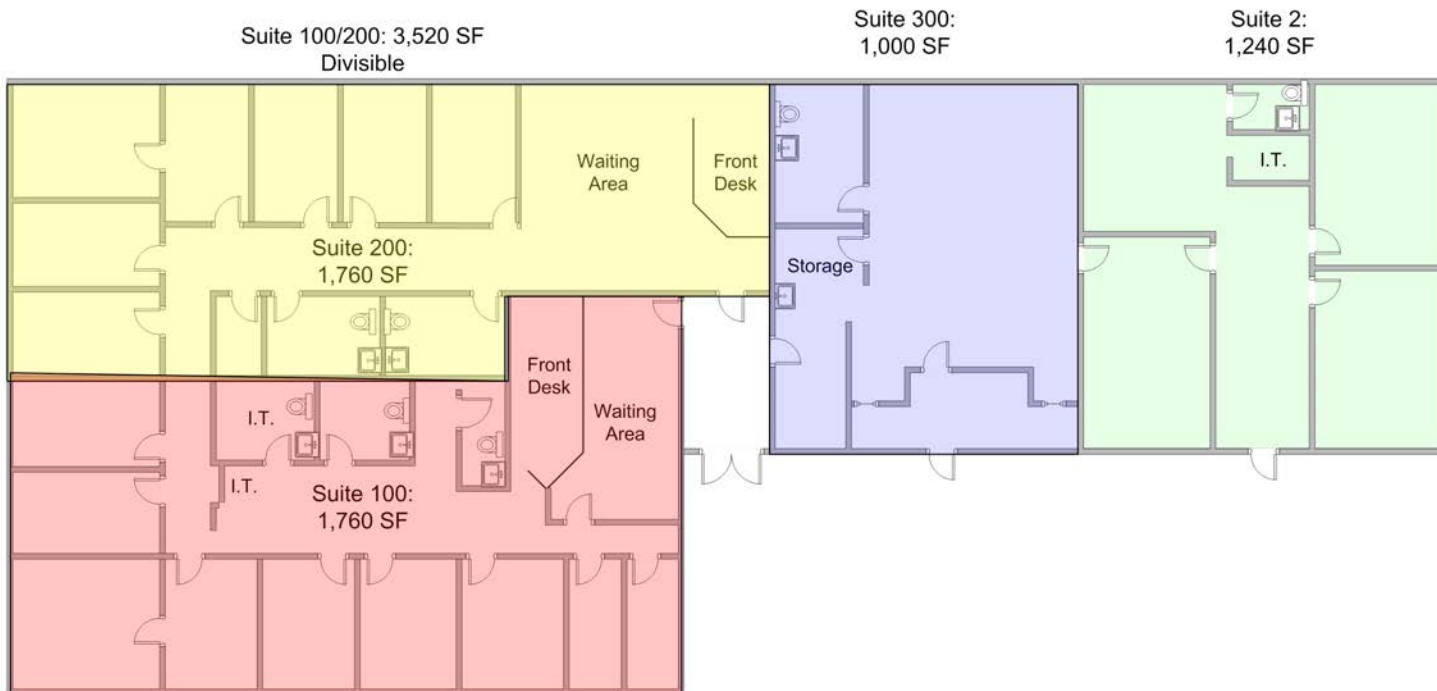
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Property Features

- ± 5,760 SF Multi-Tenant Office
- Built in 1982
- Frontage on 35th Avenue
- Parking 3.13:1,000
- C-O Zoning, City of Phoenix
- Monument Signage Available
- On Bus Route, Close Proximity to I-17 Freeway.
- Newly Renovated Medical and General Office Suites
- For Sale: \$469,00 (\$81.42/SF)
- For Lease: \$12.00/SF FS-Net Electric



Availability

Suite 2: 1,240 SF General Office
Reception, 3 Offices, 1 Restroom

Suite 100: 1,760 SF Medical Suite
Reception, 4 Exam Rooms, 2 Offices, 1
Break Room, 2 Restrooms

Suite 200: 1,760 SF Medical Suite
Reception, 6 Exam Rooms, 2 Offices, 1
Break Room, 3 Restrooms

Suite 300: 1,000 SF General Office/
Pharmacy Reception, Open Area,
Restroom

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