



NORTHPOINTE CORPORATE CENTER

9200 W UNION HILLS DR | SUITE 103 | PEORIA, AZ
SALE \$298,000 (\$259.81 PSF)
LEASE \$16.00 SF NNN

**PROFESSIONAL OFFICE SUITE
AVAILABLE FOR SALE OR LEASE**

**±1,147 SF OFFICE SUITE
ZONED O-1**

**UNION HILLS DR FRONTAGE
< 1 MILE TO LOOP 101**

EXCLUSIVE CONTACT

Phill Tomlinson

D 480.522.2800

M 480.330.8897

ptomlinson@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PROPERTY OVERVIEW

Condominium Size:	±1,147 SF
Sales Price:	\$298,000 (\$259.81 PSF)
APN:	233-01-805
Floors:	1
Zoned:	O-1
Built In:	2006
Parking Ratio:	5/1,000

Located in a Multi-Tenant Building

W Union Hills Dr Frontage

Less than 1 mile from Loop 101 Freeway

Established Landscaping

LEASE OVERVIEW

Suite:	103
Suite Size:	±1,147 SF
Lease Rate:	\$16.00 NNN
Air Conditioning:	HVAC

High End Finishes

Receptions (1)

Offices (3)

Break Rooms (1)

Restrooms (1)



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DEMOGRAPHICS

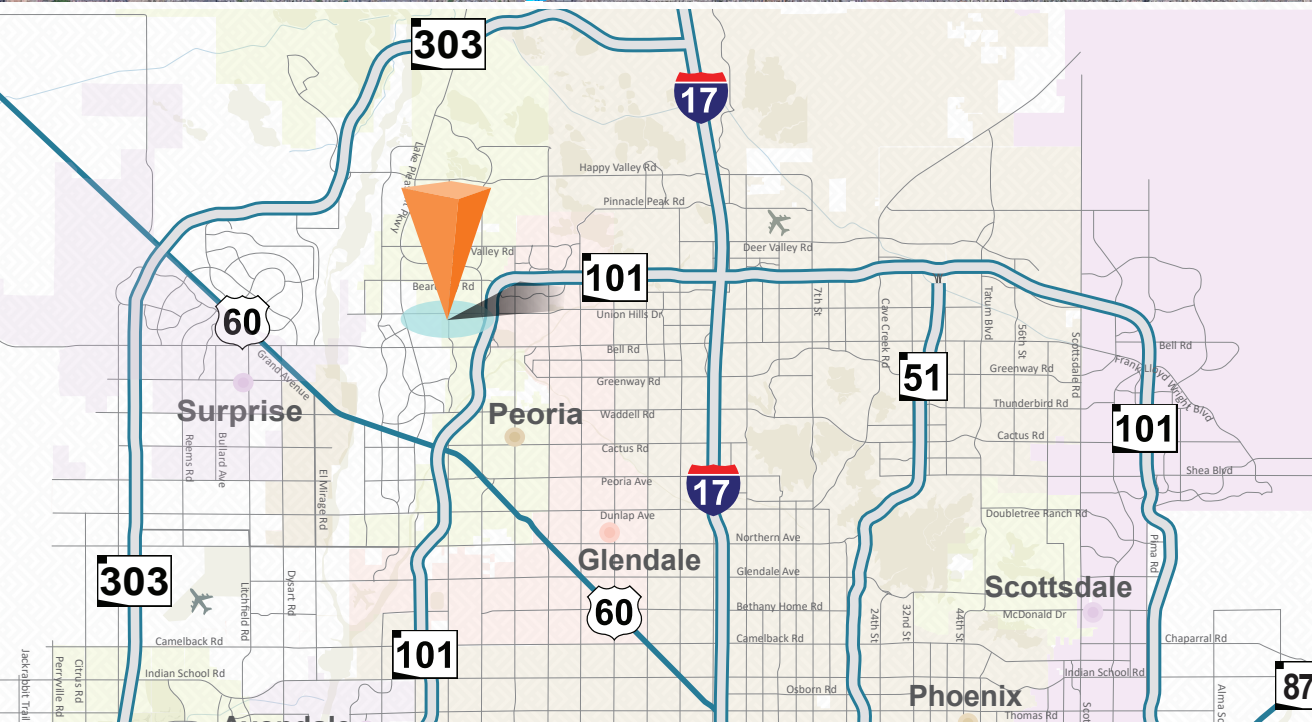
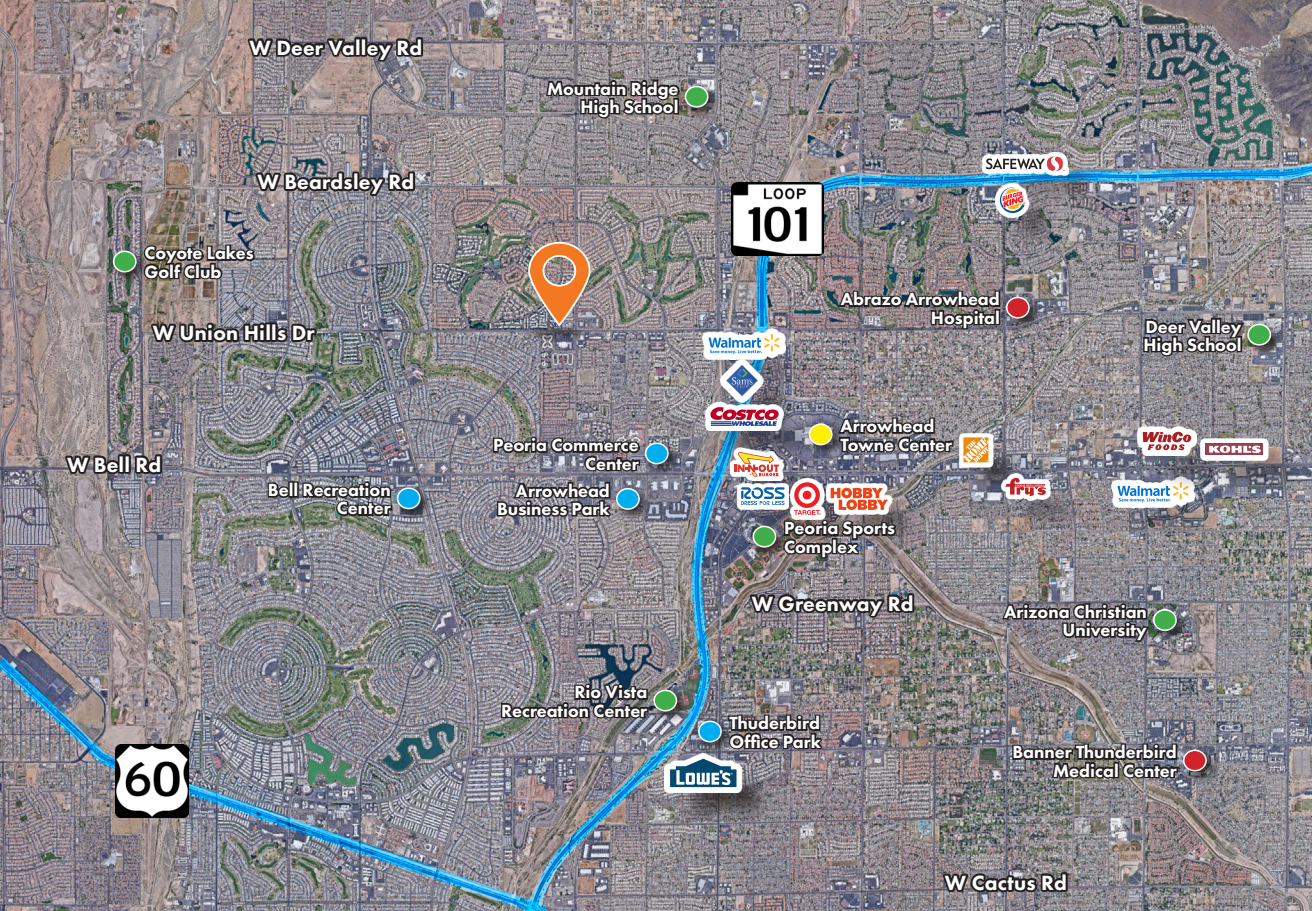
POPULATION
12,208 (1M)
101,122 (3M)
248,307 (5M)



HOUSEHOLDS
6,389 (1M)
44,665 (3M)
101,751 (5M)



AVG HH INCOME
\$54,765 (1M)
\$63,415 (3M)
\$62,520 (5M)



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