

GATEWAY OFFICE PARK AT ANTHEM

42104 N Venture Dr, D106-D107 • Anthem, AZ 85086

PROPERTY OVERVIEW

Price	\$341,550 (\$165 PSF)
Lease Rate	\$15.50 NNN
Suites	D106 - D107
Square Feet	±2,070 SF
Year Built	2004
Parking	4/1,000 SF with Client to Door Parking
Zoning	C-2 City of Anthem



±2,070 SF OFFICE CONDO FOR SALE AND LEASE MINUTES FROM I-17



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

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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. 12 10 19

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DEMOGRAPHICS



Population
1M: 8,837
3M: 32,776
5M: 47,958



Housholds
1M: 2,908
3M: 10,327
5M: 15,894



Avg HH Income
1M: \$121,139
3M: \$131,533
5M: \$127,165



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COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected.

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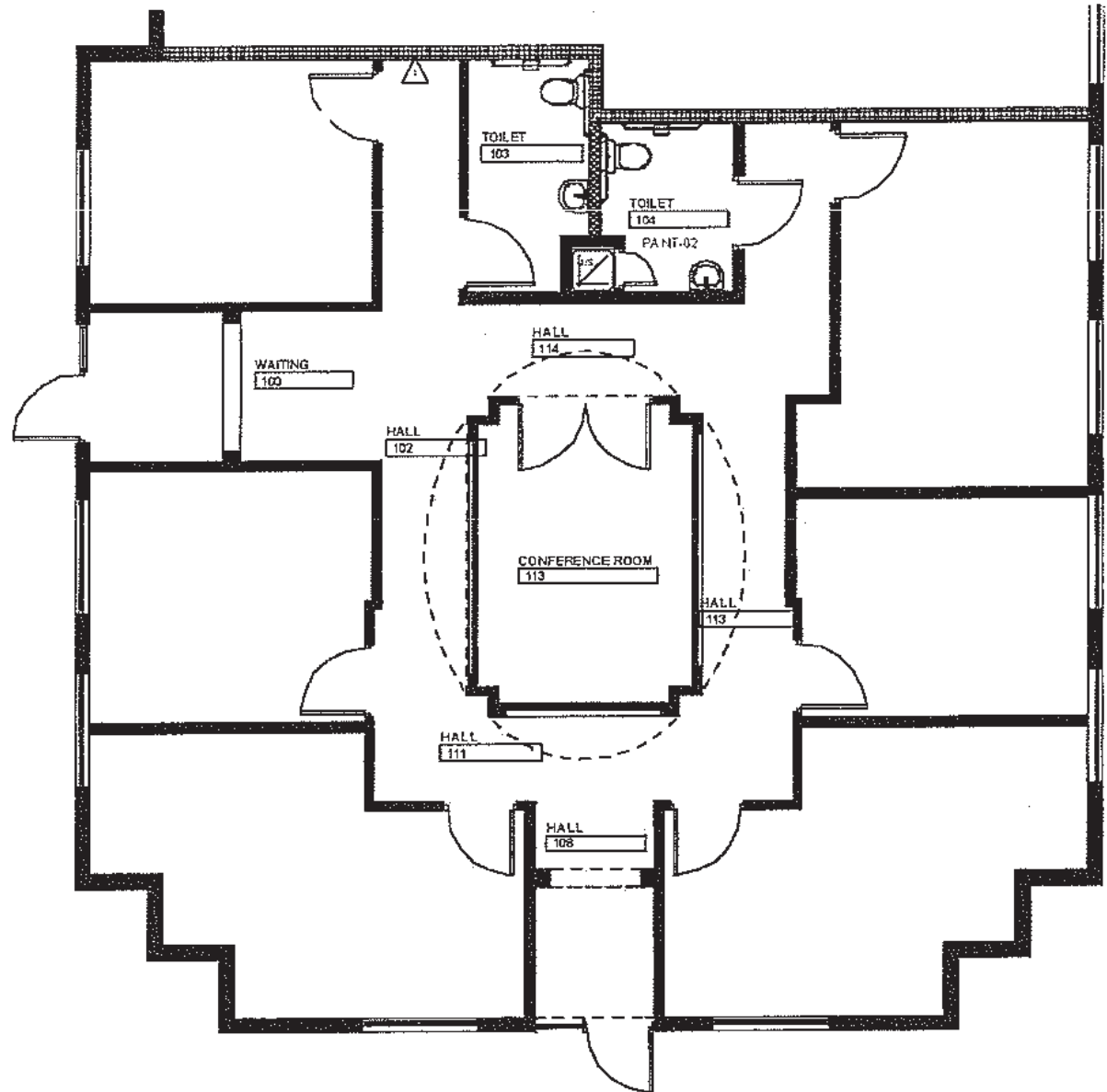
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AVAILABILITY:

SALE PRICE: \$341,550 (\$165 PSF)

LEASE RATE: \$15.50 NNN

Suite D106-D107: ±2,070 SF



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