

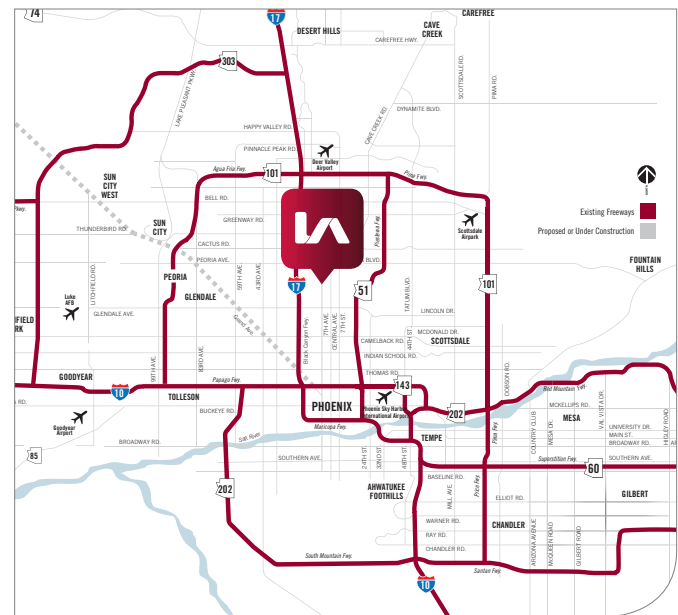
FOR SALE/LEASE  
46 W. HATCHER ROAD  
PHOENIX, ARIZONA 85021

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## FEATURES

- ±1,720 SF Freestanding Building on a ±10,209 SF Parcel
- Reception, 2 Private Offices, Kitchenette, Restroom with Shower, and 2 Work Rooms
- Alarm System With Security Cameras
- Secure, Paved Yard With Outside Lighting
- Monument Signage
- 3 Parking Spaces In Front With Additional 10 Stalls In the Rear
- Zoned: C-2, City of Phoenix
- North Central Phoenix Location
- Proximity to the I-17 & SR-51 Freeways
- **Lease Rate: \$1.20 Gross**
- **Sale Price: \$350,000 (\$203.49/SF)**



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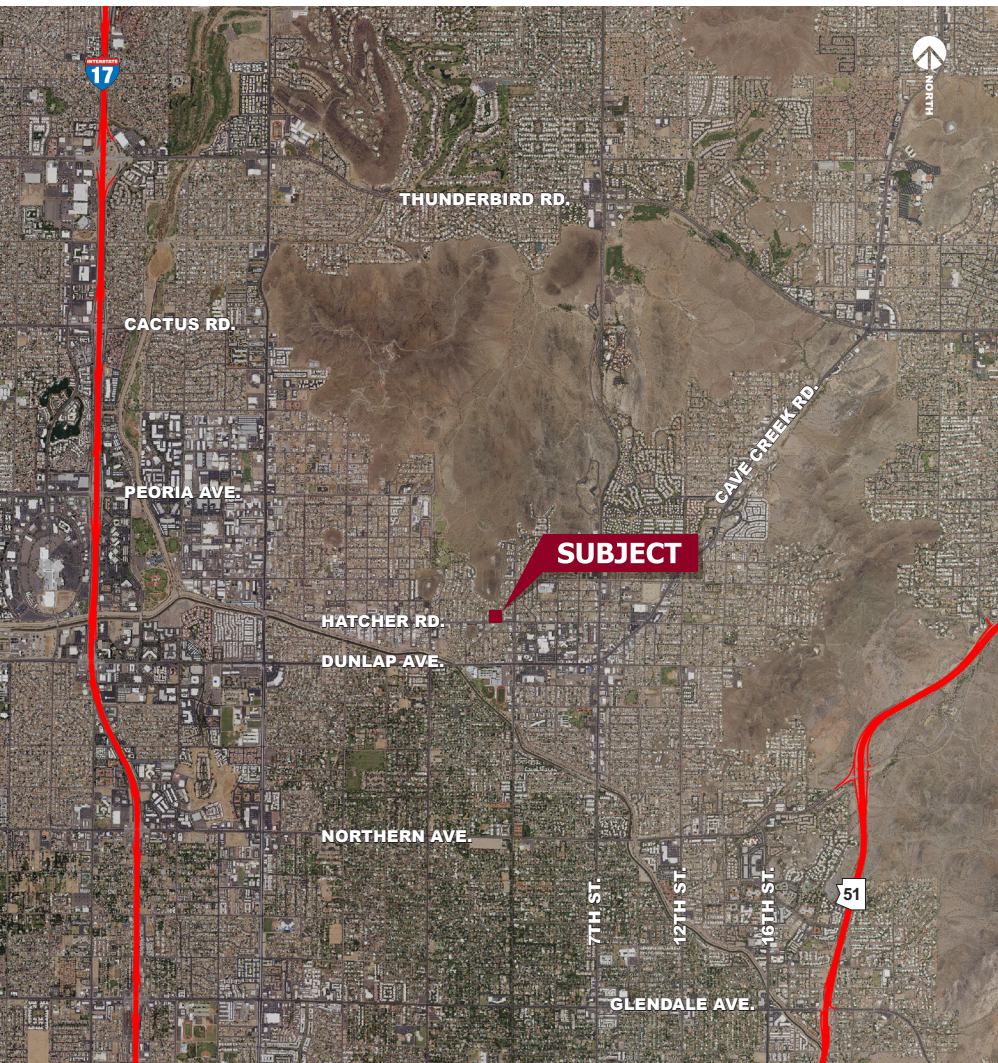
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