

## 1,600 SF For Lease

421 W. Hatcher Rd. • Phoenix, AZ 85021



### Availability Overview

Space Available	1,600 SF
Lease Rate	\$9.00 SF/yr (MG)
Lease Type	MG
Date Available	
Space Type	Office Building
Building Size	3,650 SF
Building Class	B
Year Built	2012
Zoning	C-2, City of Phoenix
Market	Phoenix
Sub Market	North Phoenix
Cross Streets	SE of 7th Ave. and Hatcher Rd.

### Property Overview

#### Property

The subject building consists of one 1,600 SF available for lease. The suite is in vanilla shell condition which will allow for a custom layout as needed by the Tenant. The property has direct frontage to Hatcher Rd. and is perfect for an office/low traffic retail user in need of good exposure.

#### Location

The property is conveniently located on the south side of Hatcher Road just east of 7th Ave. Hatcher Road is a well traveled, mixed-use collector street running through the Sunnyslope neighborhood of north central Phoenix. As part of a community planning effort approximately five years ago, the commercial revitalization of Hatcher Road was given a high priority by the Sunnyslope Village Alliance. The primary initial focus of the Hatcher Road Revitalization Program is the one mile section between 7th Avenue and 7th Street where most of the retail activity on Hatcher Road currently exists. This focus area consists of the large John C. Lincoln Hospital campus, a neighborhood strip shopping center and a variety of retail shops, small office buildings and a smattering of residential uses in a low density environment.

#### Presented by

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## Location Maps

