

# Venture Court Professional Plaza

41810 NORTH VENTURE COURT, BUILDINGS C, AND D, ANTHEM, AZ 85086

**FOR LEASE**

Venture Court Professional Plaza



## FOR MORE INFORMATION



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## Executive Summary



## PROPERTY SUMMARY

<b>Available SF:</b>	2,543 - 9,659 SF
<b>Lease Rate:</b>	\$16.75 SF/yr (NNN)
<b>T.I. Allowance:</b>	Negotiable subject to Lease Term
<b>Building Size:</b>	Building C: 7,116 SF Building D: 7,158 SF
<b>Parking Ratio:</b>	5.2 / 1,000
<b>Building Class:</b>	B

## PROPERTY OVERVIEW

57,000 sf Medical and Professional Office Project

## LOCATION OVERVIEW

Located in the family-friendly, master-planned community of Anthem.

Excellent freeway visibility east of I-17 and south of West Anthem.

Medical, Office or Dental use.

Strong Ownership.

Across from Spectrum Retirement Communities, a 150,000 sf Assisted Living facility (160 units) providing independent, assisted, and memory care options.

Adjacent to proposed Honor Health medical facility.

## DEMOGRAPHICS

Population: +/- 30,000 (10,106 existing homes; plus 202 by the end of 2018).

Median household income: \$78,834.

Median age: 38.



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## Site Plan



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## Available Spaces

**Lease Rate:** \$16.75 SF/YR (NNN)

**Lease Type:** NNN

**Total Space** 9,659 SF

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	
C120	Medical Office	\$16.75 SF/YR	NNN	4,216 SF	Move-in ready medical suite. New flooring & finishes. Contiguous to 7,119 sf
Building C - Shell Space	Medical Office	\$16.75 SF/YR	NNN	2,900 SF	Shell Space. Contiguous to 7,119 sf
Building D - Shell Space	Medical Office	\$16.75 SF/YR	NNN	2,543 SF	Shell Space

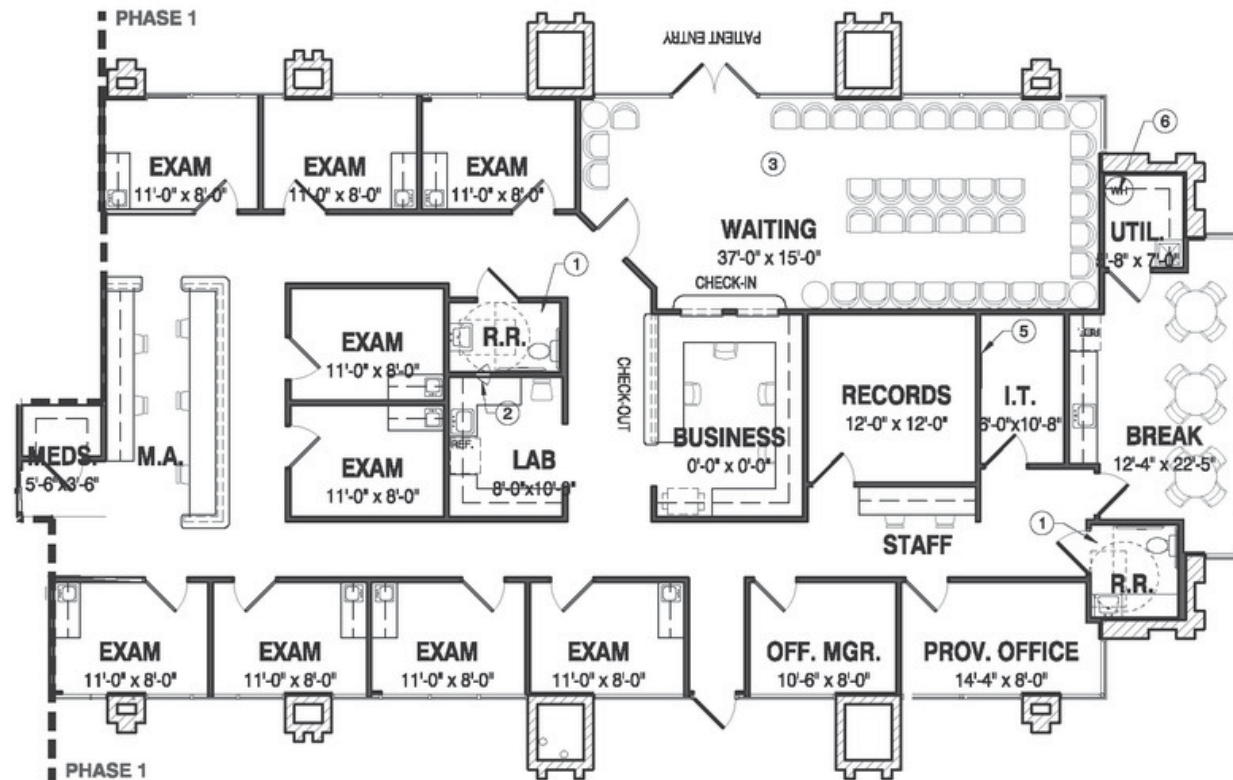


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## Floor Plans



SUITE C120 - 4,216 RSF (CONTIGUOUS TO 7,119 SF)

Move-in ready medical suite with new flooring and finishes.

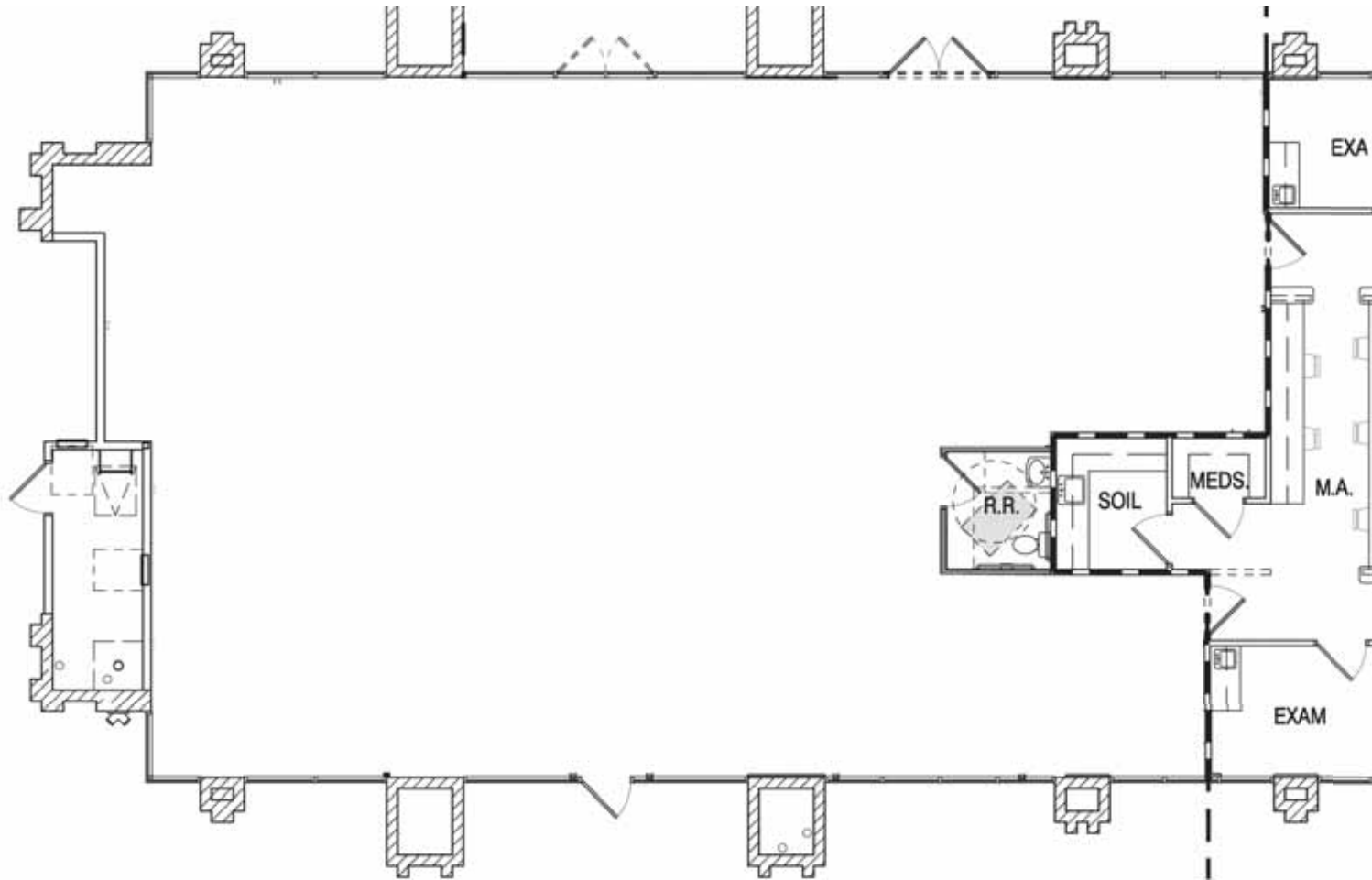


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## Floor Plans



2,900 RSF - SHELL SPACE (CONTIGUOUS TO 7,119 SF)

Building C

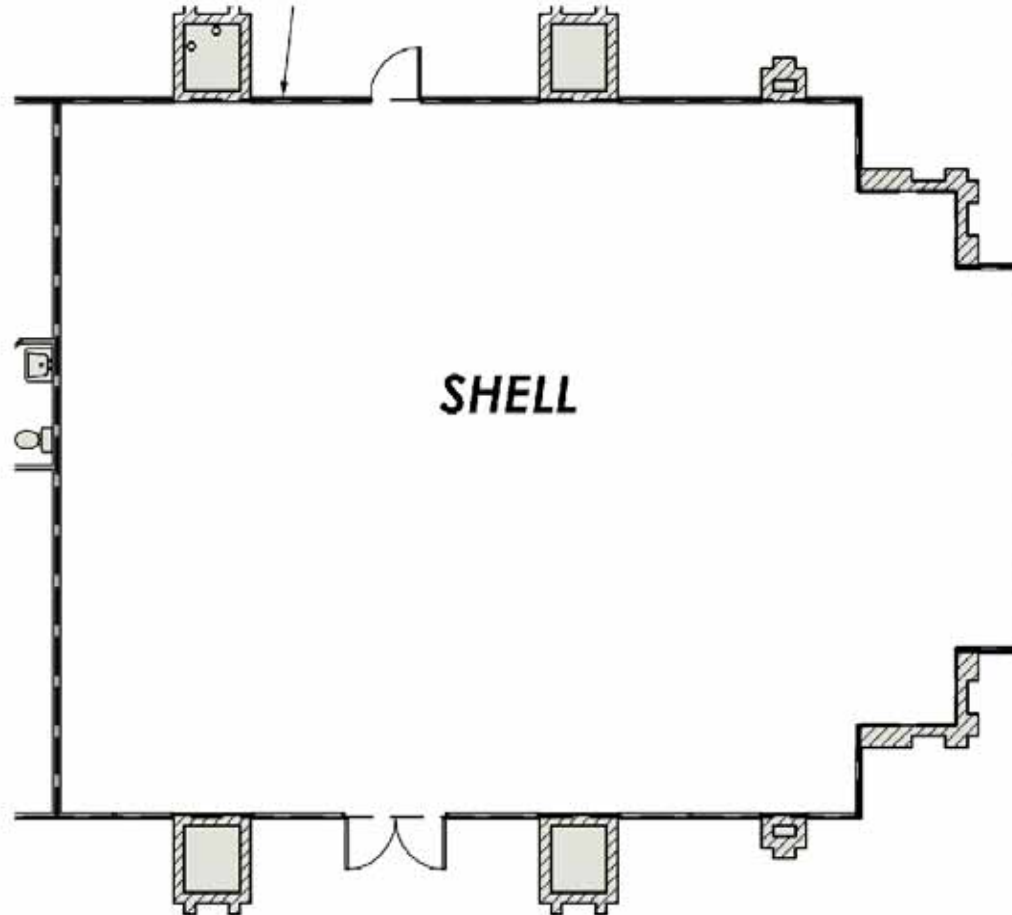



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## Floor Plans



 BUILDING D - 2,543 SF SHELL



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## Retailer Map

