

AVAILABLE FOR SALE OR LEASE

This 18,000 SF office building is being offered for sale or lease. The building was built in 2004 by LGE and had a state of the art solar panel system installed in 2011. The property is parked at 5:1,000 and parking lot has covered and lit parking stalls. The build out consists of private offices, three conference rooms, large bullpen, two break rooms and outside patios.



4441

East McDowell Road, Phoenix, AZ

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

"No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice."



CONFERENCE ROOM



LOBBY



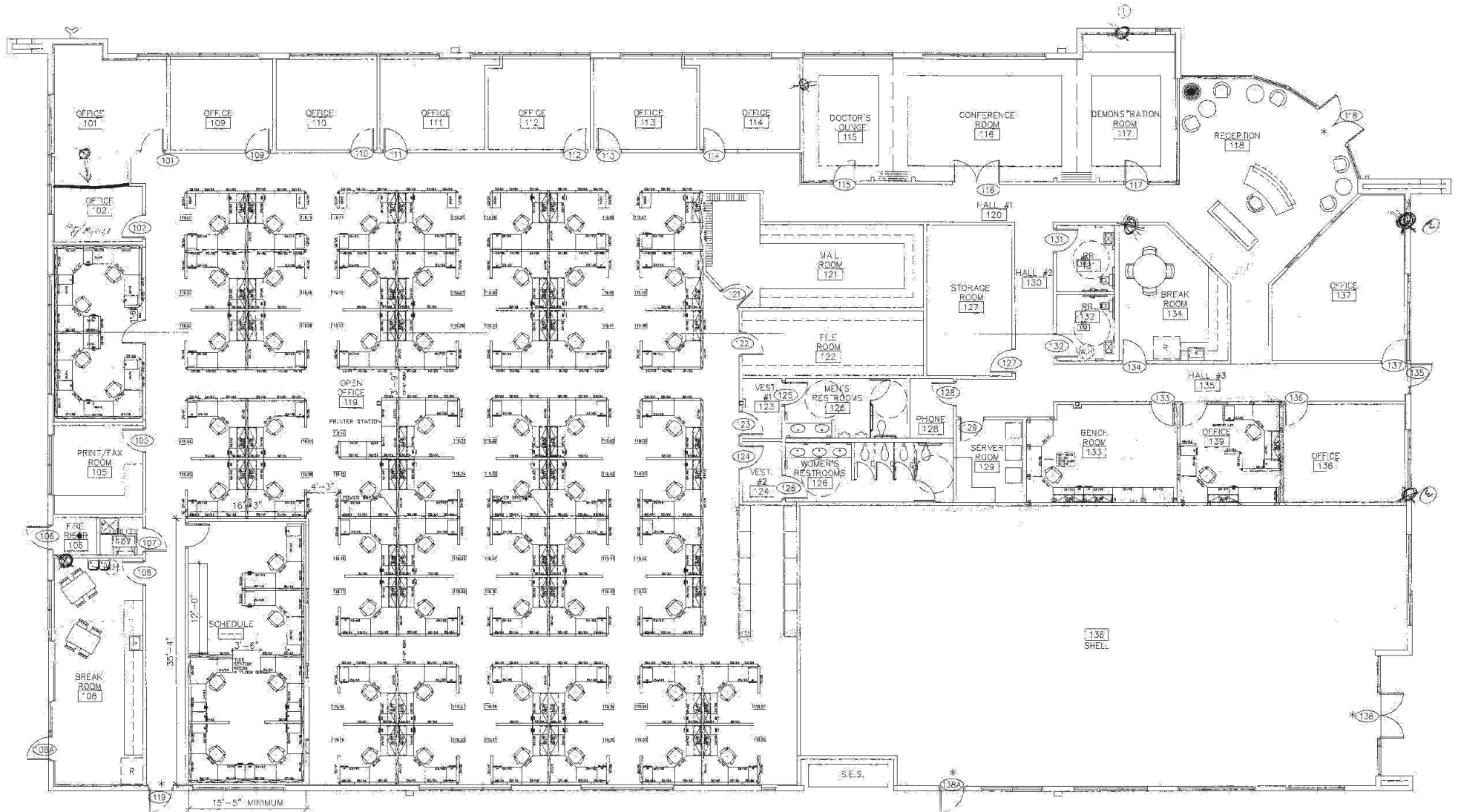
PATIO/BREAK ROOM



Property Details:

- 18,000 Square Foot Office Building (Divisible)
- State of the art solar energy system
- High end office finishes
- 5:1000 Parking
- Covered and Lit Parking
- McDowell Road Visibility
- Excellent Freeway Access
- Year Built 2004
- Five (5) Minutes to Sky Harbor Airport
- Covered Outdoor Canopy on Patio

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