



FOR SALE OR LEASE

FORMER RAFTER HOUSE CORPORATE HEADQUARTERS BUILDING

3117 N 44TH ST
PHOENIX, ARIZONA 85014

LEASE RATE: \$21.00 NNN ELECTRIC
\$1.1 MILLION

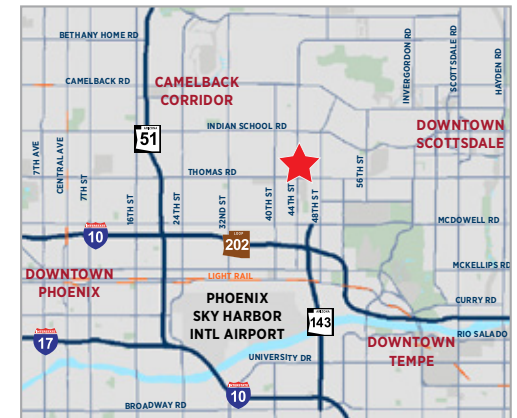


Property Highlights

- Availability: 3,355 SF
- Zoning: R-O
- Building A - 2056 SF Main Space - Kitchen, conference, two open areas, 3 private rooms, two restrooms
- Building B - 549 SF Residential Rental Unit (currently leased m-t-m)
- Building C - 348 SF Carport for Building B
- Building D - 750 SF Garage plus small office and restroom
 3,355 SF

Area Amenities

- Over 2,000,000 SF of Retail with more than 75 Restaurants within one mile
- Five minute access to the 202 Freeway, providing connections to all other freeways in Metropolitan Phoenix
- Five minutes to Sky Harbor International Airport



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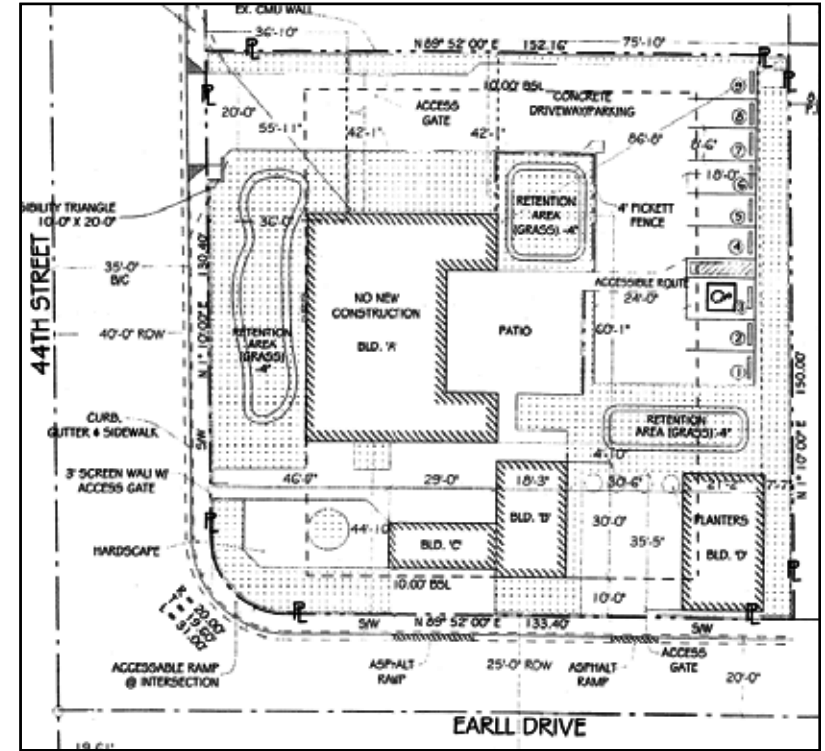
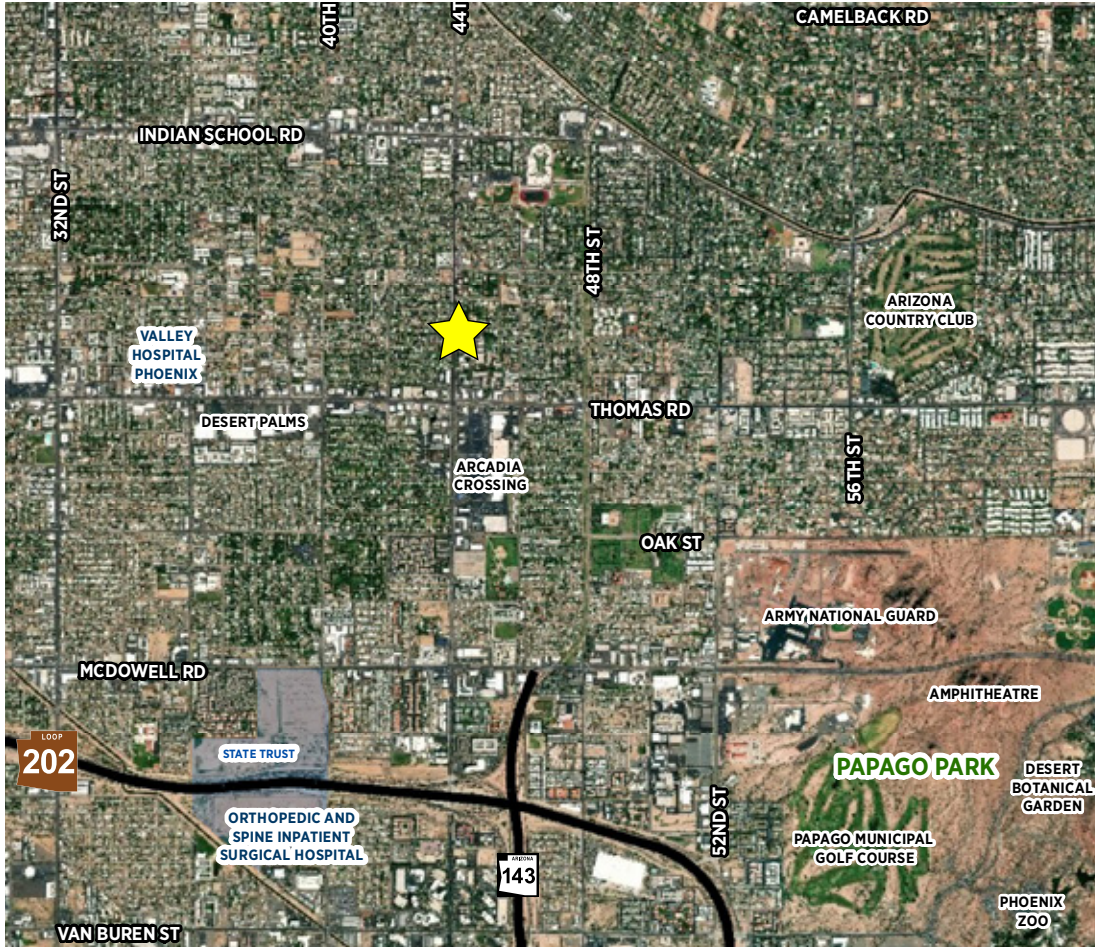
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