

22415 N 16th St

Phoenix, AZ 85024

OFFICE

±4,823 SF

**REDUCED RATE
MOTIVATED LANDLORD**

**NEW TENANT
IMPROVEMENTS**

PROPERTY FEATURES:

- Freestanding Office Building w/ Monument Signage
- ±4,823 SF Office Space
- Modern Tenant Improvements
- Large Open Area (Light storage/open bullpen office space use)
- ±8,000 SF Fenced yard for parking and/or storage
- Covered Patio
- 23 Parking spaces (5 Covered)
- A-1 Zoning
- Convenient Access to I-17, Loop 101 & SR51
- **\$14.00 PSF MG**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 04 26 19

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CSOPAC International

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SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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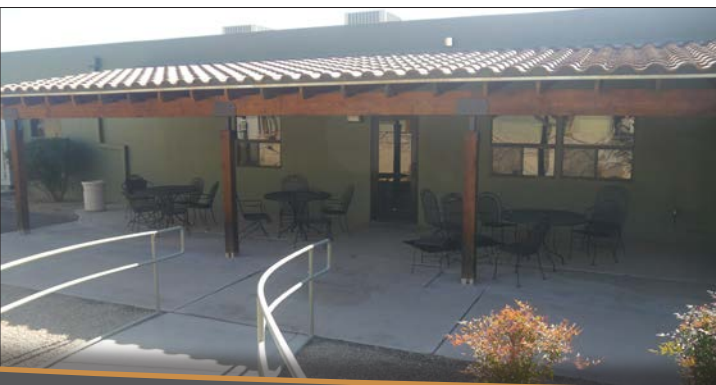
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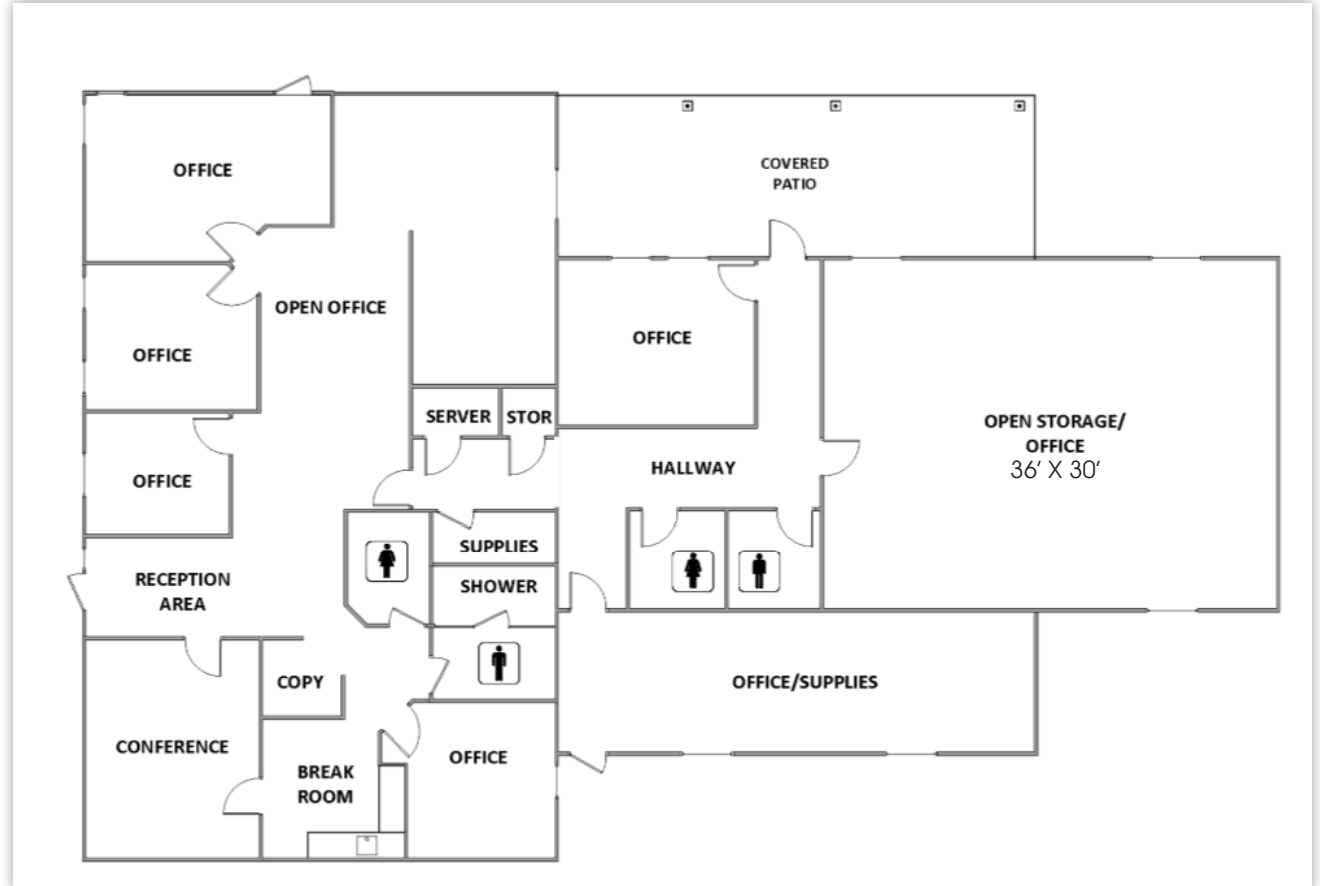
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Floor Plan



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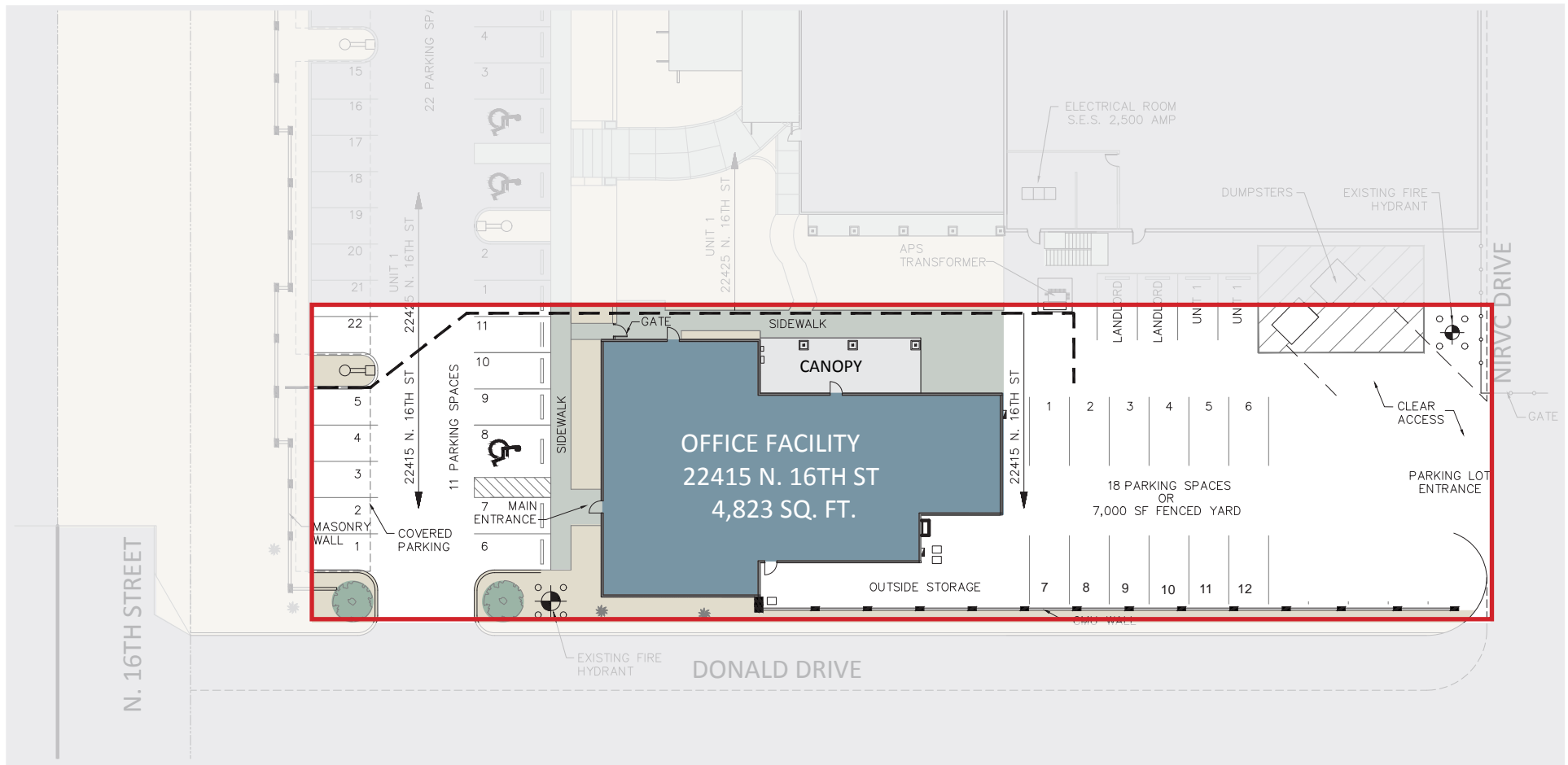
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Site Plan



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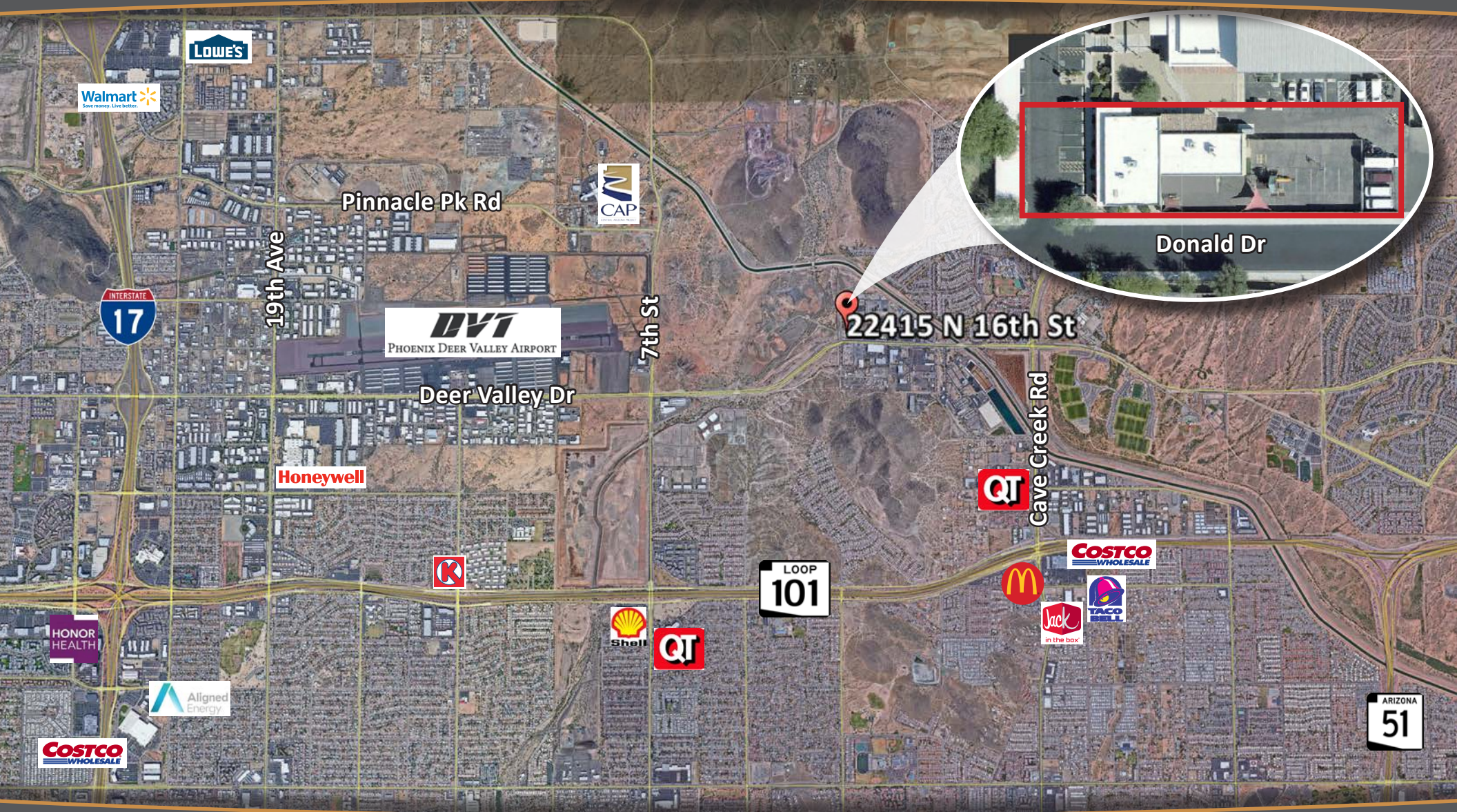
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