

# 3038

E. CACTUS RD.

Suite 2 / Phoenix, AZ 85032

Modern Professional Office in Fantastic Trade Area



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## PROPERTY HIGHLIGHTS

3038 E. Cactus Rd., Ste. 2, Phoenix, AZ 85032

-  **Total Available Space:** 2,520 SF
-  **Lease Rate:** \$18.00 PSF
-  **Lease Type:** MG
-  **Operating Expenses:** Tenant pays 60% of total Electric, Water, Sewer and Trash at the building
-  **Property Type:** Office
-  **Parking:** 3.70/1,000
-  **Zoning:** R5
-  **APN:** 166-06-005A



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# WITHIN 15 MINUTES

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*This area has everything!*

## What's in my community?

Places that make life richer and the community better within 15 minutes of property.

- A variety of grocery outlets and sources
- Nearby choices for on premise and take-out dining
- Performance and amusement destinations
- Local transport and connectivity
- Gateways to life enrichment and growth
- Proximity to play and fun
- Local hospitals and healthcare facilities
- Schools and places for education and skills transfer
- Lifelong learning opportunities
- Civic engagement and neighborhood hubs
- Places to play alone or in community groups
- Access to green spaces



\*Indicates the number of locations has reached the maximum.

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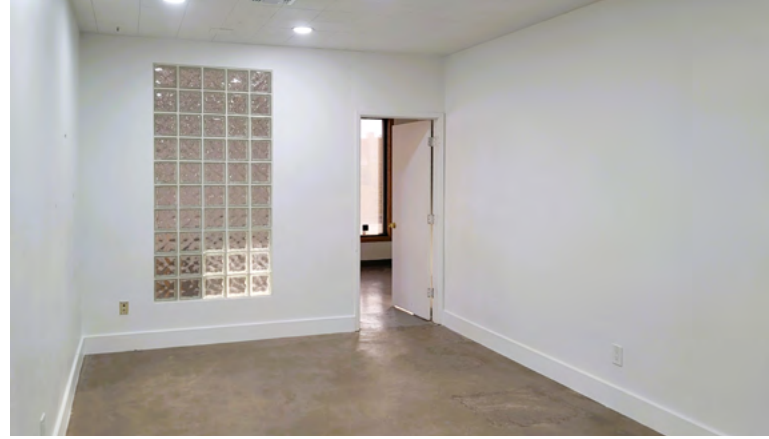


## PROPERTY PHOTOS

3038 E. Cactus Rd., Ste. 2, Phoenix, AZ 85032



Modern Concrete Floors, Lighting, Barn Doors. Butcher Block Counter and new Faucet in Kitchen. This bright uplifting space with large windows is a perfect work environment



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# FLOOR PLAN

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# DRIVE TIME MAP

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## Drive Time Map

Shaded area shows average 5-15 minute drive from subject property.

Central location gives you access from North Scottsdale to the Airport within 15 minute.

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