

# 3038

E. CACTUS RD.

Phoenix, AZ 85032

Modern Professional Office in Fantastic Trade Area  
Available for Lease or Sale



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## PROPERTY HIGHLIGHTS

3038 E. Cactus Rd., Phoenix, AZ 85032

-  **For Sale:** \$1,000,000
-  **Suite 2 For Lease Rate:** \$18.00 PSF
-  **Total Square Footage:** 4,196 SF
-  **Lease Type:** MG
-  **Operating Expenses:** Tenant pays 60% of total Electric, Water, Sewer and Trash at the building
-  **Property Type:** Office
-  **Parking:** 6.6/1,000 (28 spaces includes 1 handicapped)
-  **Zoning:** R5
-  **APN:** 166-06-005A



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# FLOOR PLAN

3038 E. Cactus Rd., Phoenix, AZ 85032



Suite 2-2,520 SF Vacant-For Lease

Suite 3-1,676 SF MTM Tenant Occupied



**4,196 Total Square Feet**

The 1,676 SF of space that is occupied has a month to month lease in place and the tenant would like to stay. However the space can be vacated with a 60 day notice. A buyer of the building could easily occupy part or all of the building.

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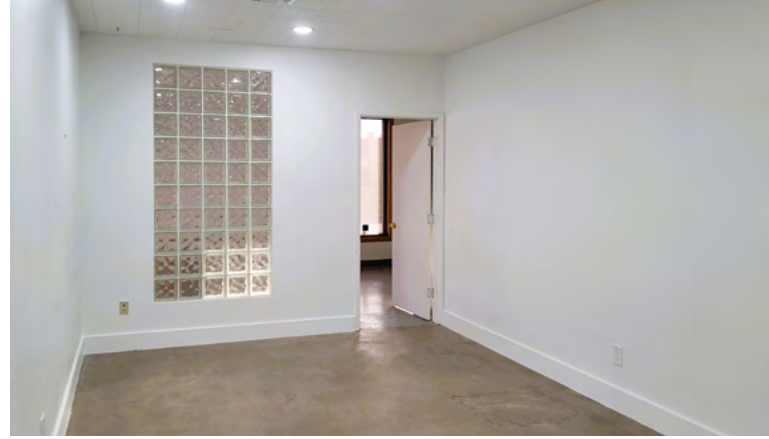


## PROPERTY PHOTOS

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



Suite 2 - 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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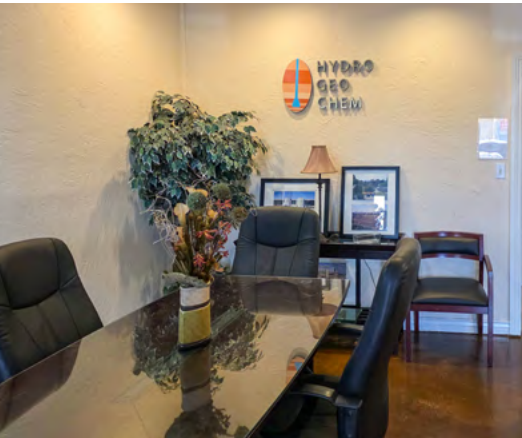


## PROPERTY PHOTOS

3038 E. Cactus Rd. Ste. 3, Phoenix, AZ 85032



Suite 3 - 1,676 SF MTM Tenant Use Attached Photos



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# WITHIN 15 MINUTES

3038 E. Cactus Rd., Phoenix, AZ 85032



*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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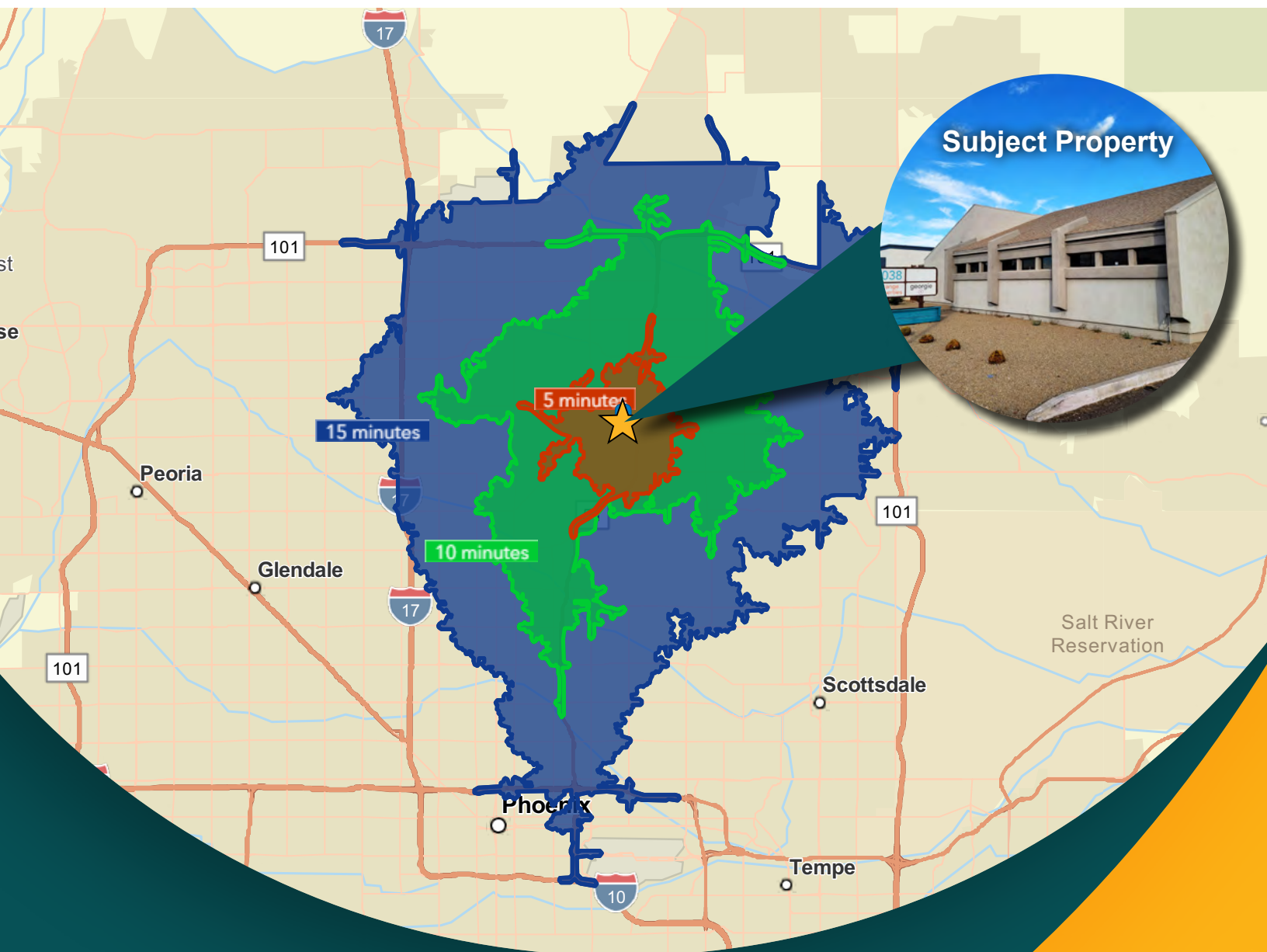
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## DRIVE TIME MAP

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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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