

# MODERN AHWATUKEE OFFICE FOR LEASE

4425 E. AGAVE ROAD, BLDG 4. | PHOENIX, AZ 85044



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# PROPERTY SUMMARY

**AVAILABLE:** Unit 120 - ±749 SF

**LEASE RATE:** \$24.00/SF  
Full Service net Janitorial

**PARCEL NUMBER:** 301-58-916

**ZONING:** C-2 PCD, City of Phoenix

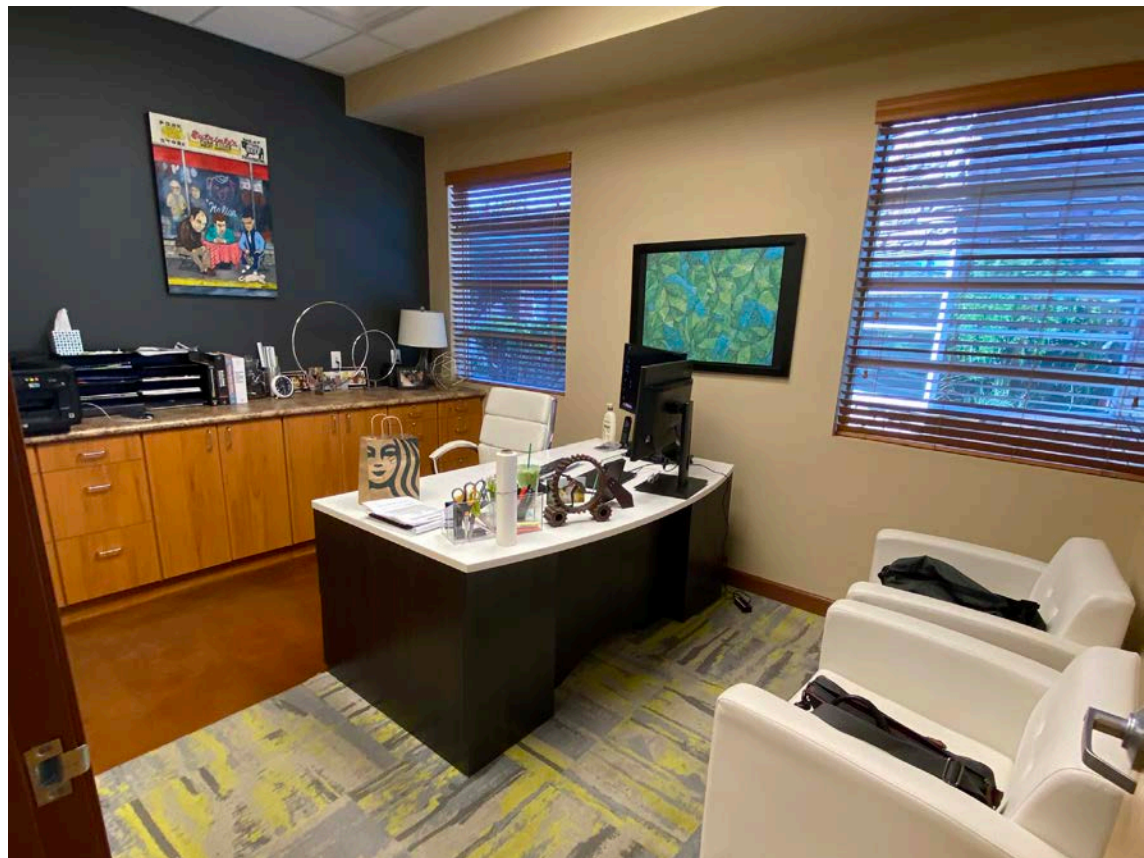
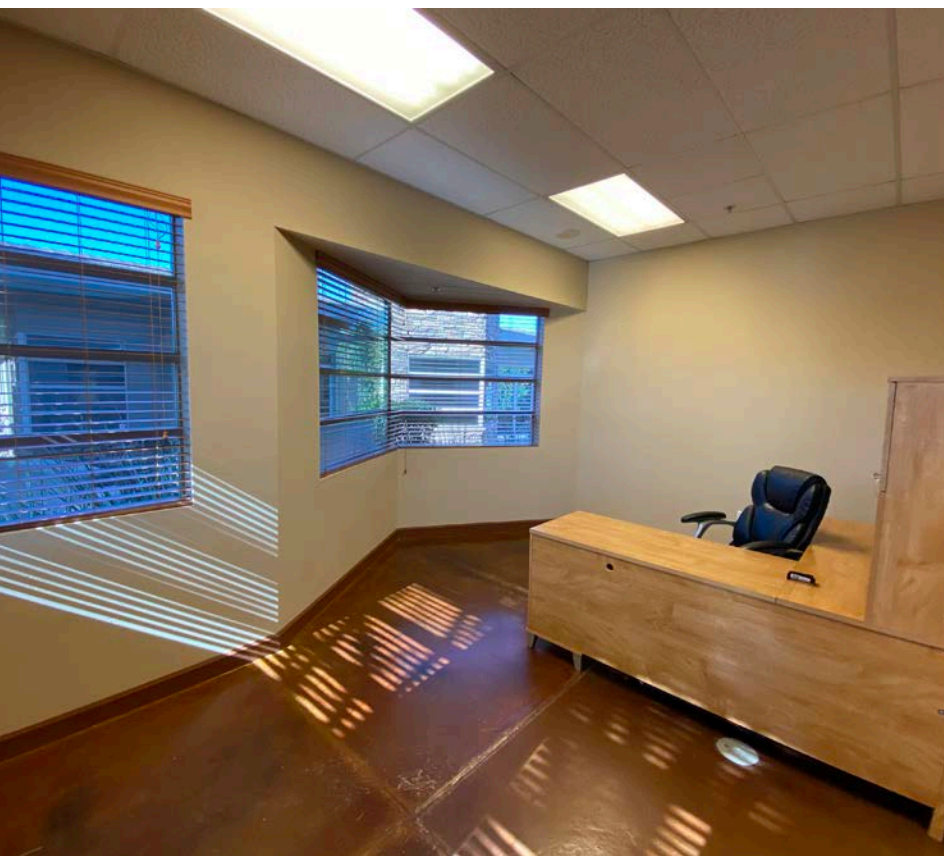
# PROPERTY HIGHLIGHTS

- Easy access to I-10 & South Mountain 202
- Ample amounts of natural light throughout the suite
- Many Retail Amenities in the in close Proximity
- High Demographic Area
- Covered parking space(s) available



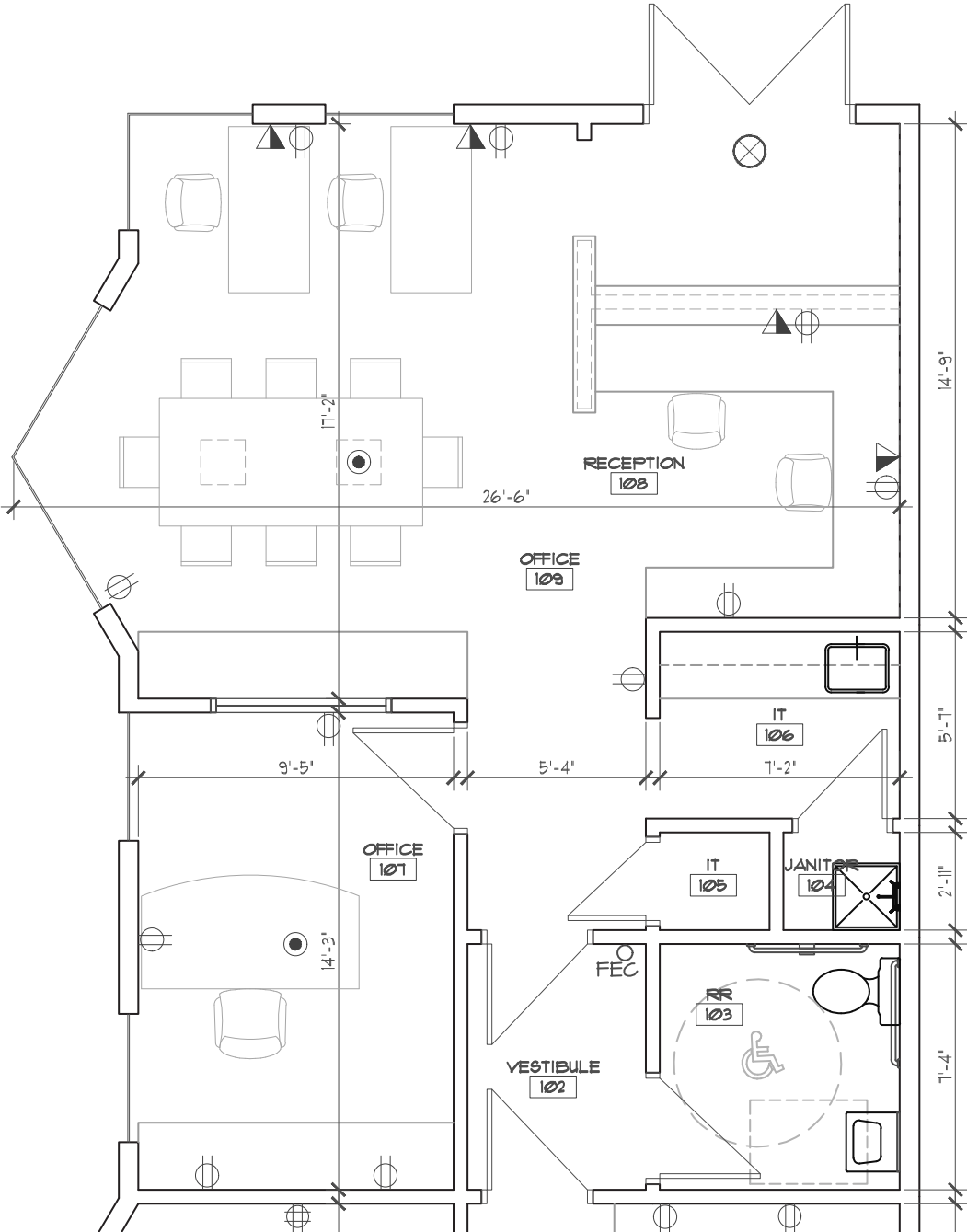
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**TCN**  
WORLDWIDE



# SUITE 120 - FLOOR PLAN

±749 SF



# LOCATION OVERVIEW





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