



FOR LEASE

Freestanding Office Building

4141 W Bethany Home Rd | Phoenix, AZ 85019

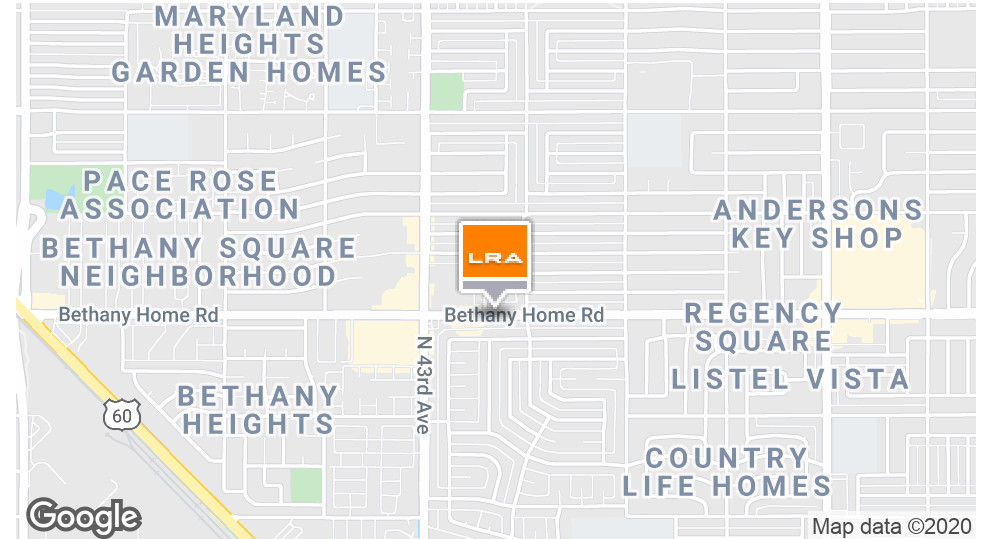
PRESENTED BY:

Don Mortensen Principal, Associate Broker | 602.451.3684 | don@lraphx.com



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OFFERING SUMMARY

Lease Rate:	\$2,500.00 month (NNN)
Building Size:	3,588 SF
Available SF:	3,588 SF
Year Built:	1980
Market:	Retail
Submarket:	Office

PROPERTY OVERVIEW

Excellent condition, freestanding office building currently provides multiple private offices with an onsite conference room, kitchen break room, and guest/visitor reception area. Prime location just west of the I17 with superior frontage on W Bethany Home Rd. Space available starting in December 2019.

PROPERTY HIGHLIGHTS

- 8 Separate Offices & 2 Bathroom
- Onsite building Conference Room and Reception Area
- Break Room with Kitchen
- Superior Frontage on W Bethany Home Rd
- Space is in Excellent Condition
- Covered Parking

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FOR LEASE | OFFICE

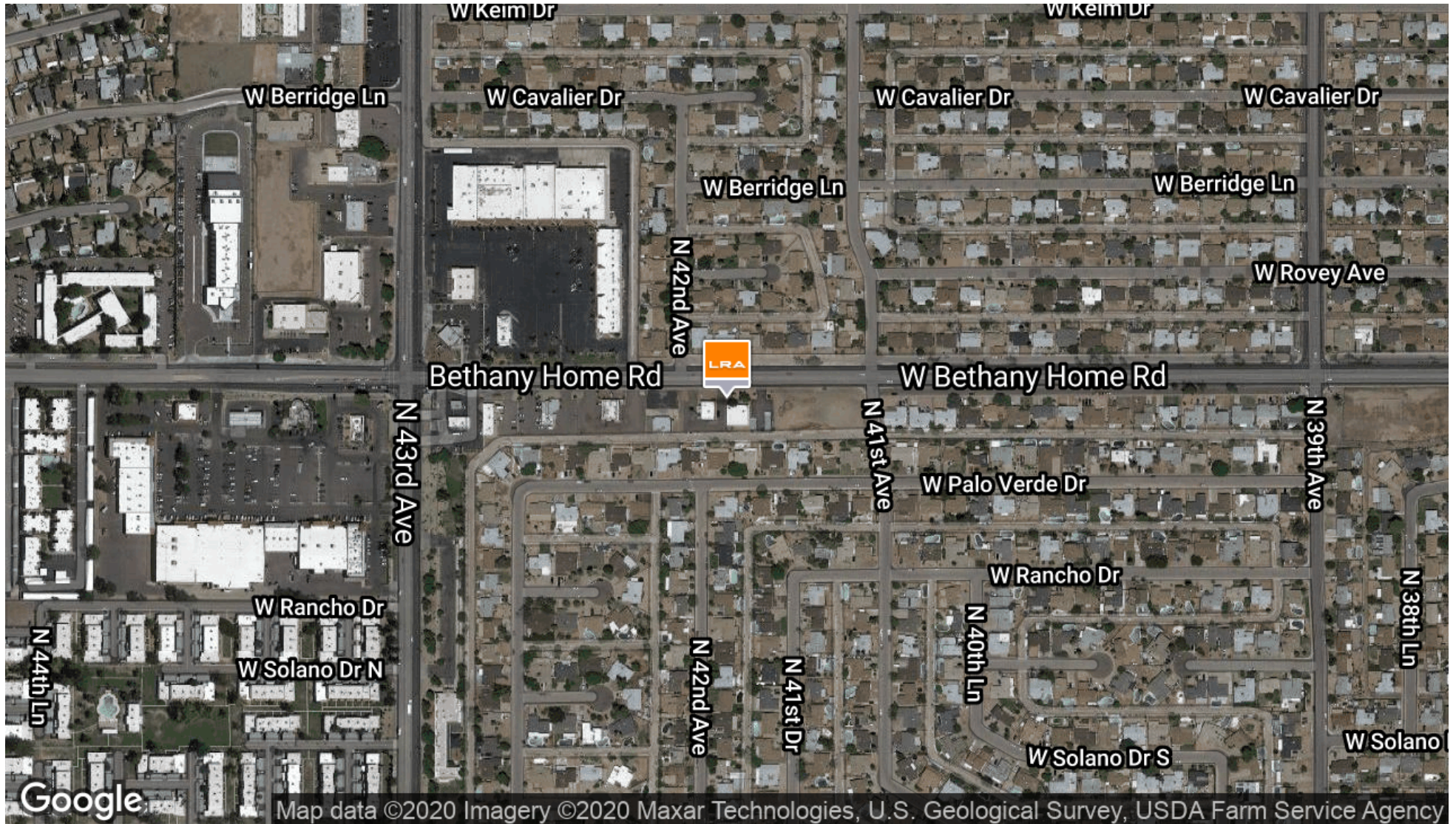
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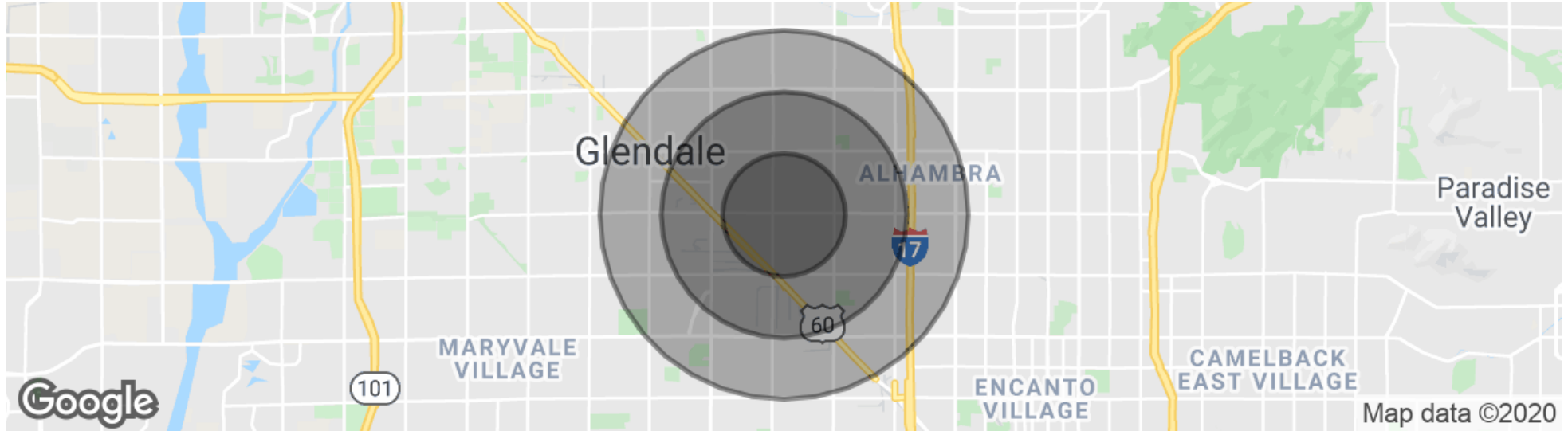
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POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

1 MILE

2 MILES

3 MILES

26,202

85,291

198,258

27.6

28.6

28.5

24.8

26.4

26.9

30.3

30.5

30.0

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

2 MILES

3 MILES

8,351

27,304

62,298

3.1

3.1

3.2

\$41,393

\$43,079

\$43,626

\$158,110

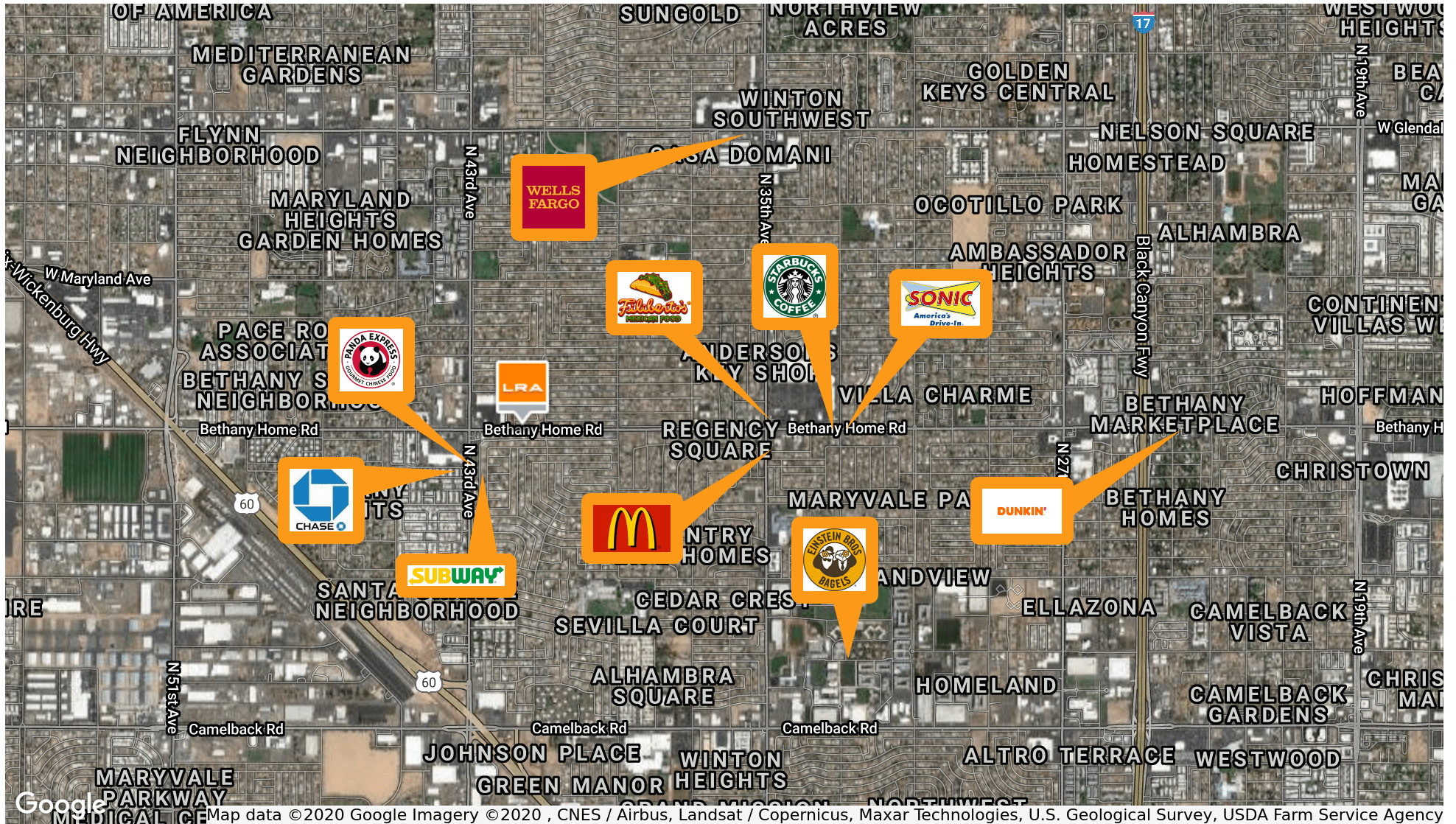
\$163,931

\$171,147

* Demographic data derived from 2010 US Census

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