



# OFFICE SPACE FOR LEASE

3040 E. CACTUS ROAD  
PHOENIX, AZ 85032

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## OFFERING SUMMARY

Available SF:	125 - 1,200 SF
Lease Rate:	\$15.50 SF/yr [Full Service]
Lot Size:	0.33 Acres
Building Size:	4,052 SF
Zoning:	R-5
Submarket:	Phoenix

## PROPERTY OVERVIEW

The subject property consists of a freestanding multitenant office building. There is a solid tenant mix consisting of medical tenants and insurance professionals. The property consists of traditional office suites as well as smaller executive office spaces for lease. The building is locally owned and operated and the lease structures are full service in nature. The property is ideal for any general office and medical office tenants looking for space in this North/Phoenix/Paradise Valley submarket.

## LOCATION OVERVIEW

The subject property is located along Cactus Road, west of 32nd Street. The property has immediate access to the SR-51 Freeway. There are numerous amenities in the immediate area, including Paradise Valley Mall, less than 2 miles to the east. This suburban location is also surrounded by strong school systems and prestigious golf courses. There are roughly 45,000 vehicles per day traveling along Cactus Road.

## LEASE HIGHLIGHTS

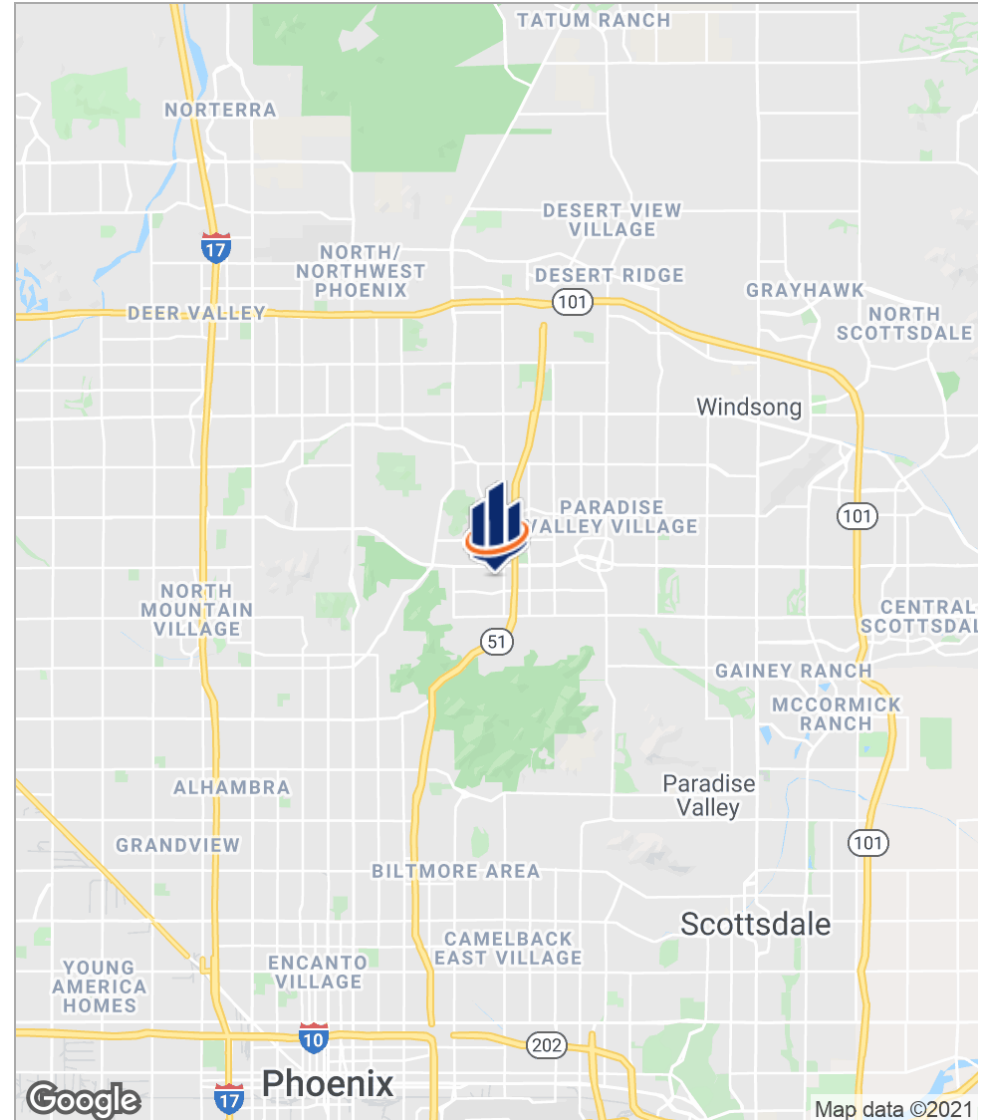
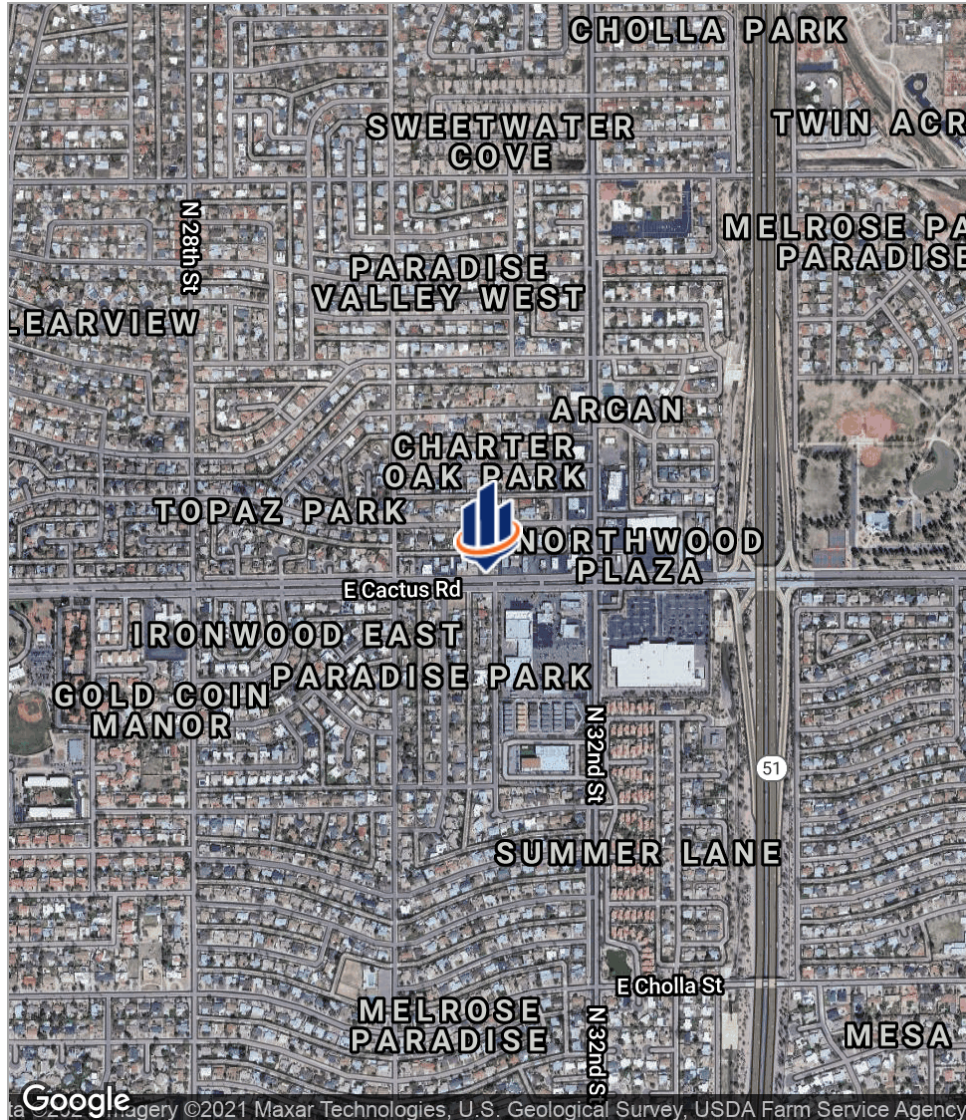
- Built Out Offices for Lease
- Traditional and Executive Suites Available
- Locally Owned and Managed
- Well Maintained
- Roof Improvements
- HVAC Repairs
- New Paint in for Vacant Interior Units
- Solar Upgrades
- Numerous Restaurant and Retail Amenities Nearby
- Paradise Valley Mall in Immediate Area
- Convenient Access to SR-51 Freeway
- ±45,000 Vehicles per Day Along Cactus Road





# Area Amenities







# Available Spaces



**LEASE RATE:** \$500.00 - 850.00 PER MONTH

**LEASE TYPE:** Full Service; Gross

**TOTAL SPACE:** 125 - 1,200 SF

**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 1	Office Building	\$15.50 SF/yr	Full Service	600 SF	Negotiable	Contiguous to 1,200 SF
Suite 2	Office Building	\$15.50 SF/yr	Full Service	600 SF	Negotiable	Contiguous to 1,200 SF
A-SE	Executive Suites	\$500 per month	Full Service	125 SF	Negotiable	
A-NW	Executive Suites	\$500 per month	Full Service	125 SF	Negotiable	
A-NE	Executive Suites	\$500 per month	Full Service	125 SF	Negotiable	
Suite 6	Office Building	\$850 per month	Gross	423 SF	Negotiable	



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