



Joe Pequeno

+1 602-393-6602

joe.pequeno@naihorizon.com

Troy Giammarco

+1 602 393 6693

troy.giammarco@naihorizon.com

The Property

For Lease
4425 E Agave Road
Building 3
Phoenix, AZ 85044

Lease Rate	\$45.00 SF
Lease Type	Full Service Gross
Year Built	2005
Available SF	1,046 SF
Zoning	C-2
Cross Streets	44th St



Property Highlights

- Plug & Play Executive Office Suites
- Audio & Video Recording Studio - Great for Podcasts & Other Broadcasts
- Fully Furnished
- Conference & Meeting Spaces Available
- Centrally Located
- High Speed Fiber Internet with Dedicated & Symmetrical Upload & Download Speeds
- Full Size Kitchen & Breakroom
- Covered Parking Available
- Ample Parking - 6/1000
- Easy Access to I-10

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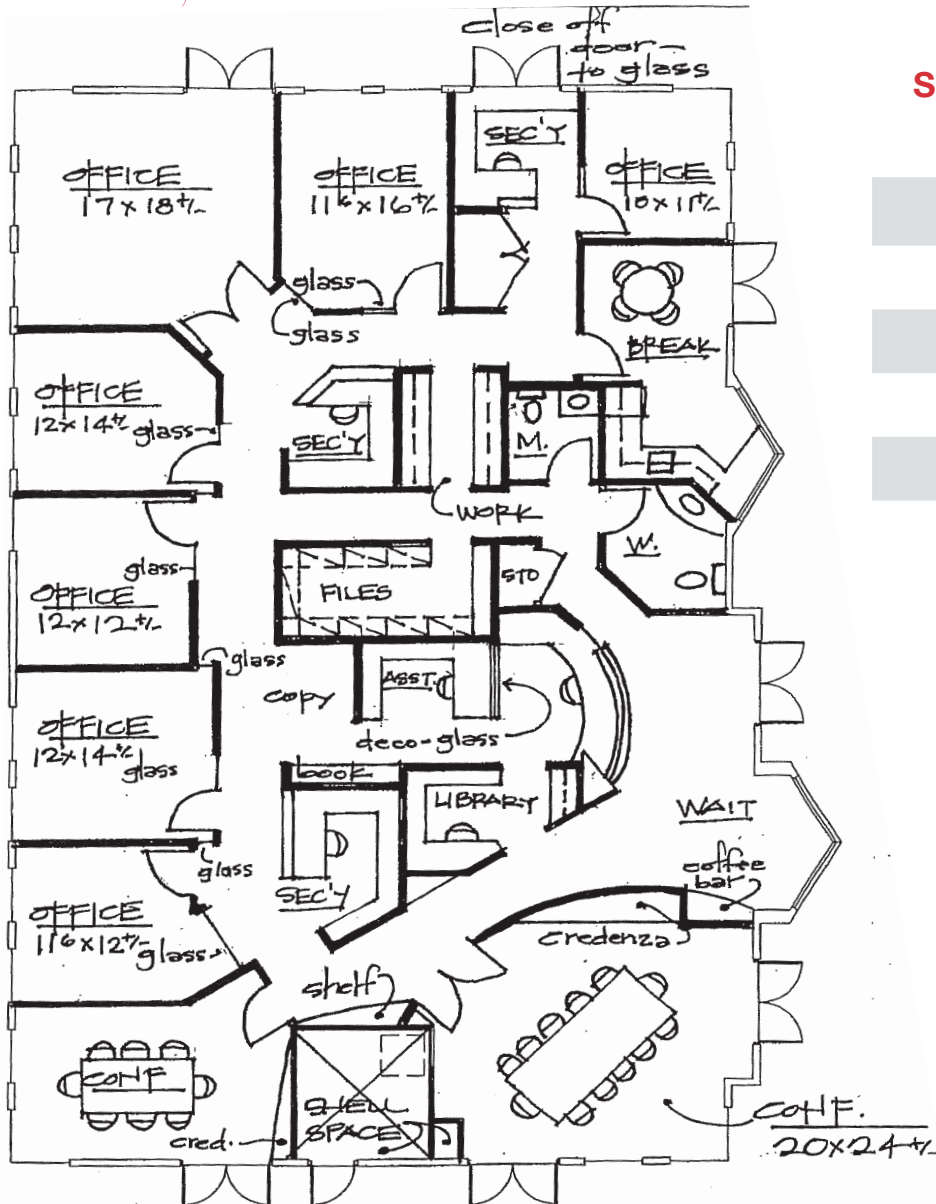
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Available Spaces

135 - 1,046 SF

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SUITE #	LEASE RATE	LEASE TYPE	SIZE (SF)
1	\$45.00 SF	FSG	250 SF
2	\$45.00 SF	FSG	150 SF
3	\$45.00 SF	FSG	196 SF
4	\$45.00 SF	FSG	150 SF
5	\$45.00 SF	FSG	165 SF
6	\$45.00 SF	FSG	135 SF



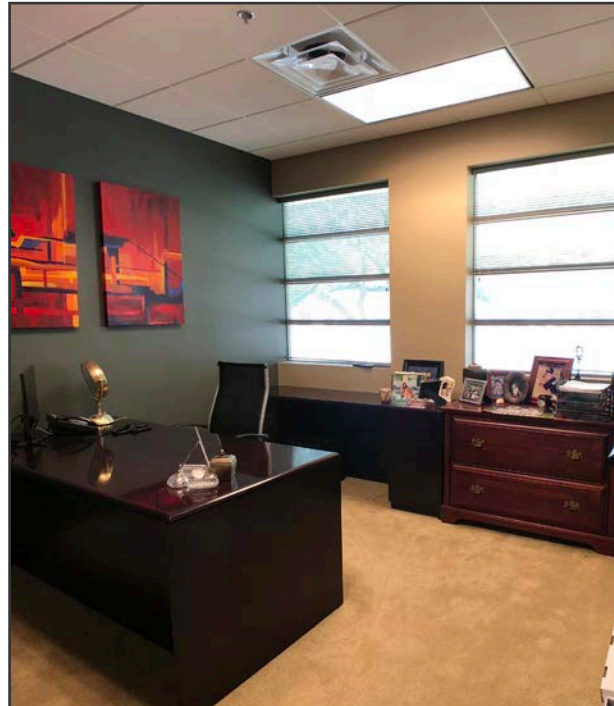
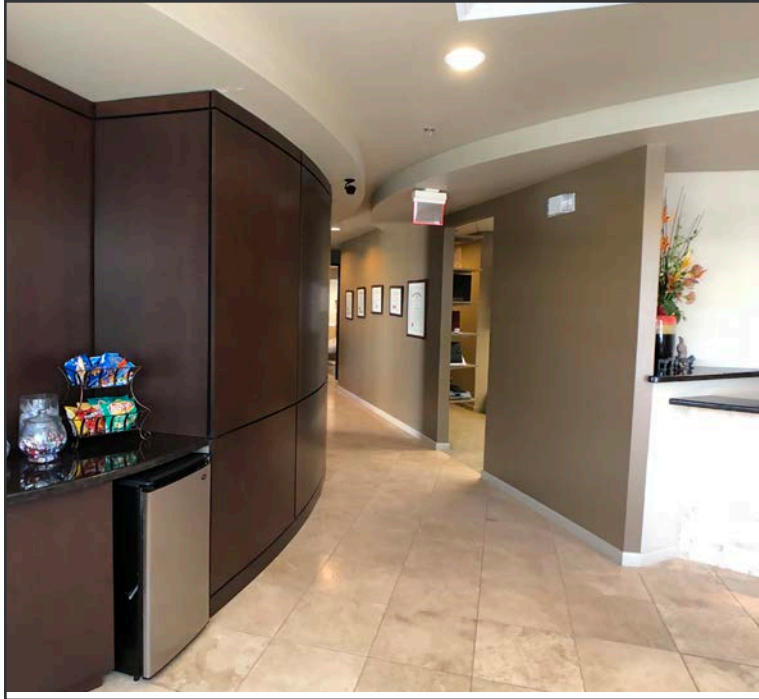
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Additional Photos

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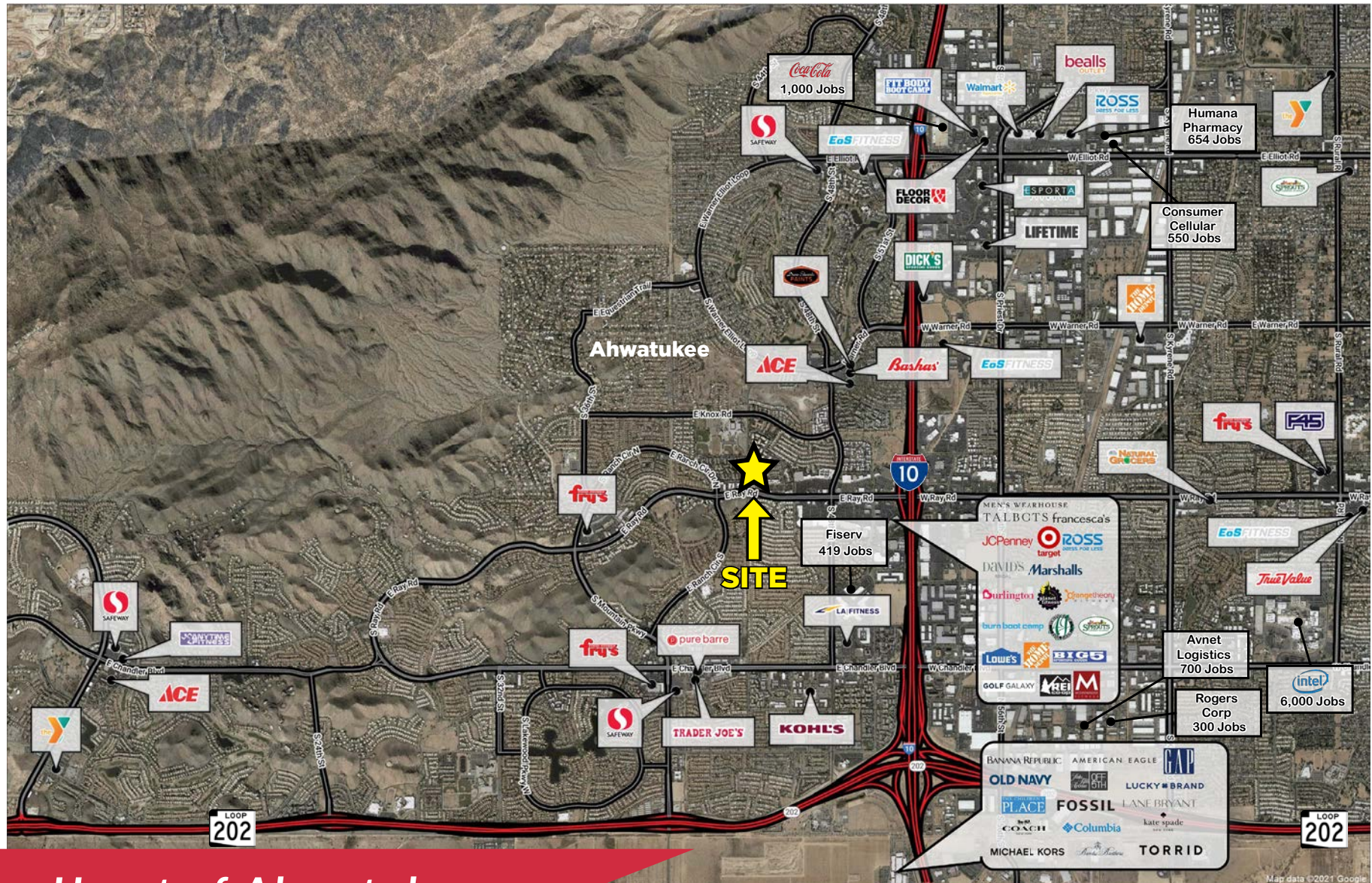
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Area Aerial

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In the Heart of Ahwatukee

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Property Demographics

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2020 Population	19,344	80,814	196,314
2025 Population	20,528	86,995	196,314
2020 Households	8,337	33,207	77,124
2025 Households	8,828	35,433	82,309
Avg Household Size	2.30	2.40	2.50
Owner Occupied Housing Units	4,039	21,330	50,059
Renter Occupied Housing Units	4,789	14,103	32,249
Average Household Income	\$100,170	\$112,970	\$105,299
Consumer Spending	\$226.2M	\$988.7M	\$2.2B

For More Information Please Contact:

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