

UNION HILLS OFFICE SPACE

4045 E Union Hills Dr #104, Phoenix, AZ 85050



OFFERING SUMMARY

AVAILABLE SF:	1,500 SF
LEASE RATE:	\$16.00 SF/yr (MG)
LOT SIZE:	0 Acres
BUILDING SIZE:	9,370
ZONING:	C-1
MARKET:	Phoenix

PROPERTY OVERVIEW

Move-in ready office conveniently located near Hwy 51 and Hwy 101.

PROPERTY HIGHLIGHTS

- Four offices
- Conference room
- Reception
- Private restroom
- Ample Parking

KW COMMERCIAL
830 S. Higley Road
Gilbert, AZ 85296

MELODY BRAMER
Agent
O: 602.290.3643
C: 602.290.3643
mbramer@gmail.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

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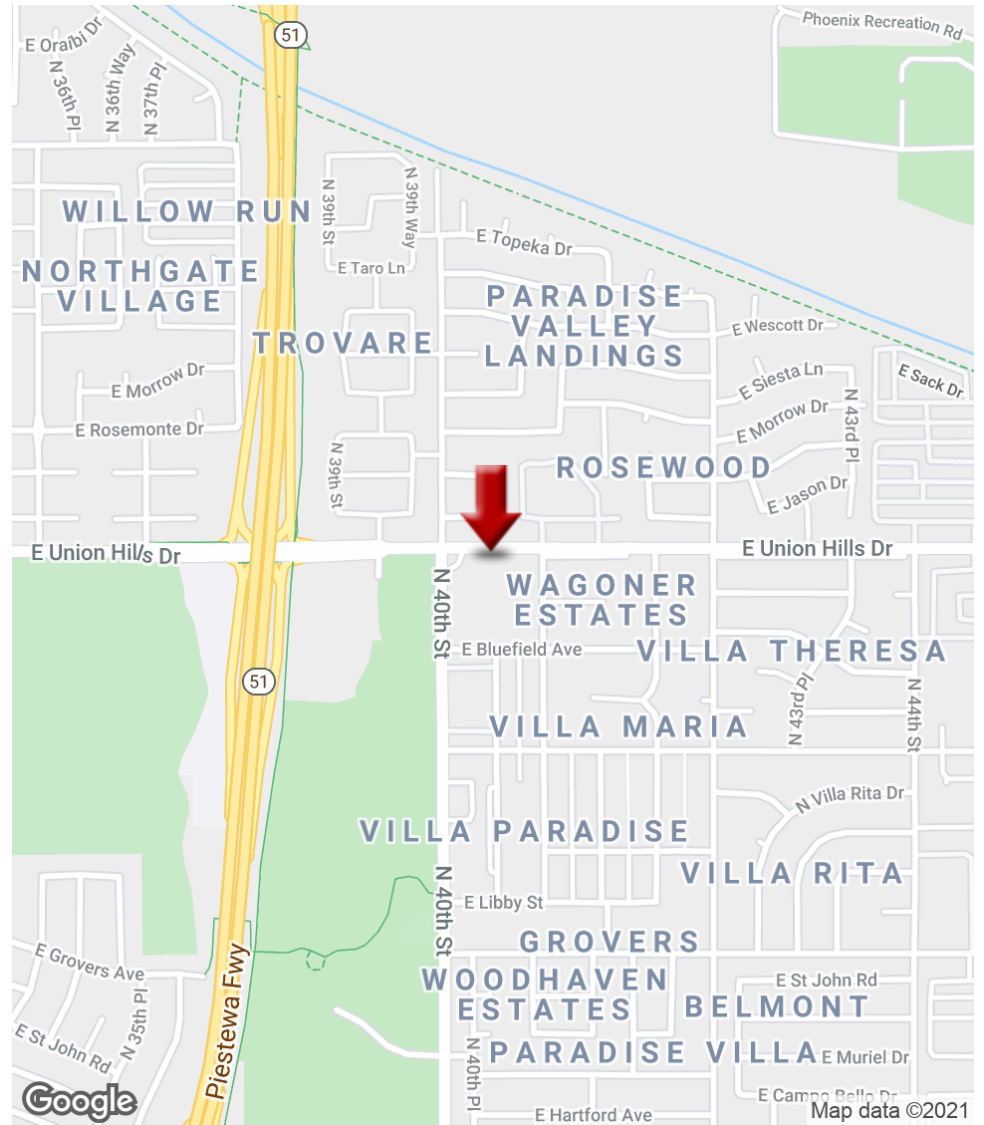
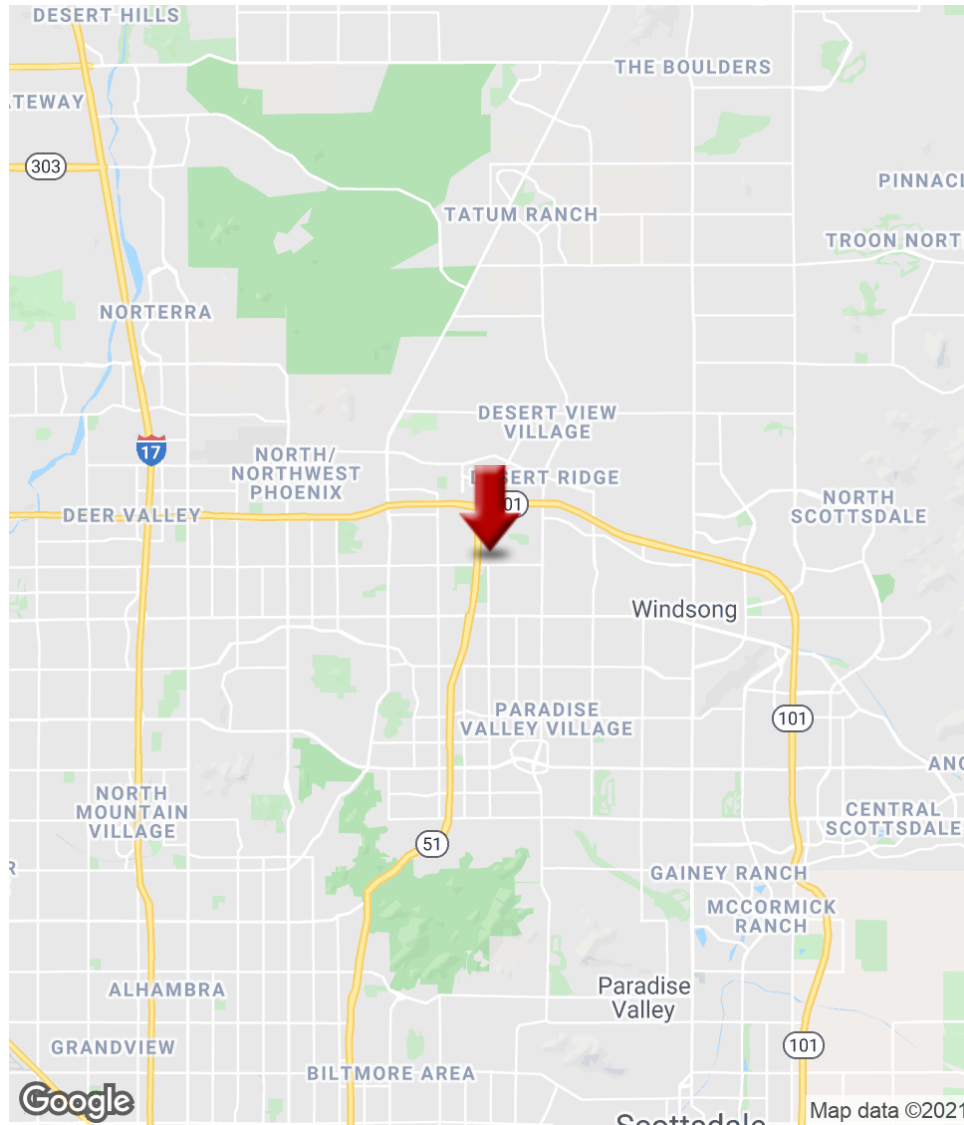
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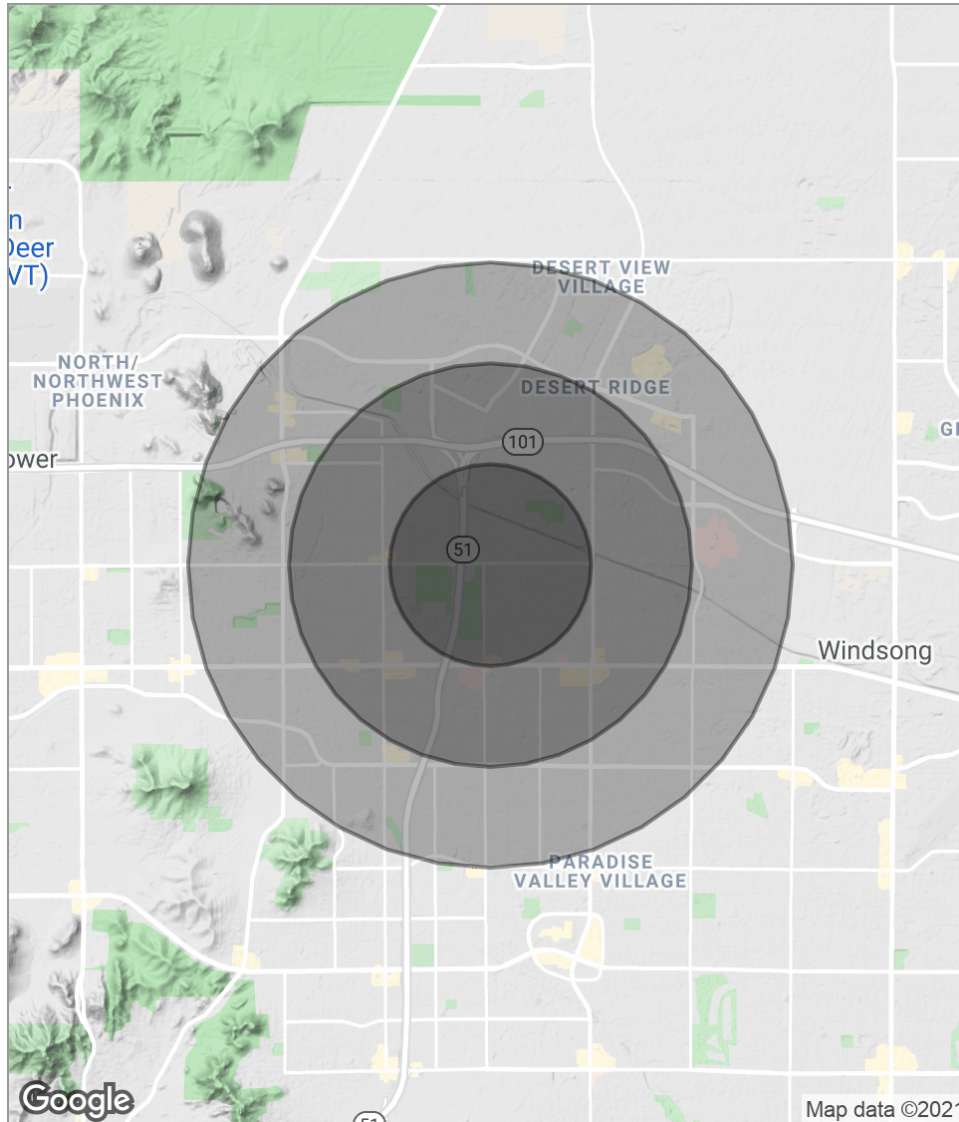
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,709	42,668	103,440
Median Age	35.5	37.8	36.1
Median Age (Male)	35.3	37.3	34.9
Median Age (Female)	36.7	39.0	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,690	17,058	39,765
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$76,740	\$78,898	\$77,788
Average House Value	\$289,435	\$399,817	\$396,196

* Demographic data derived from 2010 US Census

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