

OFFICE SPACE FOR LEASE

3040 E. CACTUS ROAD

Phoenix, AZ 85032

PRESENTED BY:

JONATHAN LEVY

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OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr [Full Service; Gross]
BUILDING SIZE:	4,052 SF
AVAILABLE SF:	600SF - 1,188 SF
LOT SIZE:	0.33 Acres
ZONING:	R-5
SUBMARKET:	Phoenix
APN:	166-06-006A

PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present general office space for lease with excellent Cactus Rd exposure in Phoenix. The property offers built-out offices and a separate building for lease within a well-maintained complex. With a full-service gross lease structure and solar upgrades, tenants benefit from a convenient and cost-effective leasing experience. Boasting a locally owned and managed status, the property ensures attentive, personalized service. Enjoy the nearby abundance of restaurant and retail amenities, including the upcoming Paradise Valley Mall redevelopment. With convenient access to SR-51 and high visibility with approximately 45,000 vehicles passing daily along Cactus Road, this property presents a compelling opportunity for businesses seeking a dynamic and accessible commercial space.

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PROPERTY HIGHLIGHTS

- Built Out Offices for Lease
- Separate Building for Lease in Complex
- Full Service Gross Lease Structure
- Locally Owned and Managed
- Well Maintained
- Solar Upgrades
- Numerous Restaurant and Retail Amenities Nearby
- Paradise Valley Mall Redevelopment Nearby
- Convenient Access to SR-51 Freeway
- ±45,000 Vehicles per Day Along Cactus Road



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