



OFFICE SPACE FOR LEASE

Professional Office Condo | 1,675 SF

Arrowhead Business Park

8765 W Kelton Ln, Bldg B2 Suite East | Peoria, AZ 85382

Bright, Versatile Arrowhead Office—Available Now

This 1,675 SF suite offers abundant natural light and a welcoming atmosphere for clients and staff. Its flexible layout is ideal for medical, dental, chiropractic, physical therapy, photography or professional office use. Enjoy private ADA restrooms, one office has sink, another has side exit door and seven dedicated parking spaces—including two covered.

Conveniently located less than one mile from Loop 101 for easy client and employee access.

1,675 sf
Total Space

\$3,140/Mo
NNN Lease

5 Parking Spaces
2 Covered Spaces

Available Now
Immediate

Professional Space. Prime Location. Endless Possibilities.



Monica Kane, GRI, SRES, GREEN | Success Property Brokers
602-717-1226 | mk@mygreatazhomes.com

Property Features

- ✓ 1,675 SF Professional Office Suite
- ✓ Ground-Floor, Single-Story Location
- ✓ Abundant Windows and Natural Light
- ✓ Finished Professional Interior
- ✓ Sink in One Private Office
- ✓ Private ADA Restrooms
- ✓ Convenient Side Access Door

- ✓ Vinyl and Carpet Flooring
 - ✓ Central Air and Heat-Pump HVAC
 - ✓ Two Covered + Five Spaces Directly in Front
 - ✓ Fire Sprinkler and Smoke Detector Systems
 - ✓ Professional Landscaping and Security Lighting
 - ✓ Less Than One Mile from Loop 101
 - ✓ Immediate Occupancy Available
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Designed for Flexibility

- Flexible Private-Office Configuration
- Medical Exam or Treatment Rooms
- Physical Therapy Workspace
- Reception and Administrative Areas
- Photography or Creative Studio
- Open Collaborative Workspace
- Specialized Business Operations
- Ceiling Heights from 8.1 to 14 Feet
- NNN Lease with 3-5 Year Term Options
- Possible TIs dependent on All Terms

Perfect For

- Chiropractic Practice
- Dental Office
- Medical Practice
- Physical Therapy Clinic
- Photography Studio
- Therapy or Counseling Office
- Law Firm
- Insurance Agency
- Title and Escrow Services
- Financial Services
- Engineering or Consulting Firm
- Professional and Service Businesses

Lease Information

Monthly Base Lease: \$3,140.60 NNN

Annual Lease Rate: \$22.50/SF

CAM: Approximately \$5.37/SF

Lease Term: 3-5 Years

Landlord Pays

- ✓ Common Area Maintenance
- ✓ Property Management
- ✓ Fire Insurance
- ✓ Trash Collection
- + Exterior Maintenance
- + Property Taxes
- + Building Liability Insurance

Tenant Pays

- + Electricity-Master-Metered & Billed by Landlord
- + Contents Insurance
- + Business Liability Insurance
- + CAM Charges
- + Security Deposit and Required Move-In Costs



Exceptional Location

Located in the prestigious Arrowhead Office Plaza with outstanding accessibility:

- Loop 101 Agua Fria Freeway approx 1 mile
- Peoria Sports Complex
- P83 Entertainment District
- Arrowhead Towne Center
- Costco Wholesale
- Easy access throughout Peoria, Glendale and the West Valley

A convenient location for both clients and employees.



Schedule Your Private Tour Today

Monica Kane, GRI, SRES®, GREEN

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