

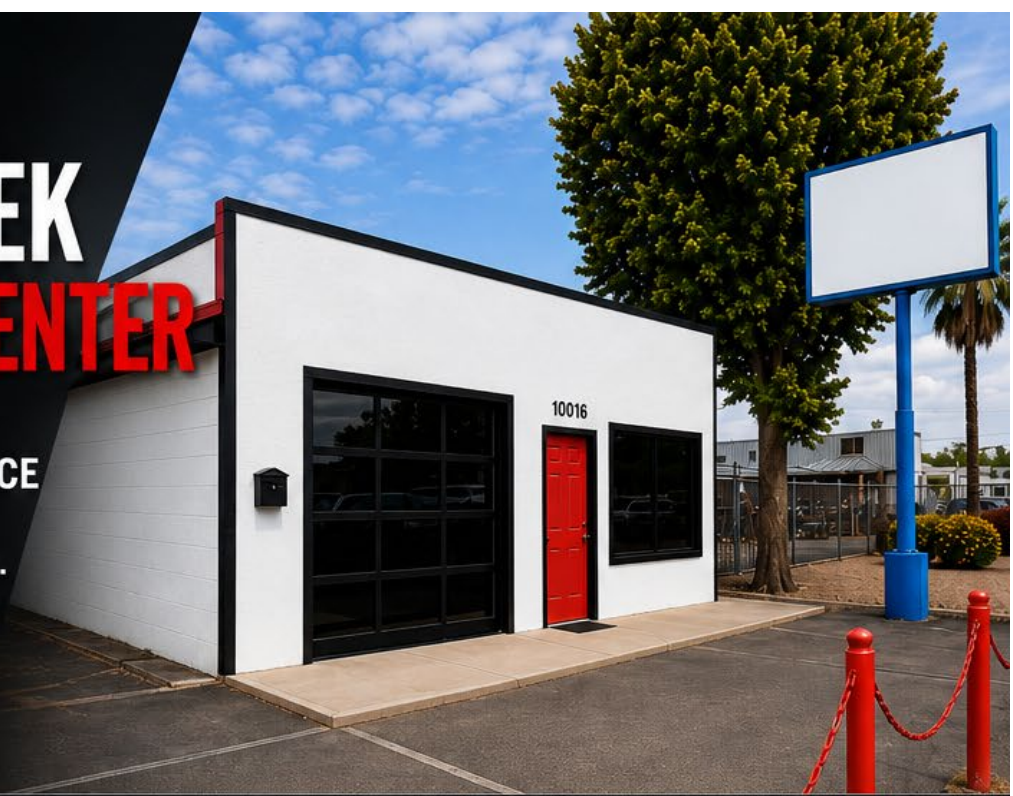
**FOR LEASE**

# CAVE CREEK BUSINESS CENTER

**±2,070 SF OFFICE /  
SHOWROOM / FLEX SPACE**

**High visibility. Modern design.  
Unmatched flexibility.**

Positioned along one of North Phoenix's  
busiest commercial corridors with  
±23,065 vehicles per day, 122 feet of  
frontage, and prominent street signage.



**23,065**  
VEHICLES PER DAY  
ON CAVE CREEK RD



**122'**  
FEET OF FRONTAGE  
& STREET SIGNAGE



**30** TOTAL  
PARKING SPACES  
16 FRONT + 14 REAR



**±2,070 SF**  
REMODELED OFFICE /  
SHOWROOM / FLEX SPACE

## FLOOR PLAN



## REAR PARKING / STORAGE AREA



### PROPERTY HIGHLIGHTS

- ✓ ±2,070 SF Remodeled Office / Showroom / Flex Space
- ✓ Approximately 23,065 Vehicles Per Day
- ✓ ±122 Feet of Frontage & Prominent Street Signage
- ✓ Modern Industrial Design with Upgraded Finishes
- ✓ Large Windows Providing Natural Light
- ✓ Flexible Layout with 2 Private Offices, Open Workspace & Reception
- ✓ 16 Front Parking Spaces
- ✓ Secured Rear Parking / Storage Area
- ✓ Excellent Access to Loop 101, SR-51 & I-17

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$24.00 SF/YR (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	2,070 SF
<b>Lot Size:</b>	.29 AC
<b>Building Size:</b>	2,070 SF

### IDEAL FOR

- Office
- Showroom
- Automotive
- Contractor
- Medical
- Creative Studio
- Service Businesses
- Flex Users



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