

FOR SALE

KIDDER.COM

FOOTHILLS PARKWAY OFFICE CONDOMINIUM

*Professional Office Condo with three
separate suites, great owner/user property*

LOOP
202



93,878+ VEHICLES
Average Daily Traffic



14,364+ VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**



16725 S DESERT FOOTHILLS PKWY, BLDG B
SUITES 101, 102 & 103, PHOENIX, AZ 85048

km Kidder
Mathews

OFFICE CONDO IN THE DESIRABLE AHWATUKEE / PHOENIX MARKET

Foothills Parkway Office Condominium presents a rare opportunity to acquire a ±3,293 SF professional office condo in the highly desirable Ahwatukee / Phoenix market. Strategically positioned along South Desert Foothills Parkway, the property offers a flexible multi-suite configuration that can accommodate a single owner/user, partial occupancy with rental income, or a future investor lease-up strategy.

The building is currently configured into three professional office suites totaling ±3,293 SF, with a functional mix of reception areas, private offices, conference room, break area, restrooms and support space. This layout provides immediate flexibility for medical, professional services, financial, insurance, real estate, consulting, therapy, administrative office, or other service-based users seeking a high-quality office environment with the ability to control their own real estate.

Offered at \$1,020,830, or \$310/SF, the property provides both owner/user and investor appeal. For owner/users, the property offers long-term occupancy control and potential SBA financing for up to 100% financing of the purchase price.

ADDRESS	16725 S Desert Foothills Pkwy, Bldg B STE 101, 102 & 103, Phoenix, AZ 85048
PROPERTY TYPE	Professional Office Condominium
TOTAL SIZE OF UNITS	±3,293 SF (784 SF; 916 SF; 1,593 SF)



CONDO PLAT / UNIT REFERENCES	Per the recorded plat, units are 102, 104, and 106; mailing addresses are 101, 102, and 103
PARCEL IDS	311-04-005, 311-04-006 and 311-04-007
ASKING PRICE	\$1,020,830 / \$310 PSF
DELIVERY CONDITION	Property to be delivered as-is, excluding tenant-owned furniture, fixtures, and equipment
POTENTIAL LEASE UNDERWRITING	Seller's stated asking lease rate = \$22.00/SF NNN

INVESTMENT HIGHLIGHTS

Offered at \$1,020,830, asset is well-suited for an owner/user seeking long-term control of occupancy costs or an investor pursuing a small-bay office lease-up strategy in the Ahwatukee/Phoenix market.



RARE SMALL-BAY OFFICE CONDO OWNERSHIP OPPORTUNITY

Small professional office condos of this size are difficult to find, particularly in established Phoenix submarkets where many users prefer ownership over leasing.



FLEXIBLE THREE-SUITE CONFIGURATION

The building can potentially serve as one contiguous office operation or remain divided into multiple suites, creating flexibility for owner/users, partial occupancy, or tenant leasing.



IDEAL OWNER/USER PROFILE

A buyer could occupy all or a portion of the building while potentially leasing excess space to offset occupancy costs.



PROFESSIONAL OFFICE BUILDOUT ALREADY IN PLACE

The existing space plan includes multiple offices, reception, conference room, restrooms, a break area, and support spaces, minimizing reconfiguration for most office users.



ATTRACTIVE AHWATUKEE / FOOTHILLS LOCATION

The property is located along South Desert Foothills Parkway in Phoenix, serving the surrounding Ahwatukee Foothills residential and business community.



INVESTOR UPSIDE THROUGH LEASE-UP STRATEGY

The listing agreement references a potential NNN lease rate of \$21.70/SF, which was used to support an investor valuation at approximately a 7.0% cap rate at the asking price.

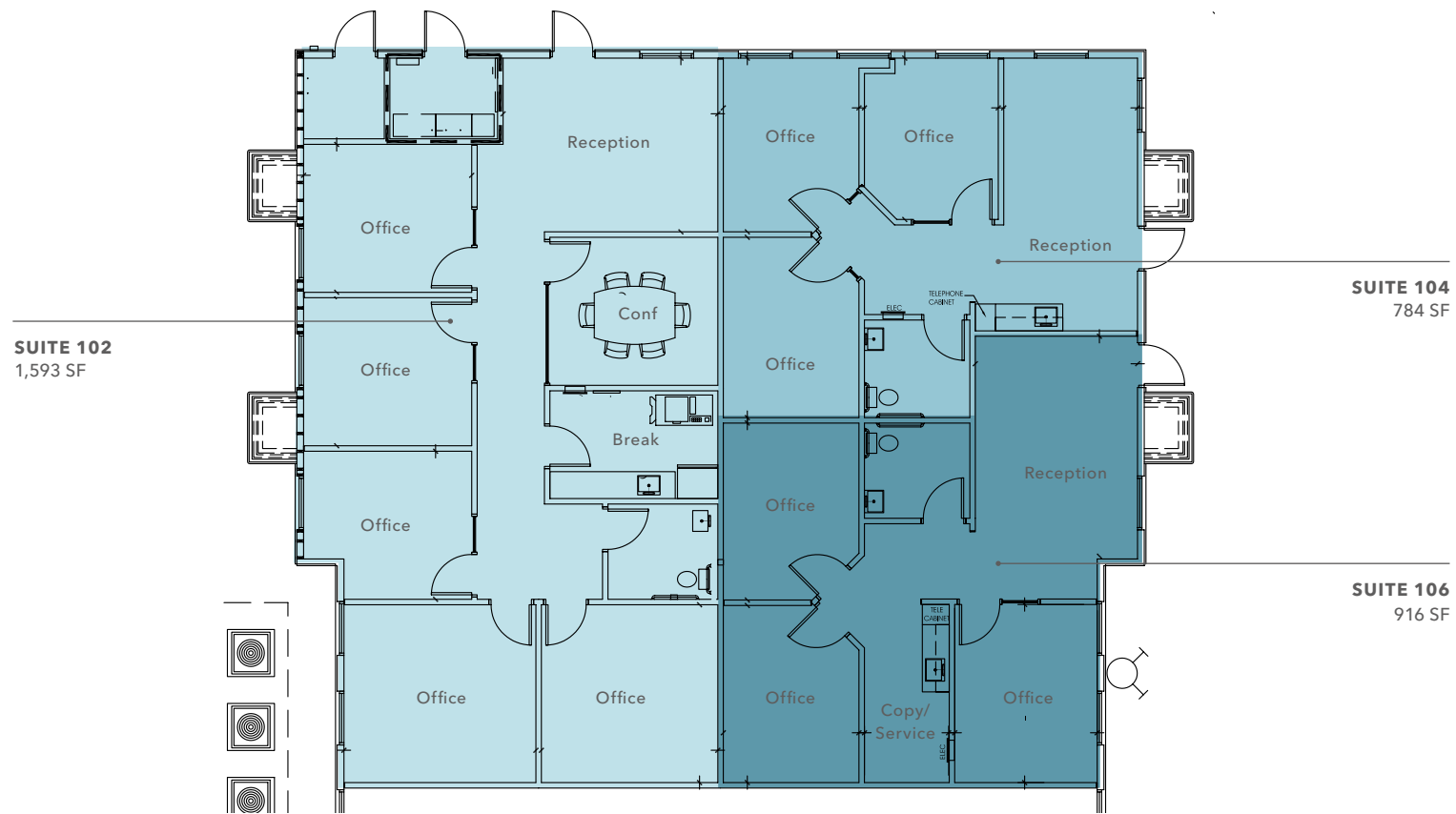
FOOTHILLS PARKWAY OFFICE CONDOMINIUM

A flexible three-suite configuration with private offices, reception areas, conference room, restrooms and support areas



FOOTHILLS PARKWAY OFFICE CONDOMINIUM





FLOOR PLAN

Suite / Unit	SF	General Layout
Suite 102	±1,593 SF	Largest suite with reception, conference room, multiple private offices, break area, restroom, storage / support areas
Suite 104	±784 SF	Efficient office suite with reception, private offices, restroom and support area
Suite 106	±916 SF	Office suite with reception, private offices, copy / service area, restroom and support space

Total size of units being sold = ±3,293 SF and is configured as three separate office condo suites

LEGEND:

- PROPERTY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- ADJOINER PROPERTY
- FOUND MONUMENT AS NOTED
- SET BRASS CAP PER MAG 120-1 TYPE B
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- C.E. COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- FF FINISHED FLOOR
- S.O. FT. SQUARE FEET
- BK. PG. BOOK -- PAGE --
- [M] MONUMENT TYPE
- b HANDICAP MARKER

LINE TABLE

LINE	LENGTH	BEARING
L1	11.70	N29°03'54"E
L2	24.67	N80°35'00"W
L3	24.67	N80°35'00"W
L4	17.42	S28°12'53"W
L5	16.08	S28°12'53"W
L6	35.54	S60°35'03"E
L7	42.99	S60°35'03"E
L8	42.98	S60°35'03"E
L9	70.97	N29°03'54"E
L10(W1&M)	47.01	N29°04'57"E
L11(W1&M)	45.03	S61°27'07"E
L12(W1&M)	5.86	N59°05'00"E
L13(W1&M)	43.89	N59°05'00"E

LINE TABLE

LINE	LENGTH	BEARING
EL14	22.36	N55°30'36"W
EL15	10.00	S60°34'58"W
EL16	10.00	S60°34'58"W
EL17	22.36	N55°31'08"W

TYPICAL PARKING SPACE DETAILS

SCALE: 1"=10'

DETAIL "A"
NOT TO SCALE

BOOK 966 PAGE 16
OFFICIAL RECORDS ON
MARICOPA COUNTY RECORDER
HILLEN PUNCELL
2008 - 0013925
01/01/2008 00:32 PM

Arizona Surveying and Mapping
ABSOLUTE CONFIDENCE SINCE 1908
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5555
TEL (602) 246-6908 FAX (602) 246-9944

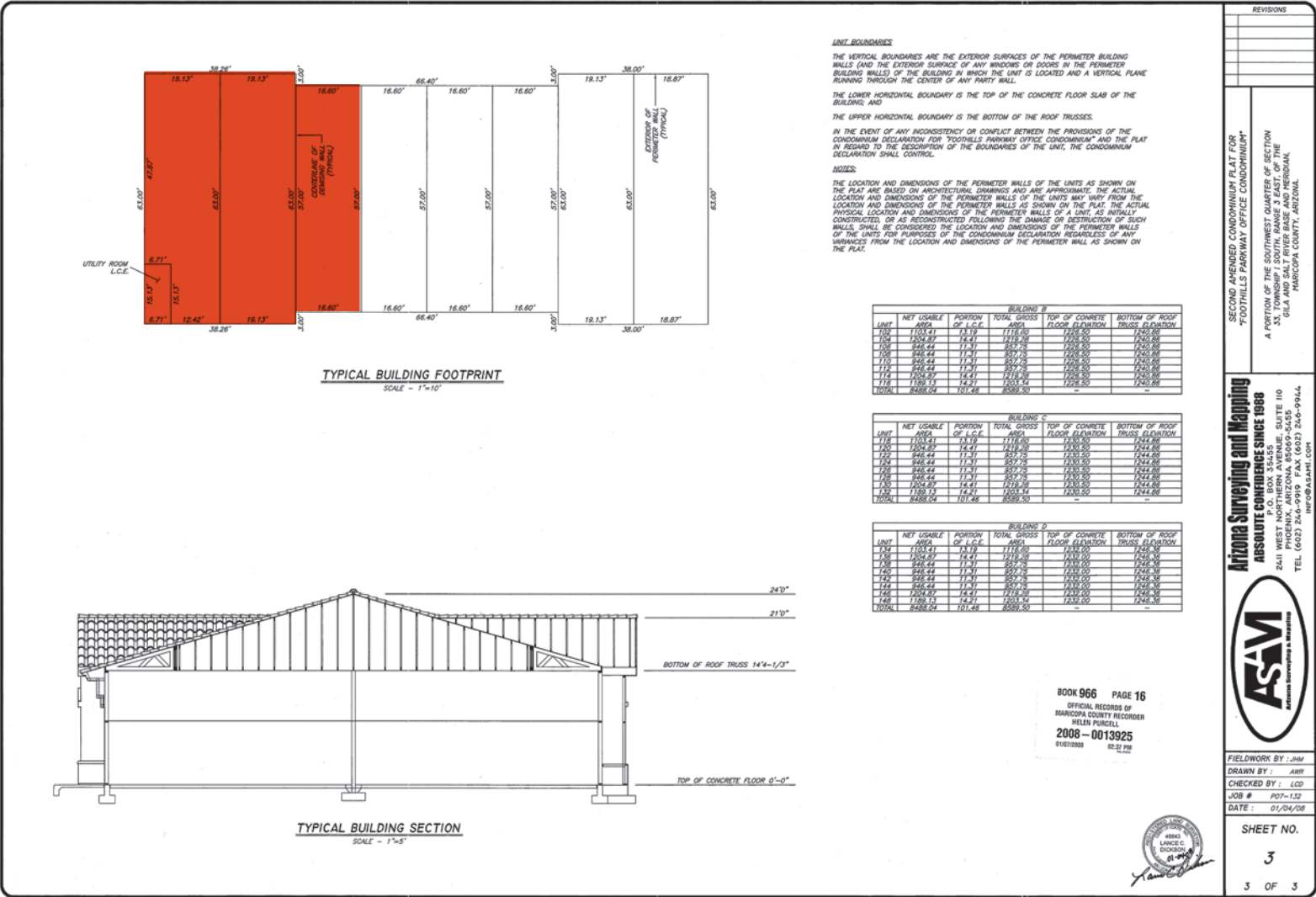
ASAM
Arizona Surveying and Mapping

FIELDWORK BY: JMM
DRAWN BY: AMT
CHECKED BY: LED
JOB # PD7-132
DATE 01/04/2008

SHEET NO.
2
2 OF 3

CONDOMINIUM PLAT - UNITS 102, 104, & 106

UNOFFICIAL DOCUMENT





14,364+ VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**



FOOTHILLS PARKWAY OFFICE CONDOMINIUM

*For more information about
this property, please contact*

TIM DULANY
602.330.4468
tim.dulany@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.