

13331 W Indian School Road

Litchfield Park, Arizona 85340

**FOR SALE
or LEASE**



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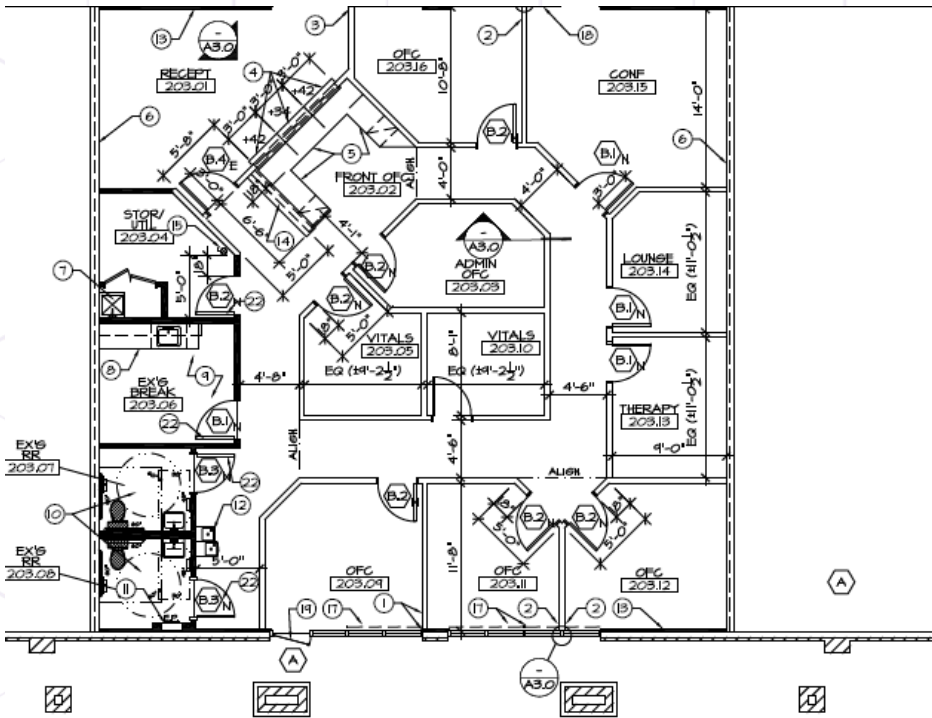
\$ 895,000 | \$27.00/ psf lease

Office | 2,500 sf

Professionally built-out office environment within a modern retail condo development located along high-traffic Indian School. The combined suites function as a single contiguous space, ideal for professional or service-oriented users seeking a turnkey office layout. The space is configured with 9 private offices, conference space, reception/waiting area, breakroom, & private restrooms, providing a functional layout suitable for a variety of business uses. Interior finishes are well maintained & the suite benefits from abundant natural light and convenient on-site parking. The property is positioned within the growing Litchfield Park market, surrounded by established & expanding residential communities. Visibility is enhanced by building signage & full-size monument sign on Indian School.

Property Highlights:

- **Modern Layout:** Recently improved with updated fixtures, LVT flooring, reception desk and waiting area.
- **Parking and Access:** Shared parking lot with other tenants along with two access points to complex.
- **Security:** Wired for security in addition to keypad access into interior office spaces.
- **Exterior Appeal:** Professional, well designed building with visibility from Indian School. Monument and building signage are both available.
- **Lease NNNs:** NNNs approximately \$9.33 + rental tax. The NNN charge includes water, sewer, trash, maintenance - including the roof and HVAC.
- **Zoning:** PAD/C-2



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