



# Move-in-Ready Office For Lease



## Foothills Office Park

15845 S 46TH ST #147  
PHOENIX, AZ 85048

# PROPERTY SUMMARY

## OFFERING SUMMARY

UNIT SIZE	835 SF
LEASE RATE	\$1,900/month
LEASE TYPE	Modified Gross
TENANT EXPENSES	Janitorial, Internet, Security
PARKING	±5/1,000 SF
YEAR BUILT	2006

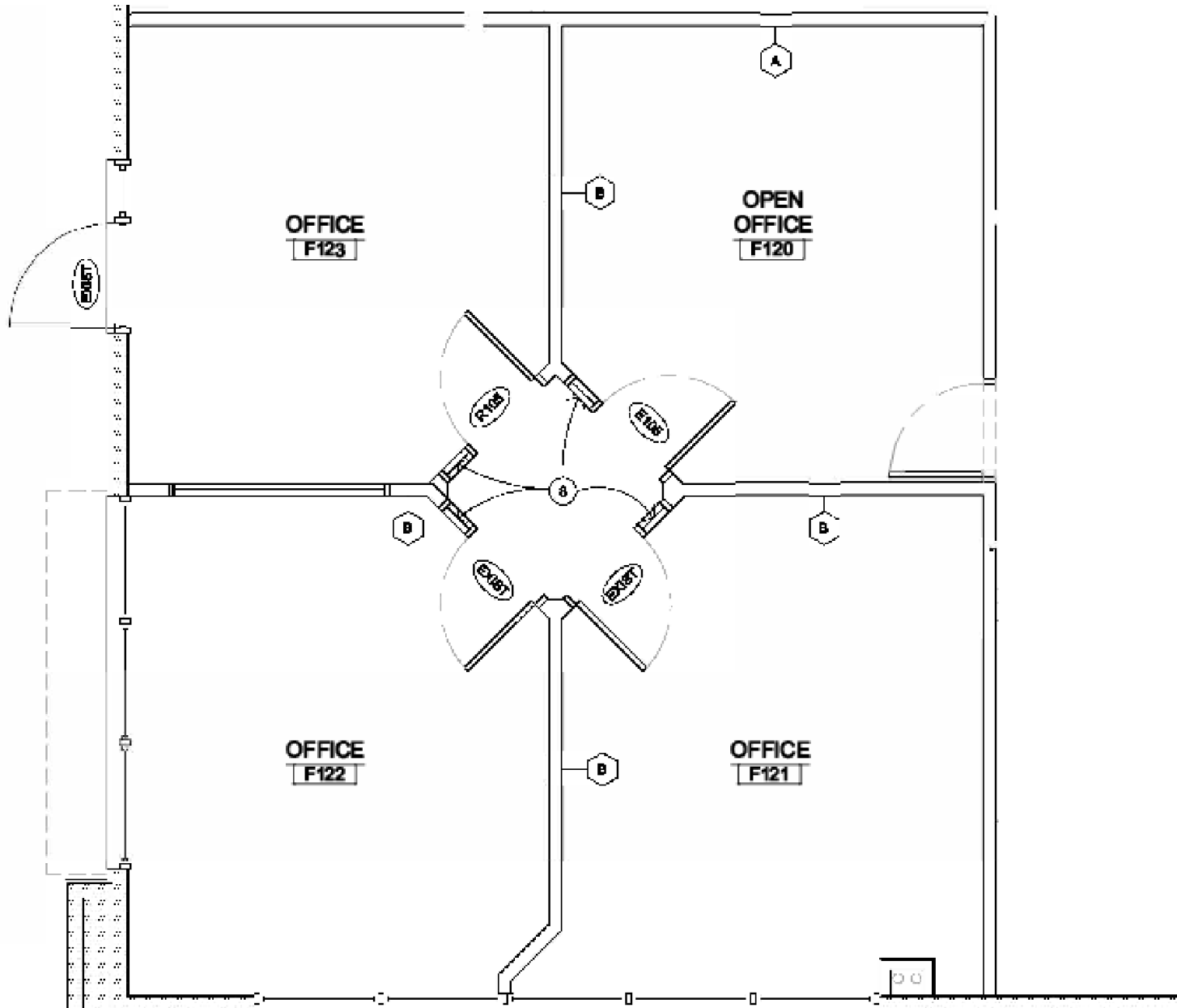


## HIGHLIGHTS

- Ideal layout for any general office user
- Fully Renovated | Move-In Ready Condition
- Reception Area | 3 Private Offices
- Ample Parking for Staff and Clients
- Ideal Location in Ahwatukee
- Convenient Access to both the I-10 and Loop 202 Freeways
- Close Proximity to Countless Shops and Restaurants
- **Existing Furniture Remains**



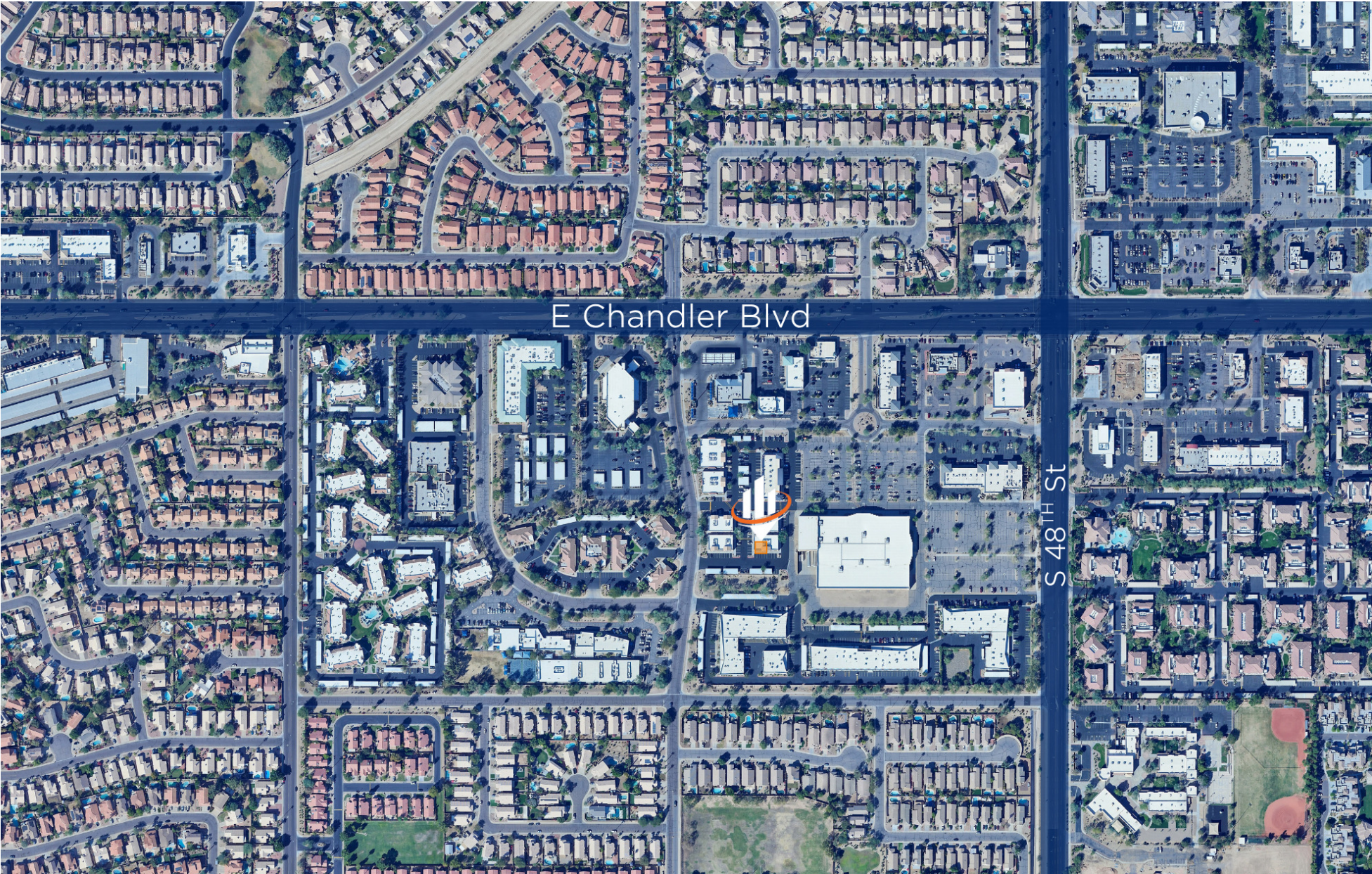
# FLOORPLAN



# INTERIOR PHOTOS



# PROPERTY AERIAL



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	15,273	71,242	146,115
<b>AVERAGE AGE</b>	39	41	41
<b>AVERAGE AGE (MALE)</b>	38	40	40
<b>AVERAGE AGE (FEMALE)</b>	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,263	29,163	59,314
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$119,941	\$135,788	\$141,487
<b>AVERAGE HOUSE VALUE</b>	\$465,357	\$544,264	\$549,822

Demographics data derived from AlphaMap

