



COMMERCIAL REAL ESTATE · PHOENIX, ARIZONA

4105 N 20th St, Suite 130

Phoenix, AZ 85016

TudorPlazaOfficeCondominiums · FullyBuilt-Out Medical Suite · Available Now

LEASE RATE

\$5,500 / Mo

Full Service

SALE PRICE

\$901,550

Owner Prefers Lease

SUITE SIZE

2,265 SF

Available Now

ZONING

C-O

Commercial Office

BUILT / RENO

1986 / 2024

Fully Renovated

PROPERTY OVERVIEW

Offering Summary



PROPERTY DETAILS

Address	4105 N 20th St, Suite 130
City / State	Phoenix, AZ 85016
APN	163-32-282
Occupancy	Vacant — Available Now
Zoning	C-O (Commercial Office)
Year Built	1986
Renovated	2024
Building Size	2,265 SF
Parking	Covered + Free Surface

PRICING

Lease Rate	\$5,500 / Month
Lease Type	Full Service
Sale Price	\$901,550

WHY THIS PROPERTY

\$5,500 a month - Full Service

HOA, electricity, water, roof, and all maintenance covered. One number.
No surprises.

10 Private Outpatient Rooms

Plus reception, break room, storage, and utility room.
Move-in ready.

Quiet Condo Community

Tudor Plaza is gated, professionally managed, and a step above typical strip medical space.

Purpose-Built Medical Suite

Medically coded, fire sprinklers, medical-grade electrical, 2 ADA restrooms.

Parking Included

Reserved covered spots included. Additional surface parking at no charge.

Prime Midtown Location

Steps from Indian School Rd. SR-51 under 1 mile. Near 6 major hospital systems.



PROPERTY DETAILS

Building Specifications

10 Outpatient Offices

Private exam and treatment rooms, purpose-built for medical use.

Reception + Break Room

Dedicated reception area, breakroom, storage, and utility room.

Medically Coded

Full fire sprinkler system throughout the suite.

2 ADA-Compliant Restrooms

Meets all medical facility safety and accessibility requirements.

Medical-Grade Electrical

Updated system to support advanced medical equipment.

Reserved Covered Parking

Dedicated spots included. Free surface parking also available.

Full-Service HOA

Electric, water, roof, and all maintenance are covered.





LOCATION & ACCESS

Location & Access

4105 N 20th St is positioned along Indian School Road, one of Phoenix's busiest medical corridors - with direct freeway access and surrounded by major hospital systems.

- 1 Indian School Rd — 42,000+ vehicles per day
- 2 SR-51 Piestewa Freeway — under 1 mile west
- 3 6 major hospital systems within 4 miles
- 4 Camelback Corridor and Biltmore — 2 miles
- 5 Sky Harbor Airport — under 15 minutes south

NEARBY

- ✓ SR-51 · I-10 · Loop 202
- ✓ Phoenix Indian Medical Center
- ✓ Banner Health · Dignity Health
- ✓ Phoenix Children's Hospital
- ✓ Camelback Corridor
- ✓ Biltmore Fashion Park



The Valley of the Sun

Midtown Phoenix, Arizona

Midtown Phoenix sits at the geographic and commercial center of the Valley -- a dense urban core with direct access to every major corridor in the metro. Indian School Road is one of the city's primary medical arterials, flanked by hospital systems, specialty practices, and a high-income residential base. For medical operators, Midtown offers central accessibility, established referral networks, and a growing concentration of providers relocating from higher-cost markets.

4.8M+

Metro Population

\$4B+

Annual Consumer Spending

42,000+

Vehicles Per Day on Indian School Rd

6

Hospital Systems Within 4 Miles

#1

Fastest Growing US Metro

Market Drivers

- Sustained population growth from California and higher-cost metros
- Major medical employers and 6 hospital systems within 4 miles
- High-income residential base drives consistent specialty medical demand
- Limited supply of turnkey, medically coded suites creates clear advantage
- Central freeway access -- SR-51, I-10, and Loop 202 all within minutes

REAL ESTATE AT THE FIRM

For More Information, Please Contact



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