

ADJACENT TO THE PHX SKY TRAIN®



PROBUS

COMMERCIAL REAL ESTATE

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14 South 41st Place

For Lease | Sky Harbor Submarket | *Phoenix, Arizona 85034*

Eric Forshee | Commercial Broker
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7440 E Pinnacle Peak Rd #20, Scottsdale, AZ 85255

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Newly Remodeled Flex Space

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14 S 41st Place presents a unique opportunity to lease up to **3,600 SF** of adaptable office and retail space in a strategic infill location. With suites divisible to **200 SF**, the property can accommodate a variety of tenant sizes and business models. The building offers **secure, 24-hour access** and is ideally located **adjacent to the Skytrain**, with immediate connectivity to **Loop 202** and **SR 143**, providing convenient regional access for both employees and customers. Competitive lease rates of **\$16.00 to \$17.00 PSF** and flexible **3- to 5-year terms** make this an attractive option for businesses seeking functionality and convenience.

TOURS BY APPOINTMENT ONLY
CALL CHUCK FOR DETAILS
(760) 500-9707



PHOENIX AIRPORT

SR 143

Loop 202

Loop 202



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14 South 41st Place

Sky Harbor Submarket | Phoenix, Arizona 85034

- » Up to **3,600 SF** available for office and retail use
- » Space can be divided to **200 SF**
- » Lease rate: **\$16.00-\$17.00 PSF**
- » **3- to 5-year** lease terms available
- » **Secure space** with **24-hour access**
- » **Adjacent to Skytrain**
- » Excellent access to **Loop 202** and **SR 143**

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