

GATEWAY OFFICE PARK AT ANTHEM

42104 N Venture Dr, D-114 • Anthem, AZ 85086

PROPERTY OVERVIEW

Price	\$355,245 (\$165 PSF)
Lease Rate	\$12.00 NNN
Suite	D-114
Square Feet	±2,153 SF
Year Built	2004
Parking	4.5/1,000 SF
Zoning	C-2 City of Anthem



±2,153 SF OFFICE SUITE FOR SALE OR LEASE



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Ganey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.com

Exclusive Contacts:

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpi.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 12 10 19

GATEWAY OFFICE PARK AT ANTHEM

42104 N Venture Dr, D-114 • Anthem, AZ 85086

DEMOGRAPHICS



Population
1M: 8,837
3M: 32,776
5M: 47,958



Housholds
1M: 2,908
3M: 10,327
5M: 15,894



Avg HH Income
1M: \$121,139
3M: \$131,533
5M: \$127,165



Exclusive Contacts:

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 12 10 19



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Ganey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com