

OFFICE BUILDING AVAILABLE FOR LEASE

**3307 E THUNDERBIRD RD**

PHOENIX, AZ 85032

LEASE RATE  
**\$15.00 NNN**



Exclusive Contact:

**Michael Douglas**

D 480.634.2324

M 480.772.8870

[mdouglas@cpiaz.com](mailto:mdouglas@cpiaz.com)



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CARFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)





# OFFICE BUILDING FOR LEASE

Address	3307 E Thunderbird Rd Phoenix, AZ 85032
Building Size	±1,781 SF
<b>Lease Rate</b>	<b>\$15.00 NNN</b>
Tenancy	Single Tenant
Year Built	1962
Zoning	RO
Parcel	166-51-119
Frontage	E Thunderbird Rd

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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.





## OFFICE BUILDING FOR LEASE

### Building

±1,781 SF

\$15.00 NNN \*NNN's Include Janitorial Net Utilities

- 4 Dedicated parking spaces
- Includes: Reception, 4 Offices, Conference Room, Break Room & 2 Restrooms

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## DEMOGRAPHICS ONE MILE RADIUS



\$75,959

Median Household Income



\$31,990

Per Capita Income



\$184,139

Median Net Worth

15,513

Population



5,680

Households

39.4

Median Age

\$59,703

Median Disposable Income



70%

White Collar



17%

Blue Collar



13%

Services

5.6%

Unemployment Rate

