#### 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





## OFFICE BUILDING FOR LEASE

| Address       | 3307 E Thunderbird Rd<br>Phoenix, AZ 85032 |
|---------------|--|
| Building Size | ±1,781 SF                                  |
| Lease Rate    | \$15.00 NNN                                |
| 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

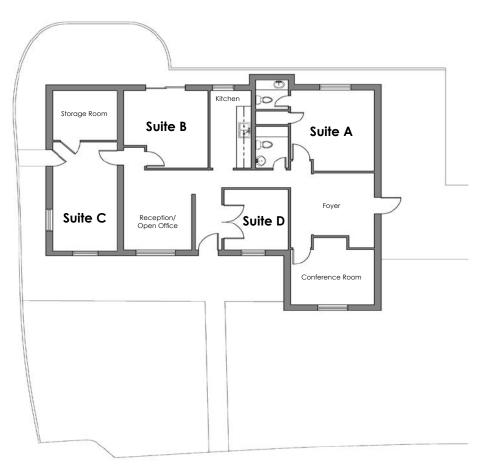
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## **DEMOGRAPHICS** ONE MILE RADIUS



\$75,959

Median Household Income



\$31,990

Per Capita Income



\$184,139

Median Net Worth

15,513

Population



5,680

Households



Median Age

\$59,703

Median Disposable Income















White Collar



Blue Collar



Services



17%



13%





