



Office Space For Lease

440 E Southern Ave

PHOENIX, AZ 85040

PRESENTED BY:

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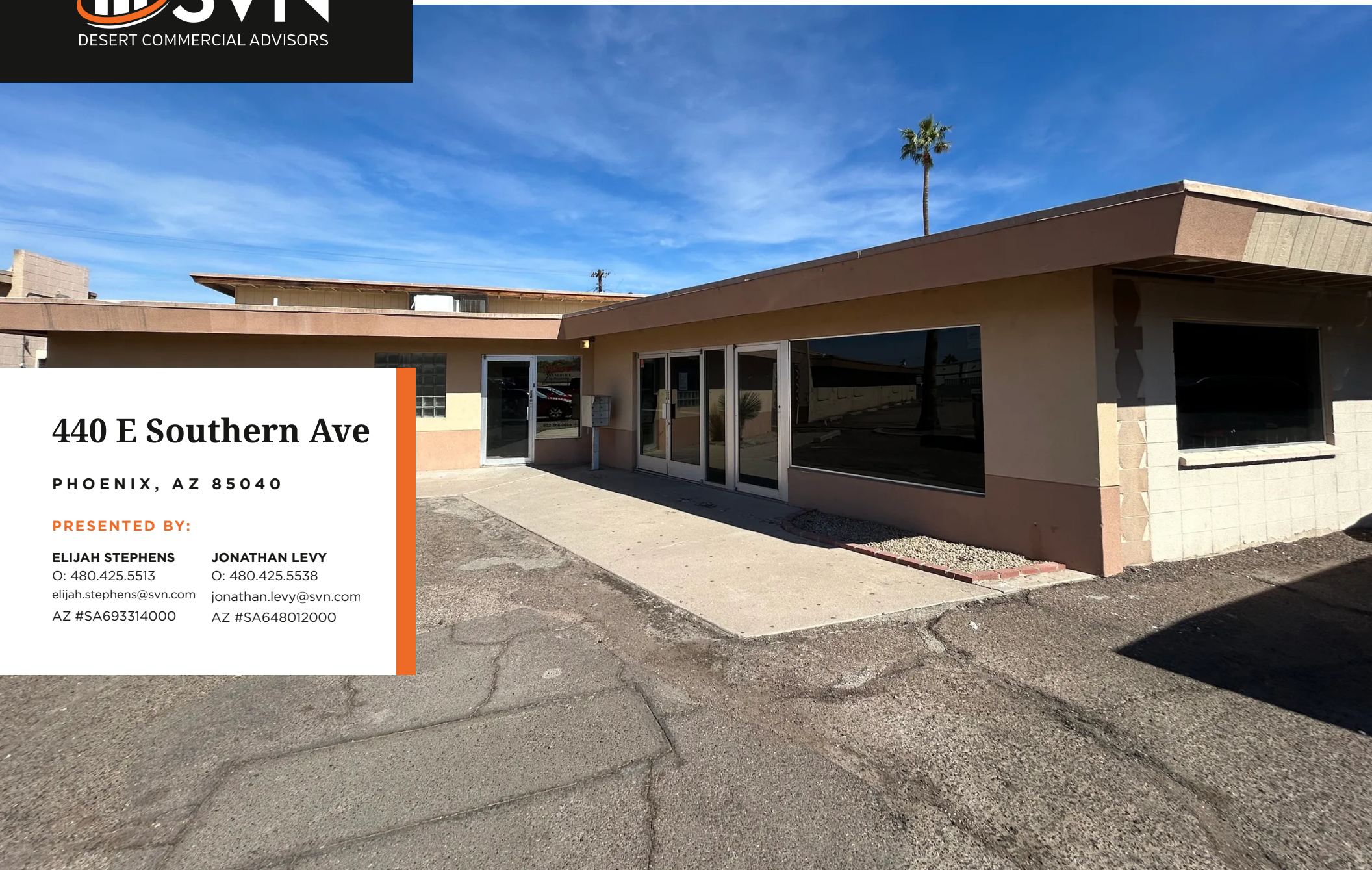
AZ #SA693314000

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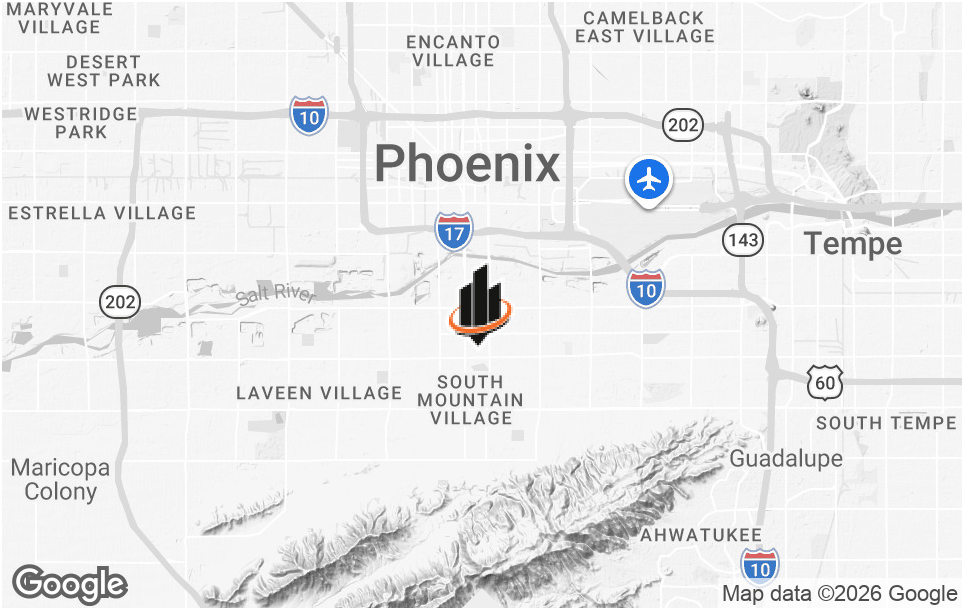
AZ #SA648012000



PROPERTY DETAILS & HIGHLIGHTS



PROPERTY TYPE	Office/Medical Office
LEASE RATE:	\$30.00 SF/yr MG
AVAILABLE SF	1,292 - 1,938 SF
BUILDING SIZE	5,864 SF
LOT SIZE	0.47 Acres
ZONING:	C-1



- New Interior Renovations
- On Site Ownership/Management
- Hardcorner Off Southern Ave And 5th St
- Ample Parking
- Close Proximity To Suburban South Mountain Neighborhoods And Legacy Golf Resort
- 15-Minute Drive To Phoenix Sky Harbor And Downtown Phoenix

LEASE SPACES

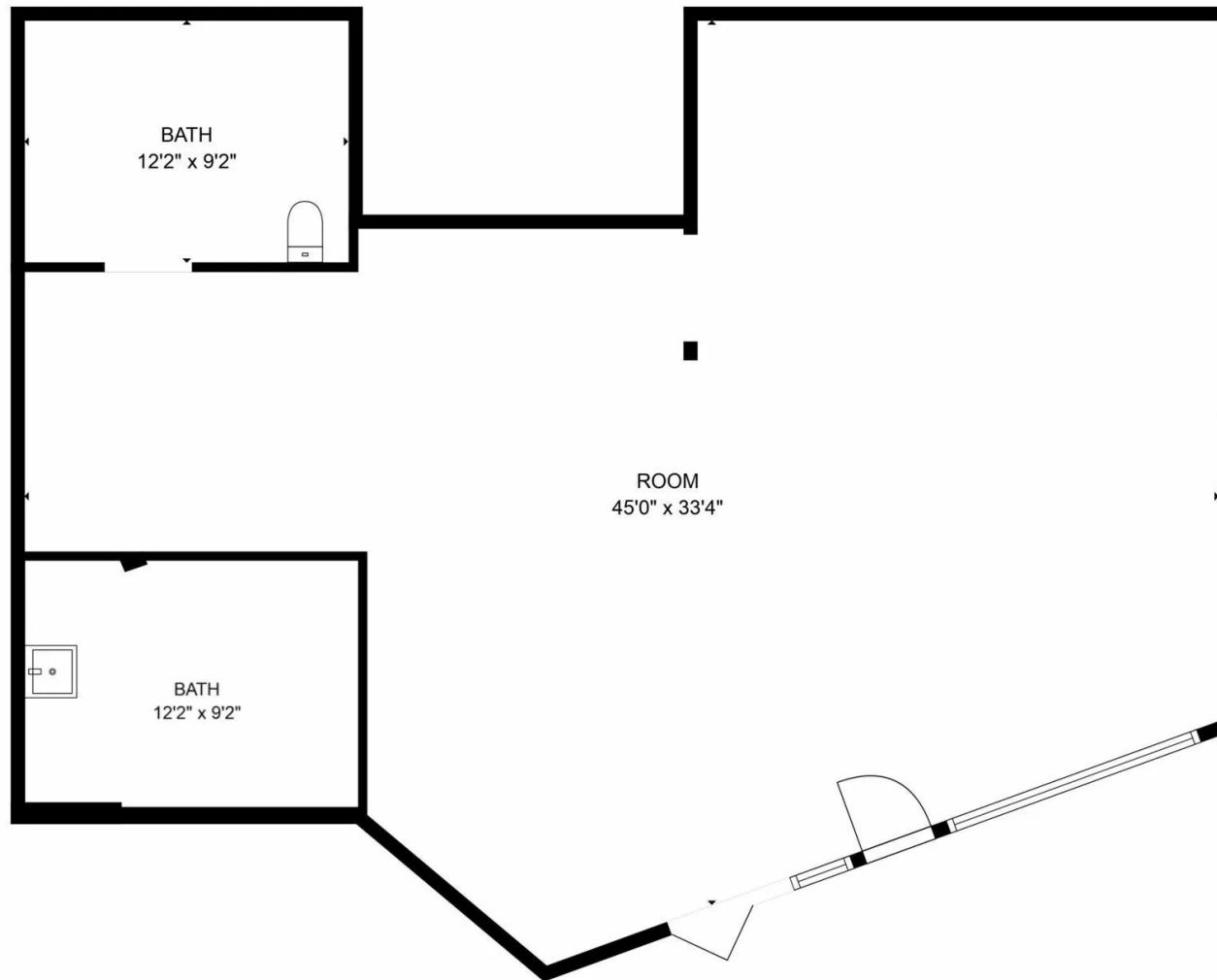
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,292 - 1,938 SF	LEASE RATE:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	1,292 SF	Modified Gross	\$30.00 SF/yr	Open Space Florplan
Suite E	Available	1,938 SF	Modified Gross	\$30.00 SF/yr	Available Dec 1, 2026 Newly Renovated Turnkey General Office

SUITE D



TOTAL: 1292 sq. ft
FLOOR 1: 1292 sq. ft
WALLS: 83 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE E

