

Mahoney Group Professional Building | Spaces for Lease

20333 N 19th Ave, Phoenix, AZ 85027



- Approximately +/- 1,805 SF of Shell Space Available
- Approximately +/- 15,266 SF of Office Space Available
- Approximately +/- 3,043 of Medical Space Available
- Suites are Contiguous up to +/-20,114 SF
- Office Lease Rate: \$28.00 RSF (Full Service)
- Medical Lease Rate: \$34.00 RSF (Full Service)
- Monument and Building Signage Available
- Ample & Covered Parking Available
- Direct Freeway Access

www.menlocre.com/property

Stuart Milne, SIOR | CCIM

Executive Vice President

stuart@menlocre.com

Grafton Milne, SIOR, CCIM

Designated Broker

grafton@menlocre.com

P: 480.659.1777 • F: 480.535.5854
www.menlocre.com

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Executive Summary



OFFERING SUMMARY

Available SF: +/- 1,805 SF: Shell
 +/- 15,266 SF: Office
 +/- 3,043 SF: Medical
Contiguous - 20,114 SF

PROPERTY OVERVIEW

The Mahoney Group Professional Building is a 46, 942 square foot building located on 19th Avenue near the intersection of I-17 and Loop 101. This building offers a 1,805 sq. ft shell space for a full-service lease at \$28.00 per square foot, a 15,266 sq. ft office space for a full service lease at \$28.00 per square feet, and a 3,043 square foot Medical space for \$34.00 PSF. All three suites can be combined for a total of 20,114 SF. The building offers multiple covered/uncovered parking spots, building signage visible from Loop 101 and is close to a major medical center.

PROPERTY HIGHLIGHTS

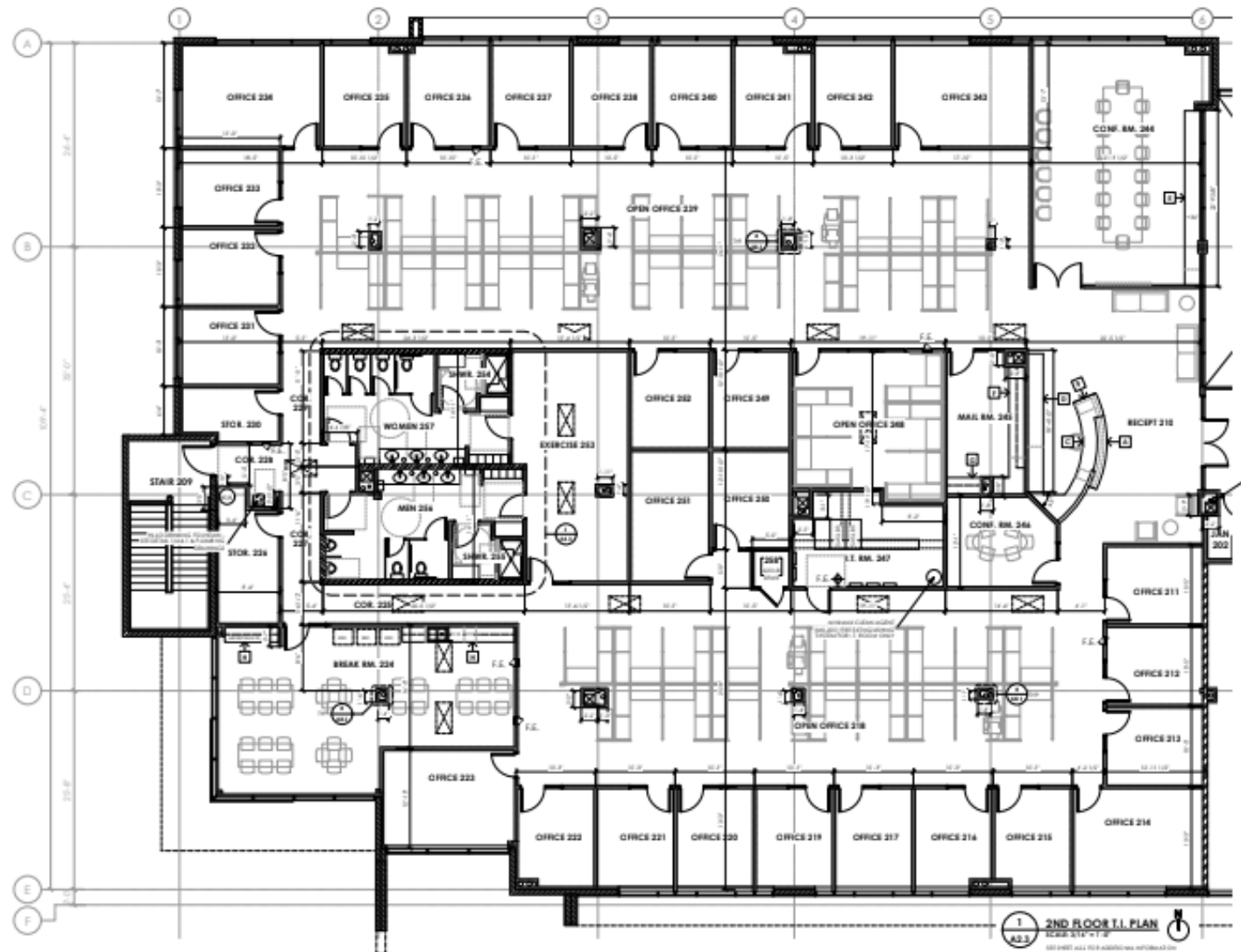
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|----------------|--------|--|
| Lease Rate: | N/A | <ul style="list-style-type: none">• Office Space: 15,266 SF space, Furnished, Move-in Ready• Medical Space: 3,043 SF space |
| Year Built: | 2015 | <ul style="list-style-type: none">• Shell Space: 1,805 SF, Tenant Improvement Allowance, Great for Medical• Approximately +/- 15,266 SF |
| Building Size: | 46,942 | <ul style="list-style-type: none">• \$28.00 - \$34.00 Full Service• Building Signage visible from Loop 101 |
| Zoning: | C2 | <ul style="list-style-type: none">• Close to Honor Health Deer Valley Medical Center |

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Suite 200: Mahoney Group Floor Plan

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MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

STUART MILNE, SIOR | CCIM
480.659.1777
stuart@menlocre.com

GRAFTON MILNE, SIOR, CCIM
480.659.1777
graffon@menlocre.com



Full Service Office or Medical Space for Lease

20333 N 19th Ave, Phoenix, AZ 85027

Suite 230: Medical Suite

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Additional Photos

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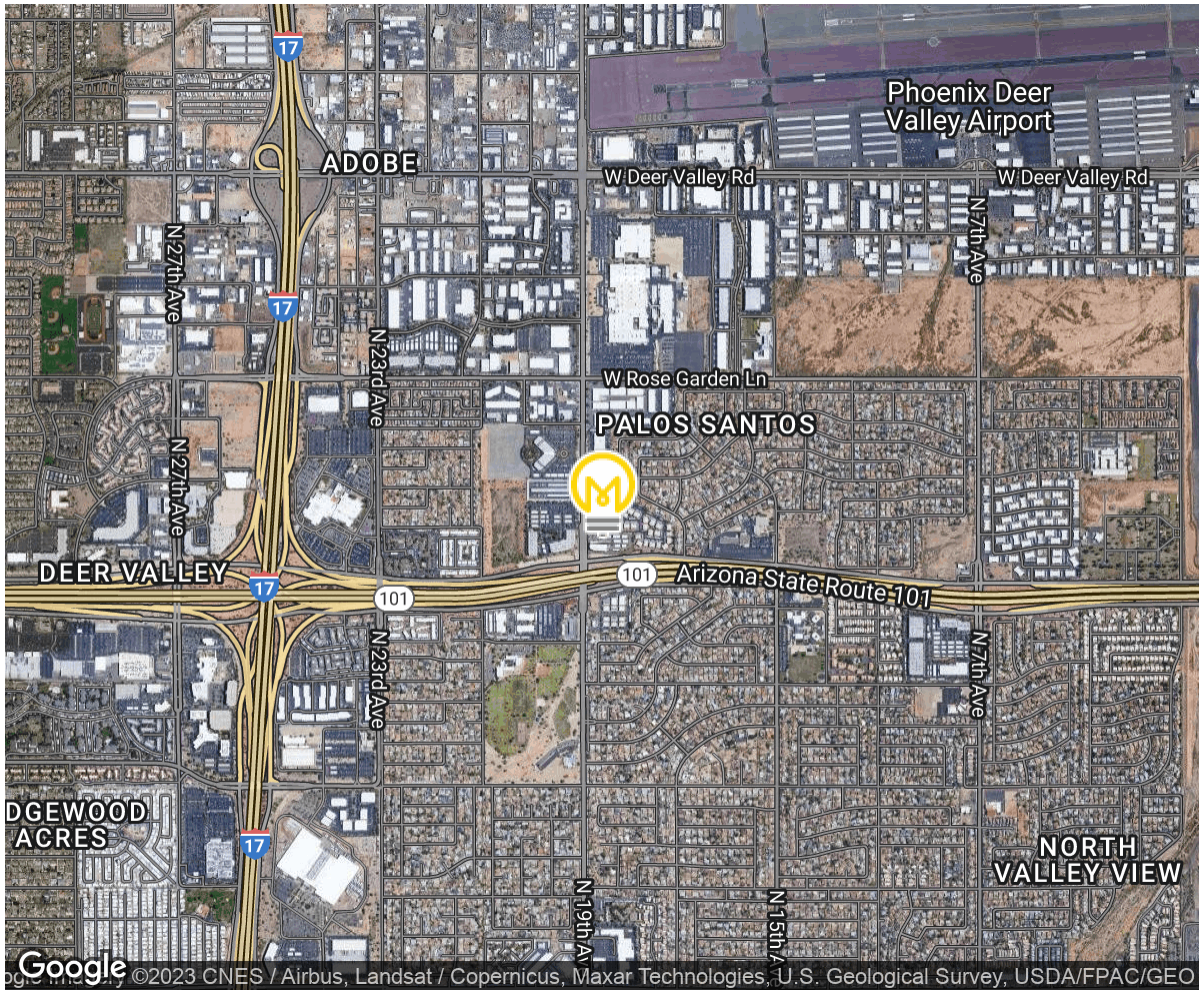
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Site Details



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	4,233	18,572	39,433
Total Population:	11,596	48,039	99,712
Average HH Income:	\$59,651	\$58,897	\$61,899