



**FOR SALE OR LEASE**

## Sierra Foothills

**16815 S DESERT FOOTHILLS DR. #140  
PHOENIX, AZ 85048**

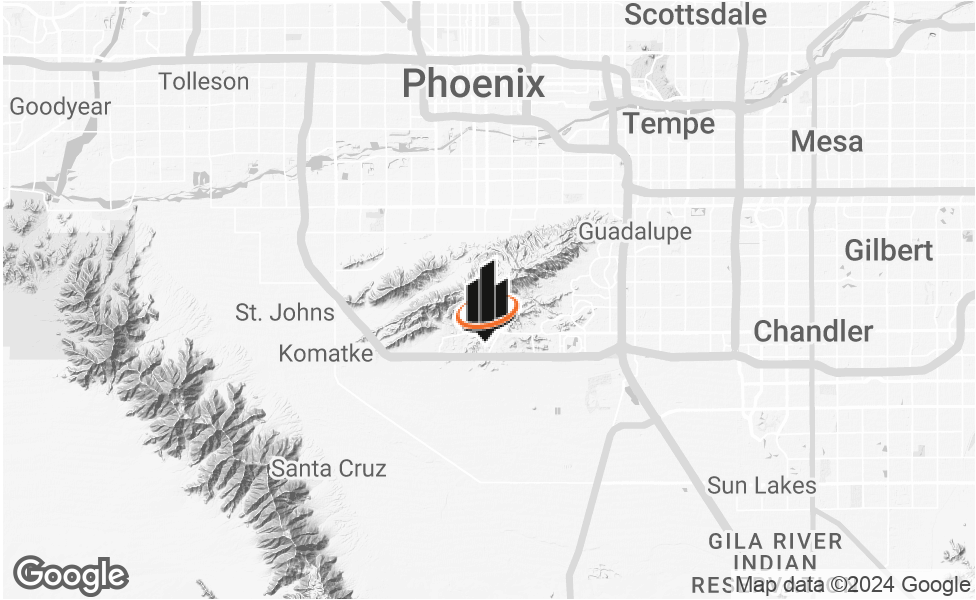
**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$825,000 ±\$270 PSF
LEASE RATE:	\$16.00 PSF NNN
UNIT SIZE:	3,054 SF
APN:	300-96-698, 699, 700, 701, 702, 703, 704, 705
2022 CAMS:	\$650.51 Monthly
2021 TAXES:	\$6,203.10 Annually
YEAR BUILT:	2006

PROPERTY HIGHLIGHTS

- Office Condo for Sale/Lease
- 3 Covered Reserved Parking Spaces
- 1 Monument Panel
- Highly Efficient General Office Layout
- Located in Upscale Ahwatukee Community
- Immediate Access to the Loop 202 Freeway
- Numerous Retail Amenities in the Area

## PROPERTY DESCRIPTION



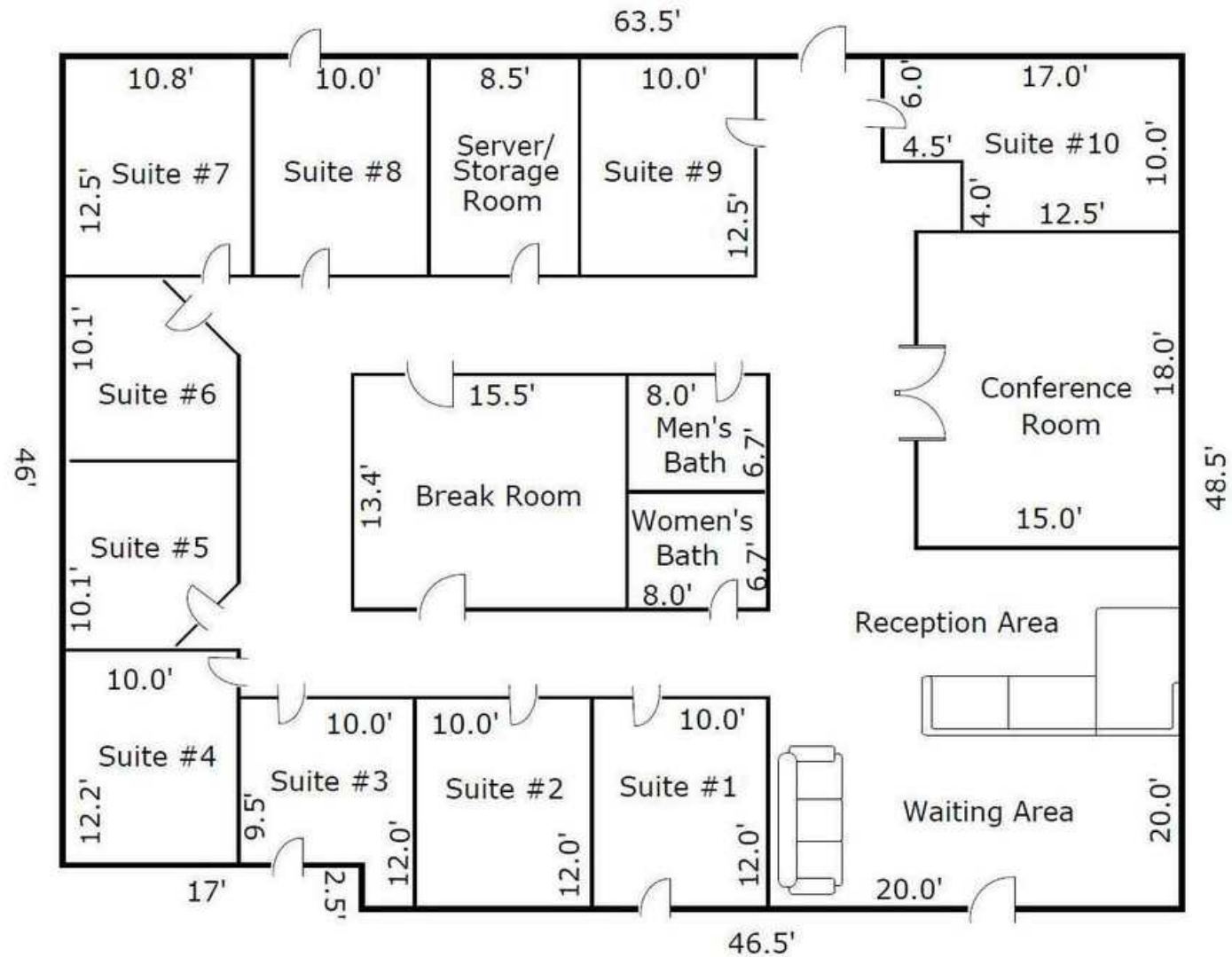
## PROPERTY DESCRIPTION

SVN is pleased to offer to the market this office condo for sale or lease within the Sierra Foothills office condominium complex. The unit is built out as a highly efficient office space with a reception area, conference room, numerous private offices with an abundance of window lining, private restrooms, and kitchen area. The unit consists of 3,054 SF and is ideally situated for any general office business. The purchase includes three (3) covered, reserved parking spaces and one (1) monument panel.

## LOCATION DESCRIPTION

Nestled in the Foothills of South Mountain and located just North of the Loop-202 in Ahwatukee is the Sierra Foothills office condo complex. The property is easily accessible from anywhere in the valley with immediate access to a full diamond intersection at the Loop 202 Freeway. Ahwatukee is one of the few villages in the Phoenix MSA and is renowned for its highly desirable demographics and touted as one of the best places to live and work in the Valley. The immediate area is comprised of upscale residential communities and a number of retail amenities.

## FLOOR PLANS





ADDITIONAL PHOTOS









RETAILER MAP





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