

# FOR SALE OR LEASE

### www.leearizona.com



- \$7,500/MONTH GROSS YEAR 1
- \$8,000/MONTH GROSS YEAR 2
- \$8,500/MONTH GROSS YEAR 3

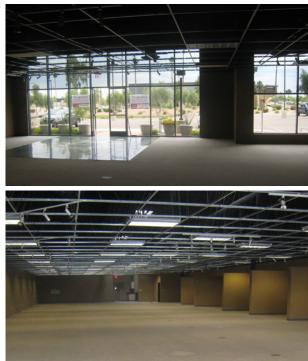
FOR MORE INFORMATION PLEASE CONTACT:

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3200 East Camelback Road Suite 100 Phoenix, Arizona 85018 602.956.7777

#### FEATURES:

- Emerald Design Center
- 9024 Sq. Ft. Fully A/C Space
- Concrete Tilt Construction 2006
- 18' Clear Height
- 12' x 14' Roll Up Truck Door
- Community Truckwell
- 36 Parking Spaces
- Showroom Lighting
- Attractive Landscaping
- Adjacent to IKEA and Lifetime Fitness
- Available June 2015
- Sales Price: \$1,295,000
  \$1,195,000 (\$132/Sq. Ft.)
- 2014 Property Taxes: \$14,907
- Emerald CAM Change \$10,000/ year





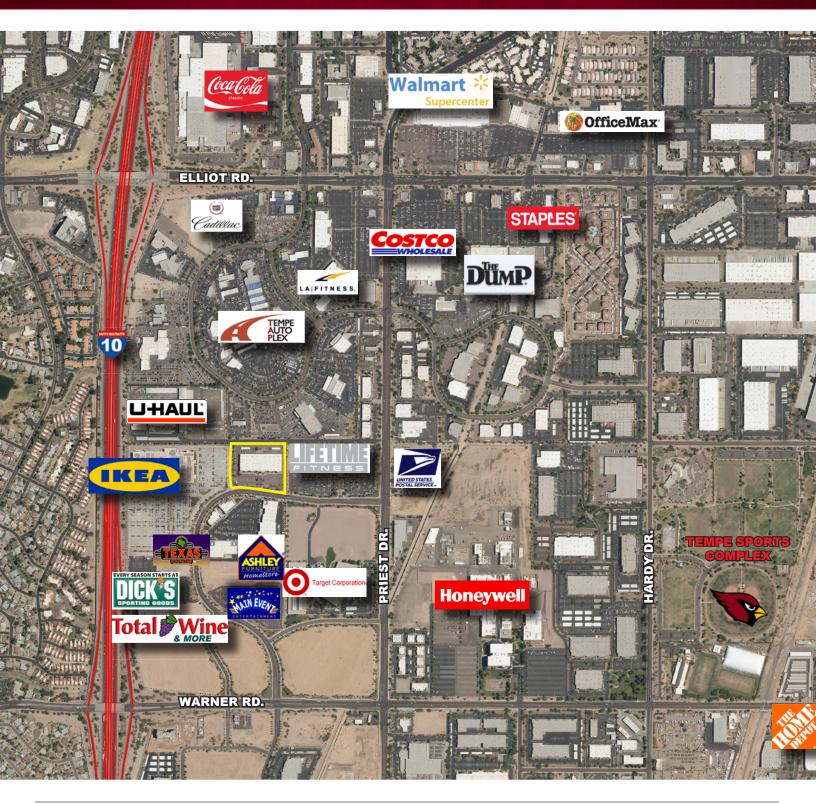
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

9,024 Sq. Ft. Office/Retail Showroom Condo **1746 W Ruby Drive, Suite 110 | Tempe, Az** 



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### Phase 1

#1 Furniture Affair #2 La Casona Custom Furniture #3 Walts T.V. Appliance #4A Painted With Oil #4B Casa Decor - Santa Fe #5A AVAILABLE

#5B Sleep America #6 Arizona Leather

### Phase 2 **BUILDING A**

#101 Thingz #104 POS Corp. #106 Diamondback Billards #108 Mattress RX #110 Audio Visual Showroom

**BUILDING B** #101 SOLD #104 Rug Store #106 La Casona

**BUILDING C** #101 Aspen Home Furniture

**BUILDING D** #101/02 Aveda Institute

#106/08 CZ Tactical Indoor Shooting Range

**BUILDING E** #101 R&S Mattress #104 R&S Mattress #106 Comfort Zone Furniture

**BUILDING F** 

#101 BBQ Island #104 BBQ Island #106 Salt Creek Office Furniture



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