



**TJ Zaharis**  
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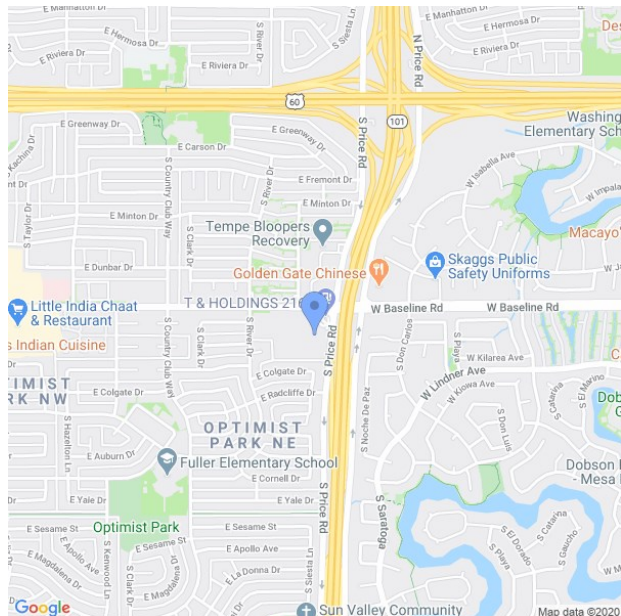
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2151 E BASELINE RD UNITS 110-112, TEMPE, ARIZONA 85283



COMMERCIAL • OFFICE • FOR SALE OR LEASE



**SALE PRICE \$703,600**  
**LEASE RATE \$18.00 /SQFT NNN**  
**ZONING PCC-1**  
**CLASS A**

**GROSS BLDG 3,518 SQFT**  
**TOTAL AVAIL 7,036 SQFT**  
**AVAIL 3,518 TO 0 SQFT**  
**CONTIG SPACE 3,518 SQFT**

- Available for Lease at \$18/SF NNN (Includes \$25 SF TI Allowance) or For Sale at \$200 SF
- 1,022 - 3,518 SF Gray Shell Units
- Unit 110 - 1,022 SF; Unit 111- 1,022 SF; Unit 112 - 1,474 SF (Suites May Be Combined)
- Incredible Location at the Convergence of the US-60 & 101 Freeways • Building and Monument Signage Available
- Covered Parking Available • Within 1.5 Miles of Banner Desert & Cardon's Children Medical Center

Available for Lease at \$18/SF NNN (Includes \$25 SF TI Allowance) or For Sale at \$200 SF. 1,022 - 3,518 SF Gray Shell Units. Unit 110 - 1,022 SF; Unit 111 - 1,022 SF and Unit 112 - 1,474 SF. Units may be combined for total of 3,518 SF. Building and monument signage available. Covered parking available.

Incredible location at the convergence of the US-60 & 101 Freeways. The Crossroads Professional Village consists of seven buildings with units ranging in size from 1,025 SF to 5,000 SF. Within 1.5 Miles of Banner Desert & Cardon Children's

 4 Spaces

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TYPE: **OFFICE BUILDING**

AVAILABLE: 1,022 SqFt

LEASE RATE: \$18.00 NNN

Gray Shell Unit (Includes \$25 SF TI Allowance)

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TYPE: **MEDICAL**

AVAILABLE: 1,022 SqFt

LEASE RATE: \$18.00 NNN

Gray Shell Unit (Includes \$25 SF TI Allowance)

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TYPE: **MEDICAL**

AVAILABLE: 1,474 SqFt

LEASE RATE: \$18.00 NNN

Gray Shell Unit (Includes \$25 SF TI Allowance)

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TYPE: **MEDICAL**

AVAILABLE: 3,518 SqFt

LEASE RATE: \$18.00 NNN

MIN DIVISIBLE: 1,022 SqFt

MAX CONTIGUOUS: 3,518 SqFt

Gray Shell Units (Includes \$25 SF TI Allowance)