



2777 East Camelback Road, Suite 230
 Phoenix, Arizona 85016
 (480) 994-8155 • (480) 994-8599
 www.GPE1.com

COMMERCIAL ADVISORS



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1530 WEST INDIAN SCHOOL ROAD - Phoenix, AZ 85015

Corner Lot



1530 W INDIAN SCHOOL ROAD

NWC N Westview Dr & W Indian School Road

Building Size +/- 2,610 SF

Availability Suite 102 +/- 1,500 RSF

Purchase Price \$299,000.00

Lease Rate \$13.00/SF Modified Gross
 Net Electric & Janitorial

Annual Increases 3%

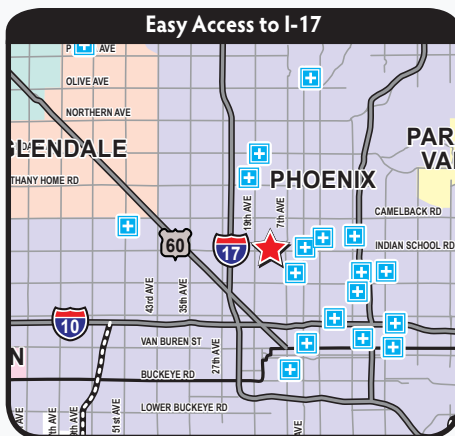
Tenant Improvements Negotiable

Parking 6.6:/1,000 SF - 8 Covered Spaces



FOR LEASE & FOR PURCHASE

Office for Sale or for Lease in Phoenix



AMENITIES

- Located in Central Avenue Business District
- Building enjoys great visibility on Indian School Road
- Close to St. Joseph's Hospital & Medical Center and Banner Good Samaritan Hospital
- Great owner/user opportunity
- Excellent ingress & egress
- Less than a mile from light rail



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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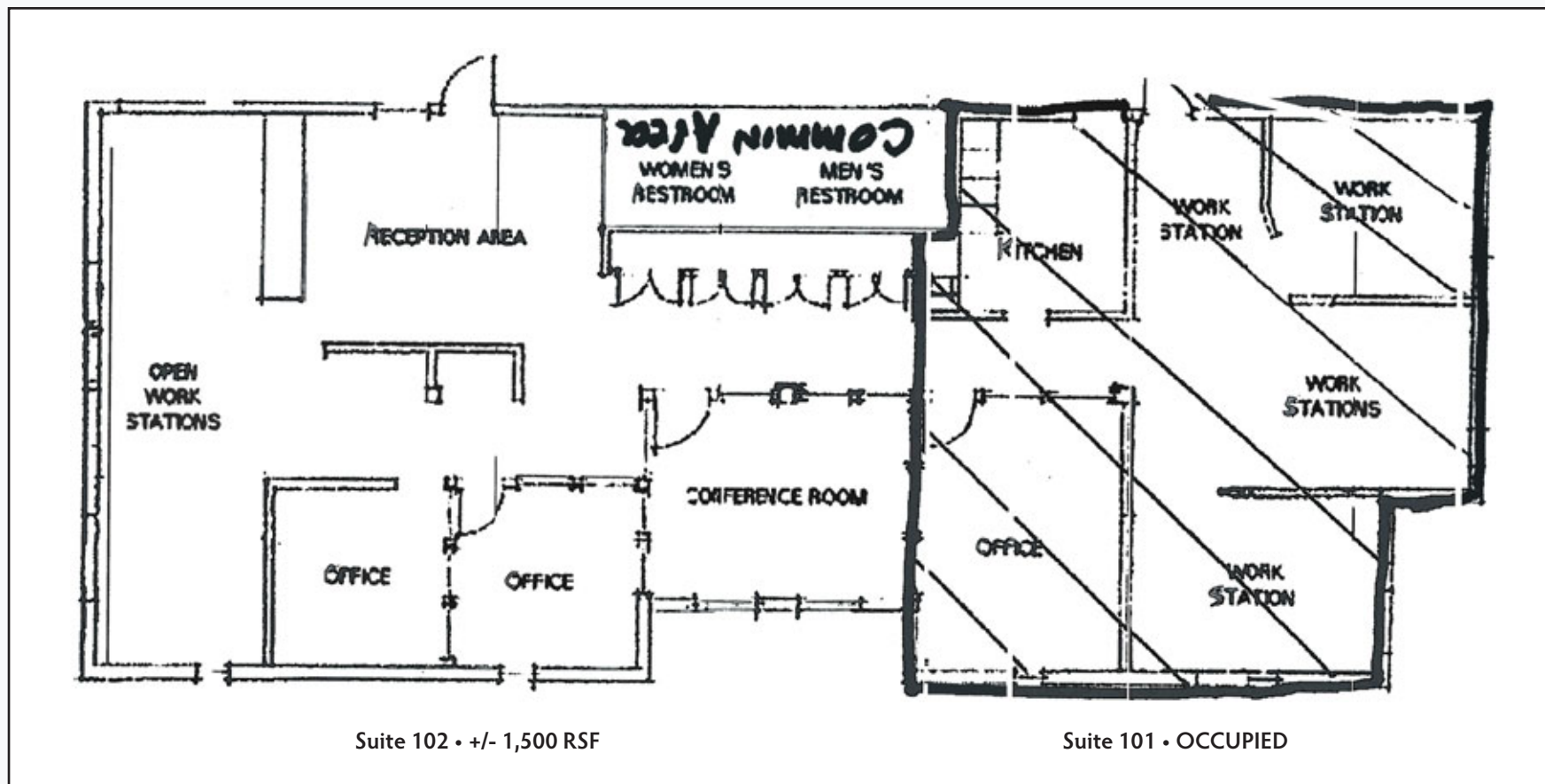


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Floor Plan • +/- 2,610 SF



Suite 102 • +/- 1,500 RSF

Suite 101 • OCCUPIED