

PARADISE VALLEY / NORTH PHOENIX SUBMARKET

# NEW SPEC OFFICE SUITES FOR LEASE $\pm 1,319 - 3,866$ SF

CACTUS PROFESSIONAL CENTER | 12251 N 32ND STREET | PHOENIX, AZ 85032

MEDICAL OR OFFICE SUITES WITH HIGH 32ND STREET TRAFFIC EXPOSURE -  $\pm 46,000$  CARS PER DAY!!!

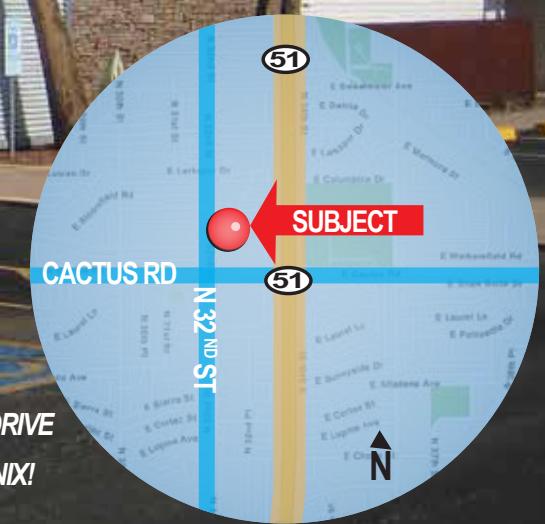
## HIGHLIGHTS:

- RECEPTION AREAS
- CONFERENCE ROOMS
- OPEN BULL PENS
- NUMEROUS OFFICES AND EXAM ROOMS (SOME WITH SINKS)
- RESTROOMS INSIDE SUITES
- COMMON RESTROOMS
- LOTS OF PARKING
- EASY ACCESS TO 51 FREEWAY!

12251 CACTUS PROFESSIONAL CENTER

SEE FLOOR PLAN OPTIONS

LOCATED ON 32ND ST  
SOUTH OF CACTUS RD  
TWENTY-FIVE MINUTE DRIVE  
TO DOWNTOWN PHOENIX!



CONTACT JOHN OR SUZANNE FOR MORE INFORMATION



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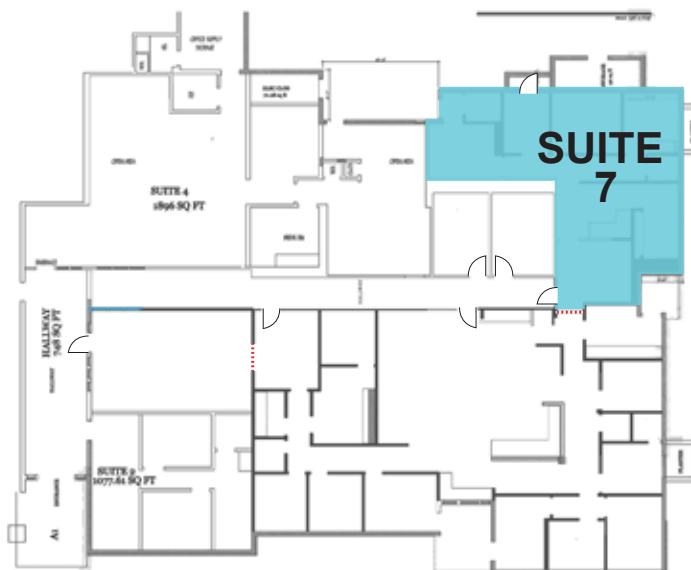
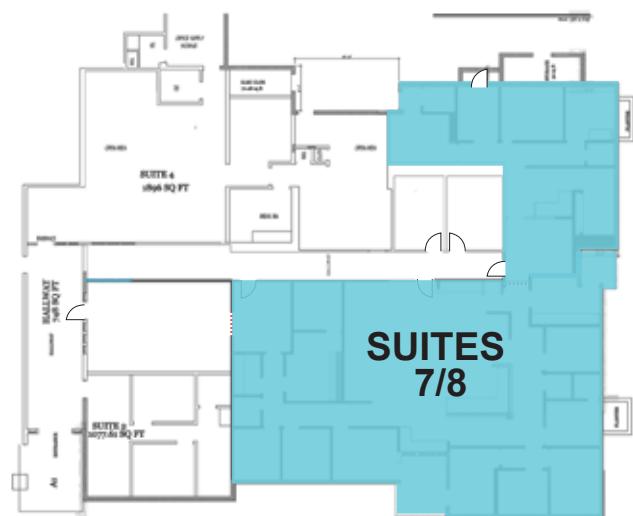
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## SEPARATE OR COMBINED

**SUITE 7 | ±1,319 SF**

- Reception
- Open bullpen
- Three (3) offices
- Kitchen
- One (1) restroom
- Common restrooms

**7/8 | ±3,866 SF****SUITE 8 | ±2,547 SF**

- Lobby/reception
- Conference room
- Ten (10) offices
- Break room
- Two (2) restrooms
- Common restrooms

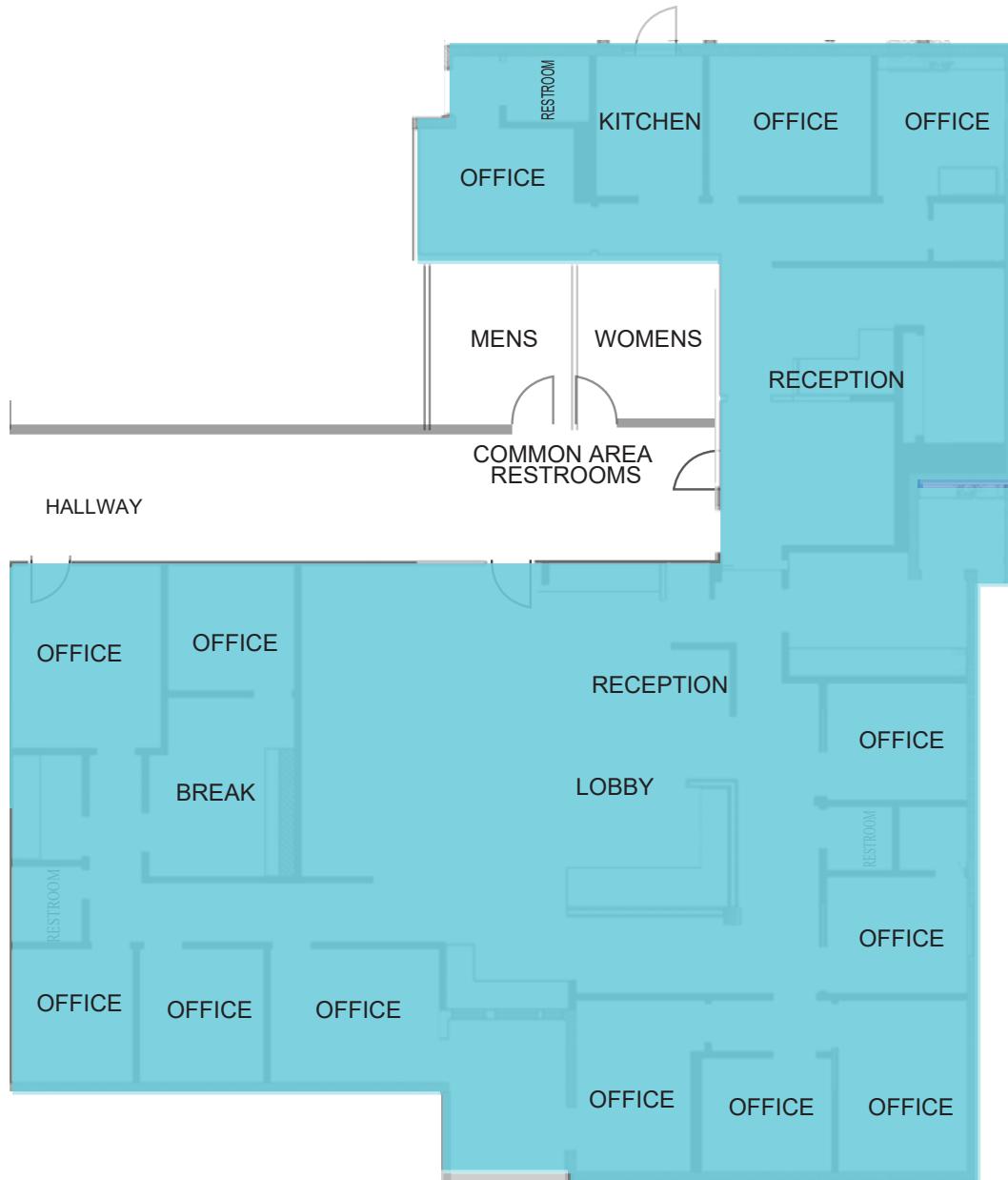


NOT TO SCALE

## COMBINED SUITES

**7/8 | ±3,866 SF**

- **Lobby/reception**
- **Conference room**
- **Thirteen (13) offices**
- **Open bullpen**
- **Break room / kitchen**
- **Three (3) restrooms**
- **Common restrooms**



### NOT TO SCALE

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. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.