



**MHG Commercial**  
*Different. Driven. Dark Horse.*  
1702 E McNair Drive  
Tempe, AZ 85283 | United States  
mhgcommercial.com  
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# Professional Office Condo For Sale

## \$525,000



## The Reserve at Foothills Vista

An outstanding opportunity to acquire a well-appointed professional office condominium within The Reserve at Foothills Vista, one of Ahwatukee's premier business park communities.

Located in the highly desirable Foothills submarket, this ±1,485 SF office offers an efficient layout with four private offices, two restrooms, a kitchenette, and modern utility infrastructure already in place. The property is ideal for owner-users seeking a move-in ready office or investors looking for stable occupancy.

The current owner is also open to a lease-back arrangement, creating an attractive opportunity for buyers seeking immediate rental income while securing a quality asset in a highly desirable location.



**Nicholas Skogen**  
VP Sales & Leasing  
602-750-6986  
nicholas@mhgcommercial.com



**Aaron Dutcher**  
Commercial Director  
480-797-8369  
aaron@mhgcommercial.com

15215 S. 48th St, Ste 116, Phoenix, AZ

# INVESTMENT HIGHLIGHTS

## Move-In Ready Professional Office

Thoughtfully designed office featuring:

- ±1,485 SF
- Four private offices
- Reception or waiting area
- Kitchenette / break area
- Two private restrooms
- Professionally maintained interior
- 3 covered parking spaces

## Lease-Back Opportunity

Current ownership is willing to consider leasing back the space after closing, providing:

- Immediate income potential
- Reduced vacancy risk
- Flexible investment strategy
- Owner-user or investor appeal

## Prime Ahwatukee Location

Situated inside The Reserve at Foothills Vista, the property enjoys convenient access to:

- Interstate 10
- Loop 202 Freeway
- Chandler Boulevard
- Phoenix Sky Harbor Airport
- Chandler employment corridor
- Tempe business district

The surrounding area offers abundant restaurants, retail, banking, fitness centers, and professional services.

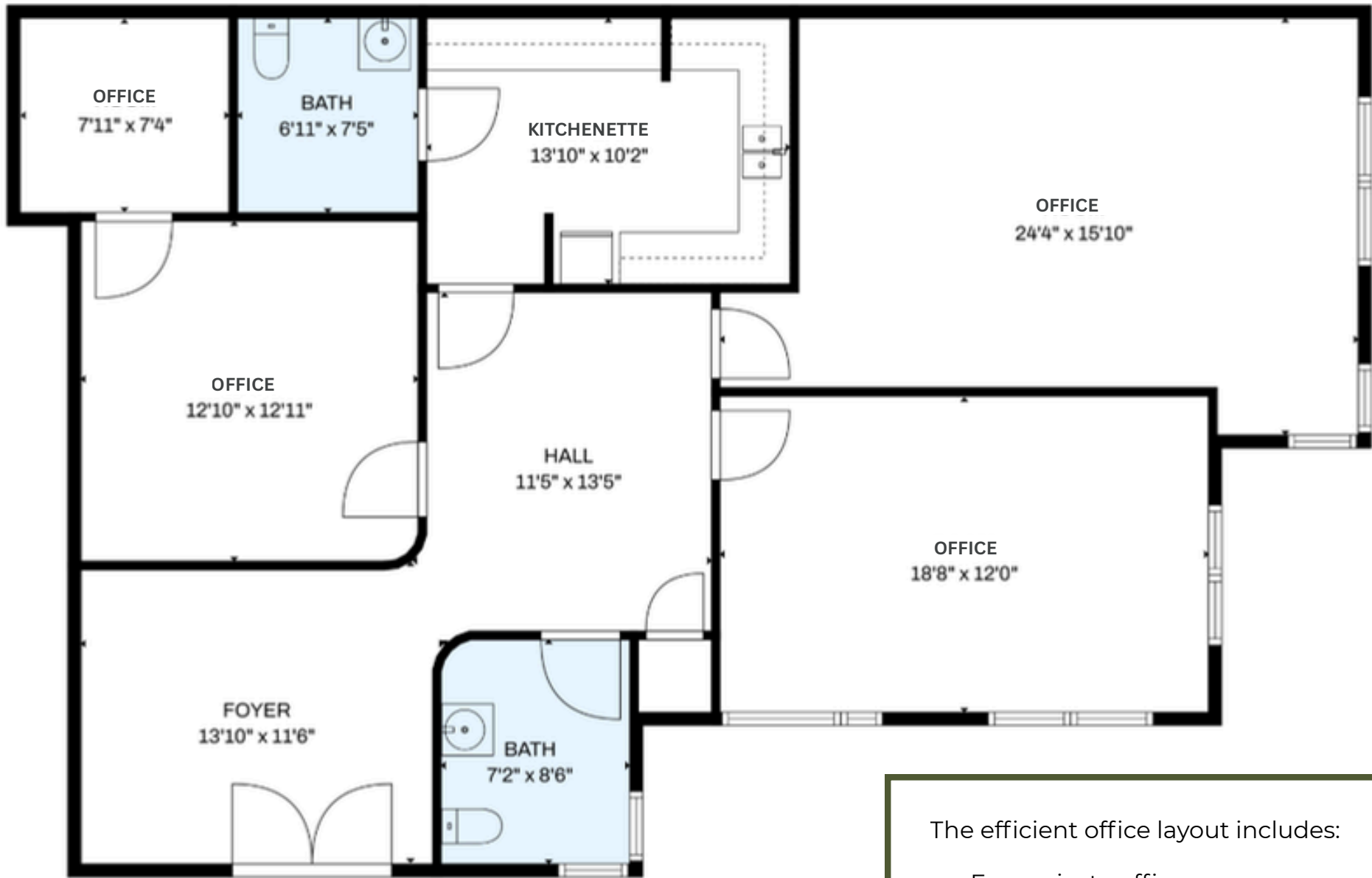


# PROPERTY INFORMATION



Property	Information
Property Type	Office Condominium
Asking Price	<b>\$525,000</b>
Building Size	±1,485 SF
APN	301-84-774
Business Park	The Reserve at Foothills Vista
Occupancy	Owner Occupied
Lease-Back	Available
Parking	3 covered spots + additional uncovered





## FLOORPLAN

The efficient office layout includes:

- Four private offices
- Reception / lobby area
- Kitchenette
- Two private restrooms
- Storage opportunities
- Flexible workspace configuration

# Why The Reserve at Foothills Vista?

The Reserve at Foothills Vista is a professionally maintained office community located within one of Phoenix's most desirable business environments.

Ownership benefits include:

- Attractive professional appearance
- Established business community
- Convenient parking
- Excellent freeway accessibility
- Strong surrounding demographics
- Long-term value in the Ahwatukee office market

## Nearby Amenities

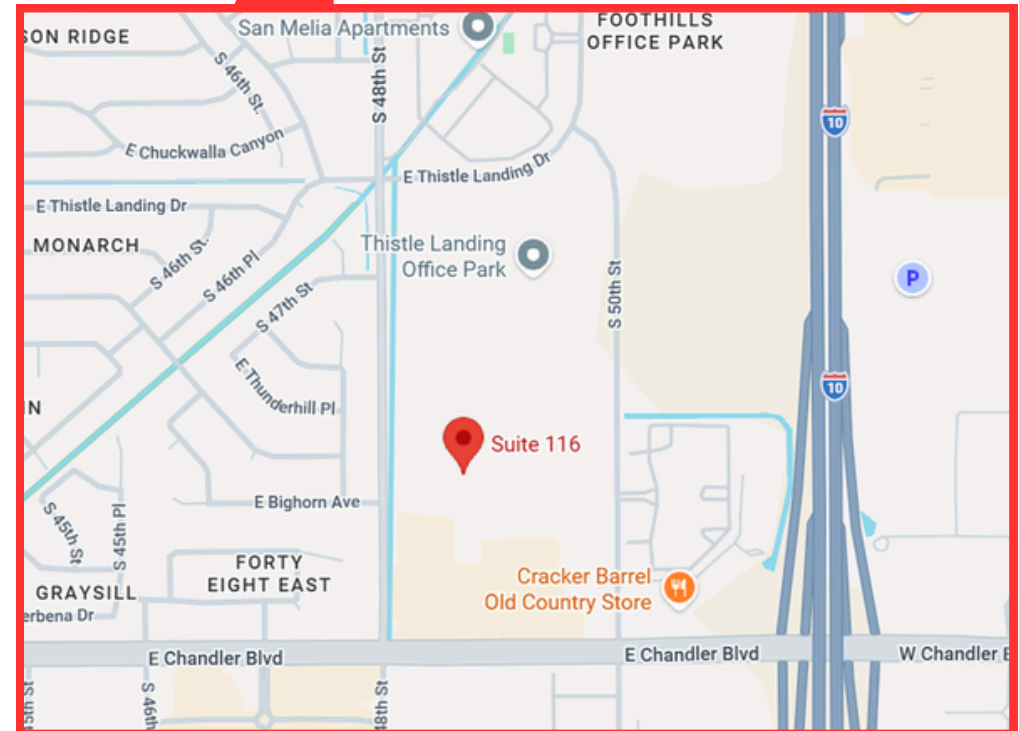
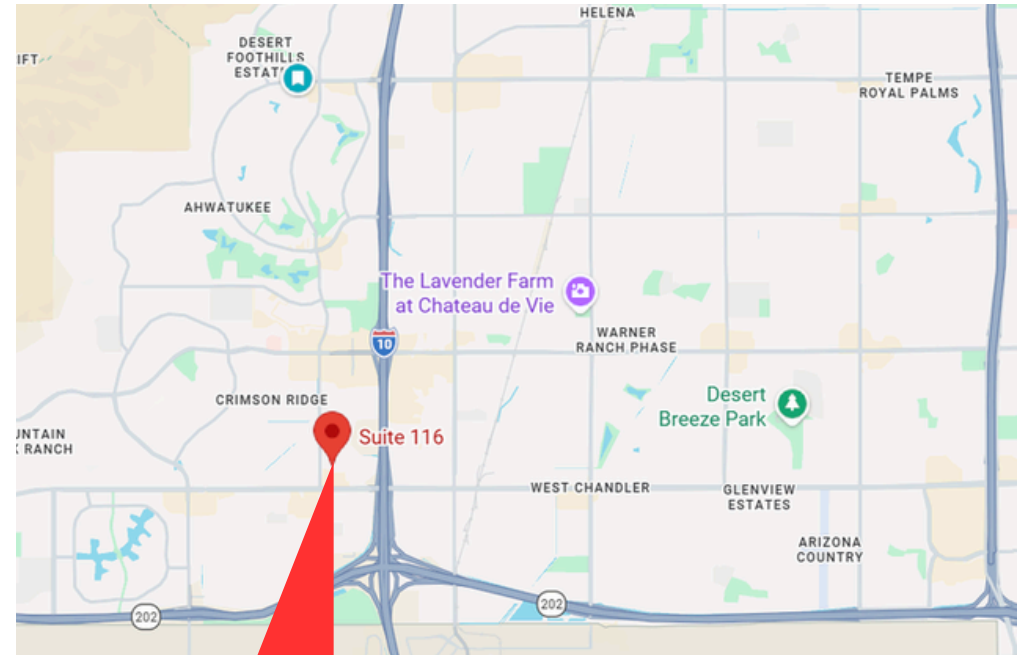
- Restaurants & Cafés
- Grocery Stores
- Hotels
- Banks
- Retail Shopping
- Fitness Centers

## Excellent Regional Access

Minutes from:

- Loop 202
- Interstate 10
- Chandler
- Tempe
- Phoenix Sky Harbor International Airport
- Downtown Phoenix

# LOCATION HIGHLIGHTS





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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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