

PARADISE VALLEY / NORTH PHOENIX SUBMARKET

# NEW SPEC OFFICE SUITES FOR LEASE ±448 - 4,314 SF

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

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

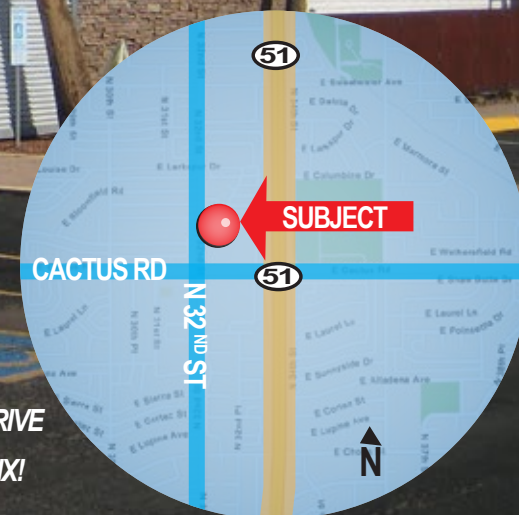
## HIGHLIGHTS:

- 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!

SEE FLOOR PLAN OPTIONS

12251 CACTUS PROFESSIONAL CENTER

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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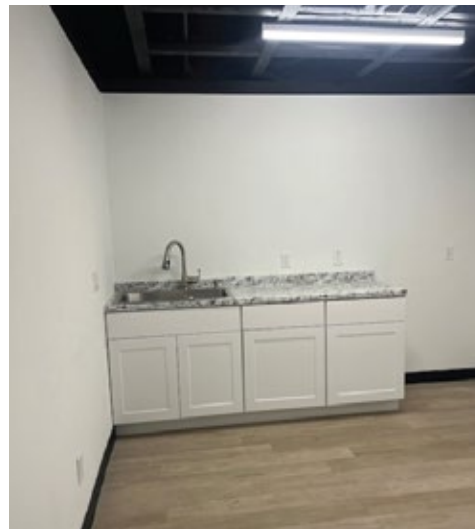


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INDIVIDUAL SUITES:

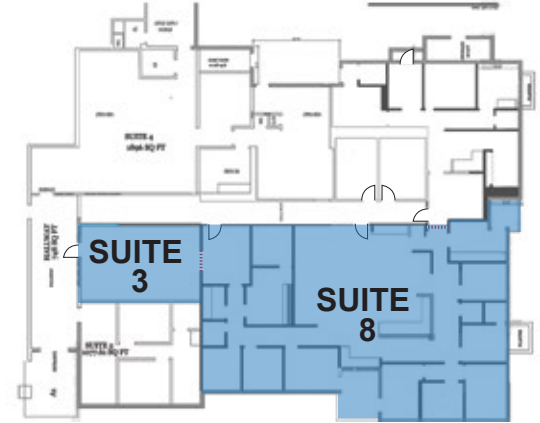
**SUITE 3 | ±448 SF**

- 1st Floor open flex
- Fully furnished!
- Break area
- Common restrooms
- Lots of parking



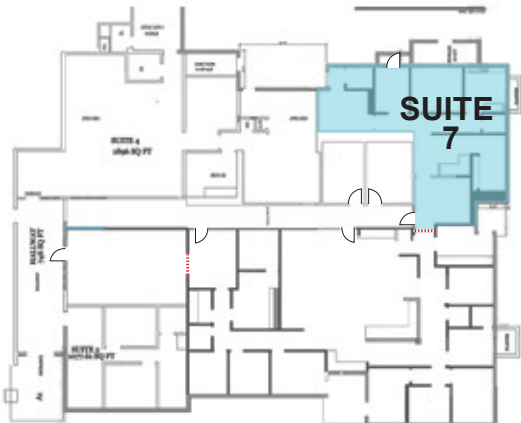
COMBINED SUITE OPTIONS:

**SUITES 3/8 | ±2,995 SF**

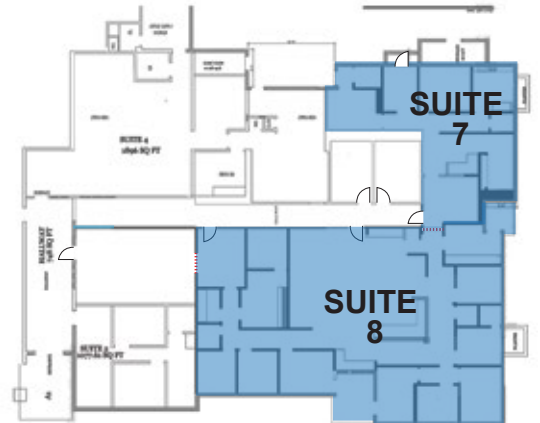


**SUITE 7 | ±1,319 SF**

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



**SUITES 7/8 | ±3,866 SF**

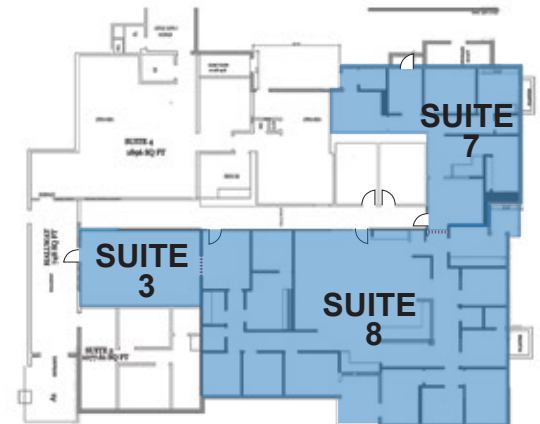


**SUITE 8 | ±2,547 SF**

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



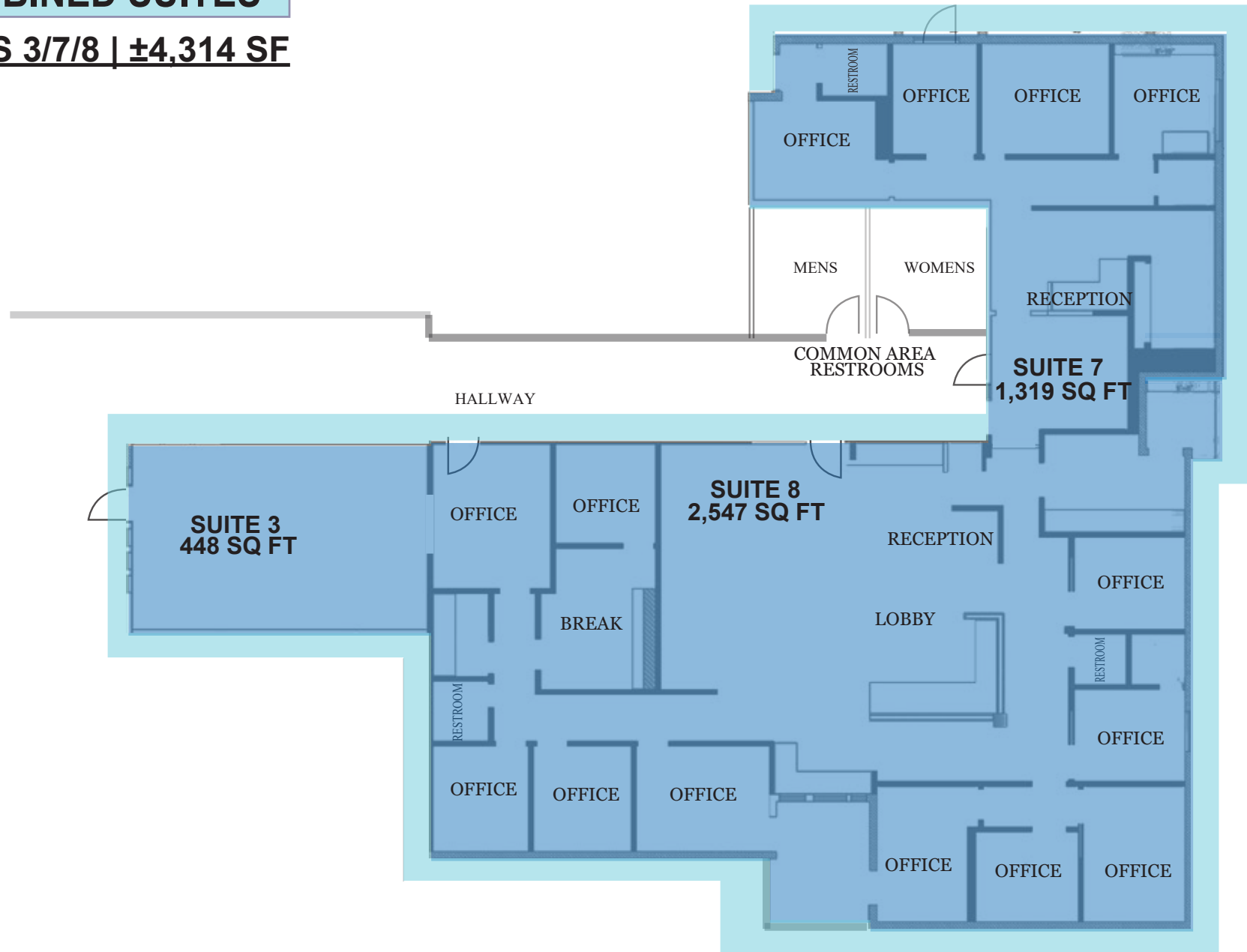
**SUITES 3/7/8 | ±4,314 SF**



NOT TO SCALE

## COMBINED SUITES

**SUITES 3/7/8 | ±4,314 SF**



**NOT TO SCALE**

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