



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Rear Office Building Currently For Lease

**774 W Wickenburg Way
Wickenburg, AZ 85390**

\$3,003/mo

MLS# 6591279



HIGHLIGHTS

- Vacant and Available 8/10/2023
- Currently functions as Office Space
- Six Private Offices
- Reception Area
- Conference Room
- Kitchen
- Two Bathrooms
- Windows, Doors, & Roof recently replaced
- Original Tenant completed extensive remodel
- Courtyard at rear of property

DETAILS

Currently up for sale and lease, this vacant property is currently available and would be a perfect space for many service type industries, including legal and real estate. The building features a proper reception area and a sizable conference room, perfect for hosting meetings and presentations. Additionally, it contains six private offices, providing a professional setting for various businesses. There is also a kitchen for meal preparation, and two bathrooms - one half bath which is ADA compliant and one full bathroom. The floorplan was reconfigured from residential use to office space with the completion of an extensive remodel, including new drywall, plumbing and electrical, lighting fixtures, and kitchen. The property has been well-maintained and is in excellent condition, ensuring a smooth transition for the tenant. The exterior of the property showcases a charming Santa Fe architectural design, and serene courtyards at the rear of the property provide a tranquil and attractive sitting area. A comprehensive inspection report is available for review, providing transparency and peace of mind for potential buyers or lessees. Don't miss out on the chance to lease this promising property and secure a valuable asset in a thriving location.



Office Space

Available 8/10/2023

\$3,003 Per Month

1,540 Square Feet, Total Building

\$1.95 Per Square Foot

1-5 Year Lease, \$36,036 Per Year

**Gerchick
Real Estate**



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



CCIM Institute
 Equipping the world's best minds in commercial real estate

