

nnn leased investment opportunity



# VENTURE COURT

41810 NORTH VENTURE DRIVE - BUILDING C & E • ANTHEM, ARIZONA



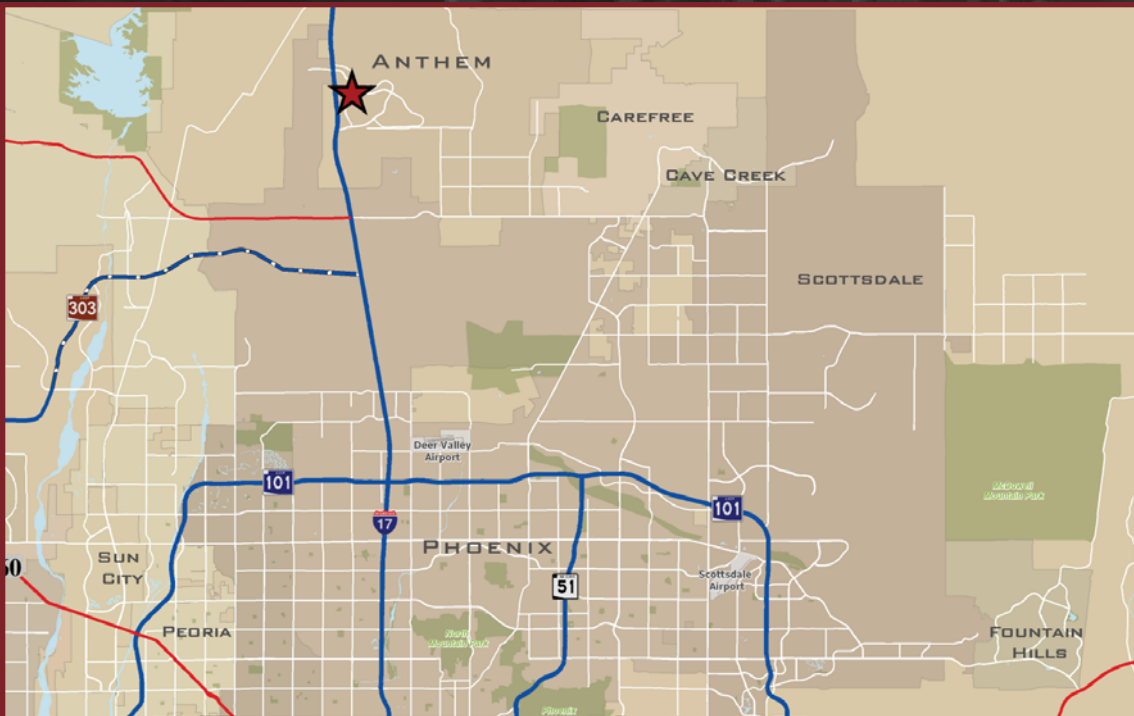
**GRUBB & ELLIS**  
BRE Commercial, LLC  
*Independently Owned and Operated*

**ERIC WICHTERMAN**

Senior Vice President  
602.224.4471  
[ewichterman@brephoenix.com](mailto:ewichterman@brephoenix.com)

**ANN SONDRÖL**

Senior Associate  
602.224.4489  
[asondrol@brephoenix.com](mailto:asondrol@brephoenix.com)



## **PROJECT FEATURES:**

- **PROPERTY ADDRESS** 41810 North Venture Drive  
Anthem, Arizona
  - **PROPERTY TYPE** Multi-tenant Medical  
Office Buildings
  - **SIZE** ±12,805 SF  
Bldg C - 7,116 SF  
Bldg E - 5,689 SF
  - **OCCUPANCY** 100%
  - **YEAR BUILT** 2007
  - **PRICE** \$3,800,000  
Bldg C - \$2,175,000  
Bldg E - \$1,625,000
  - **CAP RATE** ±8.0%  
Bldg C - 8.1%  
Bldg E - 8.0%
- Prestigious Anthem location
  - I-17 frontage and visibility
  - Long term NNN leases with guarantees
  - **FOR SALE SEPARATELY or TOGETHER**

*For further information, please contact:*

**ERIC WICHTERMAN**

Senior Vice President

602.224.4471

[ewichterman@brephoenix.com](mailto:ewichterman@brephoenix.com)

**ANN SONDRÖL**

Senior Associate

602.224.4489

[asondrol@brephoenix.com](mailto:asondrol@brephoenix.com)



**GRUBB & ELLIS**

BRE Commercial, LLC  
*Independently Owned and Operated*

2375 East Camelback Road, Suite 300  
Phoenix, Arizona 85016  
602.954.9000 • FAX 602.468.8588  
[www.brephoenix.com](http://www.brephoenix.com)

This information contained within this brochure has been obtained from sources other than Grubb & Ellis | BRE. Grubb & Ellis | BRE has not verified such information and makes no guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property. The value of this transaction to you depends on economic and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisor should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.