

FOR SALE & FOR LEASE

High-Visibility Midtown Phoenix Office ±14,780 SF on 0.81 Acres

1401-1405 E McDowell Rd
Phoenix, AZ 85006

2720 E Camelback Rd, Suite 210 Phoenix, AZ 85016

© 2026 Avison Young - Arizona, Ltd. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

E McDowell Rd

N 14th St

**Get more
information**

Kelly Carlon, Vice President
D 480 994 8155
C 480 463 4199
kelly.carlon@avisonyoung.com

**AVISON
YOUNG**

avisonyoung.com



Property overview

Central location just two miles from Downtown Phoenix and less than half a mile from Banner University Medical Center and Phoenix Children's Hospital. The property features a single-story office building with additional second-story storage, making it well-suited for a variety of office or medical users. The site benefits from strong visibility and frontage along McDowell Road, a major high-traffic corridor, with convenient access to State Route 51 and Interstate 10. Surrounded by a mix of medical providers, office users, and nearby retail and dining amenities, the property is positioned within a well-established commercial corridor. The site is supported by direct access to public transit via a Valley Metro bus stop located immediately in front of the building. This combination of visibility, accessibility, and proximity to key healthcare hubs makes the property an attractive opportunity for both owner-users and investors.

Property Summary

Sale price	\$4,064,500 [<i>\$275 psf</i>]
For sale & for lease	±14,780 sf
Year Built	1955
Zoning	C-2
Parking	3.32/1,000 sf [<i>49 spaces</i>]
Parcel #'s	168-21-083 168-21-084 168-21-085 168-21-086 168-21-087



Photos

Available for sale and lease $\pm 14,780$ sf
1401-1405 E McDowell Rd



Floor plan

Available for sale and lease **±14,780 sf**
1401-1405 E McDowell Rd

□ 14,780 sf Available for sale at close of escrow



Trade area | Southwest

Available for sale and lease $\pm 14,780$ sf
1401-1405 E McDowell Rd



Trade area | Northeast

Available for sale and lease $\pm 14,780$ sf
1401-1405 E McDowell Rd



Demographics

Available for sale and lease **±14,780 sf**
1401-1405 E McDowell Rd

	1-mile	3-miles	5-miles
Population	19,855	159,485	367,722

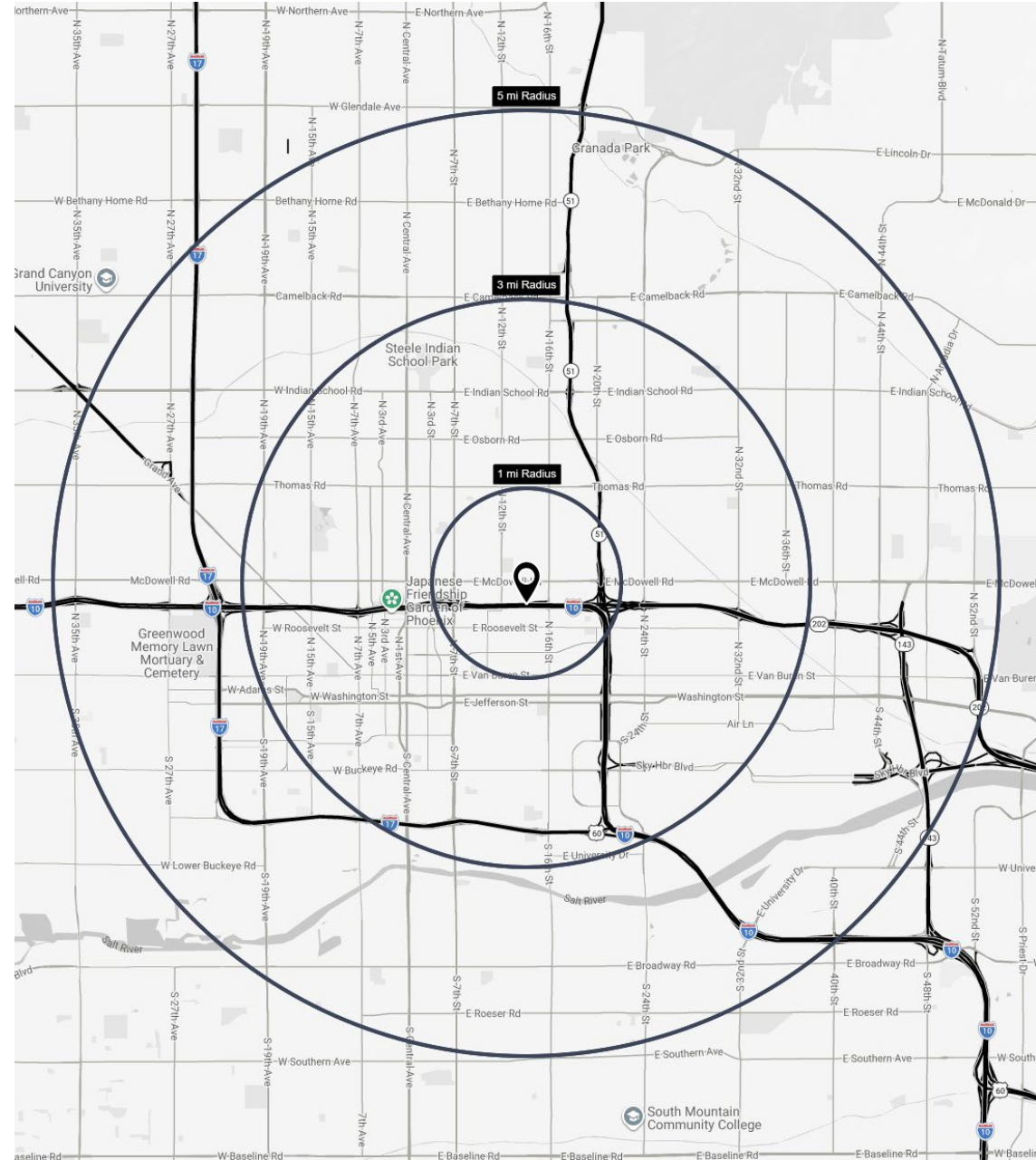
	1-mile	3-miles	5-miles
Avg. HH Income	\$90,548	\$95,551	\$107,365

	1-mile	3-miles	5-miles
Avg. Home Value	\$445,882	\$466,590	\$505,902

	1-mile	3-miles	5-miles
Total Businesses	1,082	12,997	29,075

	1-mile	3-miles	5-miles
Daytime Employment	11,326	150,936	318,078

Travel Time		5-miles
	Travel to work in 14 minutes or less	39,144 (19.2%)
	Avg. minutes travel to work	21.3



Get in touch

Kelly Carlon, Vice President
D 480 994 8155
C 480 463 4199
kelly.carlon@avisonyoung.com



© 2026 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 210 | Phoenix, AZ 85016 | 480 994 8155

Visit us online
avisonyoung.com

**AVISON
YOUNG**