



# FOR LEASE OR SALE 1702 E. Highland Ave.

SALE PRICE: \$23,750,000 (\$257.72/SF) FOR LEASE: \$28.50/SF



CONTACT

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Watch the virtual tour



## COLLABORATIVE SPACES:

Open and private work areas designed for productivity and connectivity.



## SIGNAGE

Tenant monument signage on the southwest corner of the building and an electronic directory in the building lobby.



## SITE ACCESS

Located in the Camelback Corridor and just minutes from Sky Harbor International Airport, the site has easy access to SR-51 from Highland Ave. and 18th St. & Colter on/off ramps.



## TECHNOLOGY & SUSTAINABILITY

Energy-efficient windows and four EV charging stations.



## PUBLIC TRANSPORTATION ACCESS

2 bus stops near 16th St. & Highland Ave.



## SECURITY

On-site security, controlled card access, and secure underground parking with private storage.



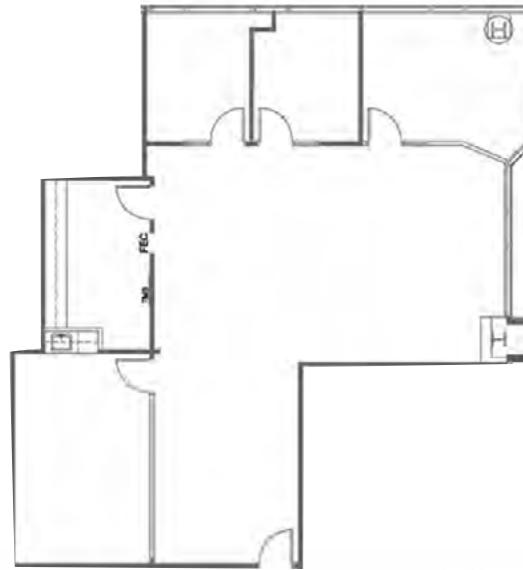


**SUITE  
201**  
 $\pm 1,989$  SF

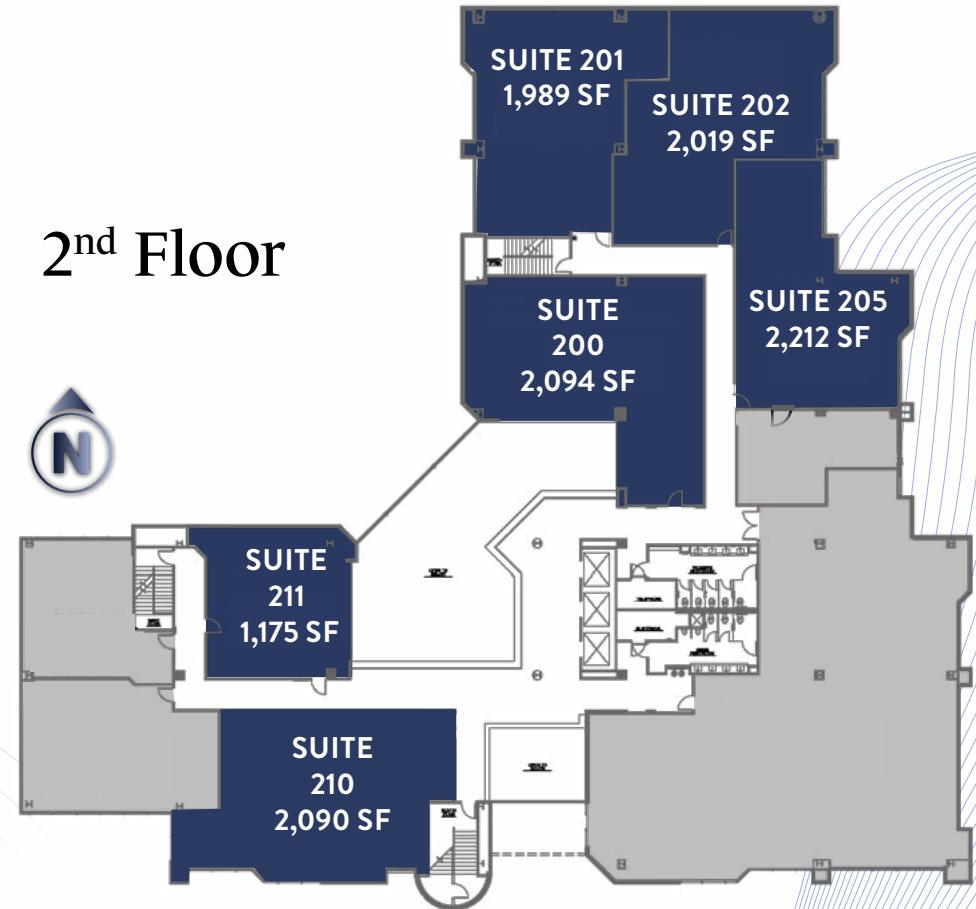


**SUITE  
200**  
 $\pm 2,094$  SF

**SUITE  
202**  
 $\pm 2,019$  SF

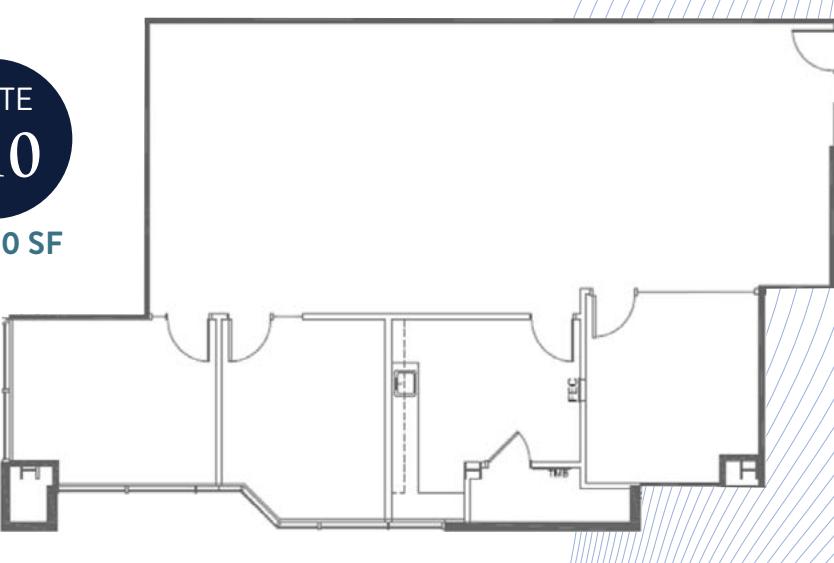


## 2<sup>nd</sup> Floor





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Architectural drawing of Suite 210, showing a large rectangular room with a central entrance, a small recessed area, and a staircase leading up. The suite is labeled with a dark blue circle containing "SUITE 210" and "±2,090 SF".



## Demographic Highlights

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>POPULATION</b>	20,333	152,904	390,924
<b>POPULATION GROWTH (SINCE 2010)</b>	16,862	134,624	341,936
<b>MEDIAN HOUSEHOLD INCOME</b>	\$84,466	\$88,344	\$81,622
<b>PER CAPITA INCOME</b>	\$67,888	\$63,937	\$51,353
<b>LABOR FORCE POPULATION</b>	17,311	128,167	320,911
<b>MEDIAN AGE</b>	8.6%	7.9%	7.6%
<b>SOME COLLEGE EDUCATION</b>	2,809	21,152	51,618
<b>BACHELOR DEGREE</b>	3,920	30,244	63,425