



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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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

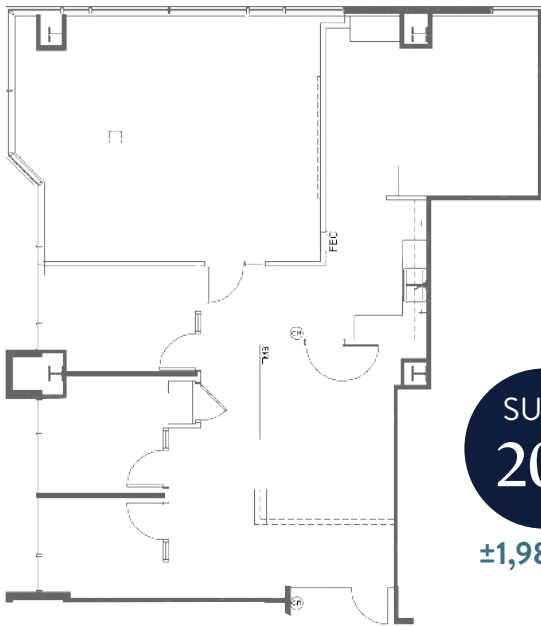
2 bus stops near 16th St. & Highland Ave.



SECURITY

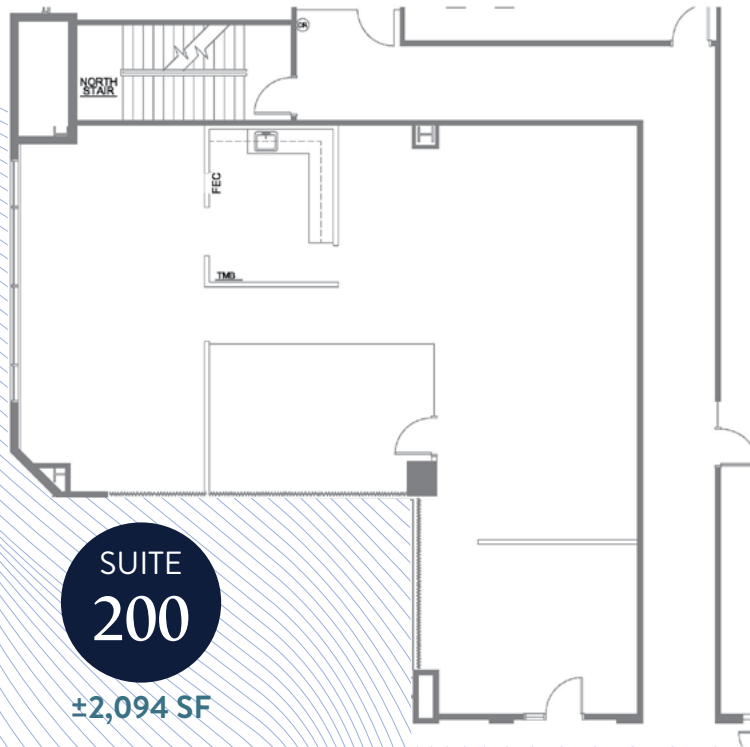
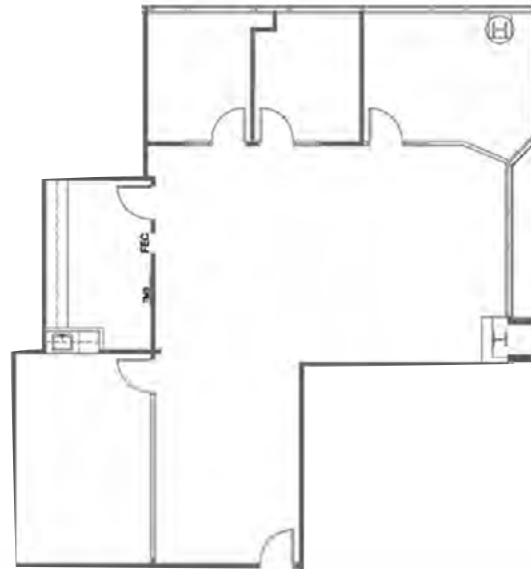
On-site security, controlled card access, and secure underground parking with private storage.





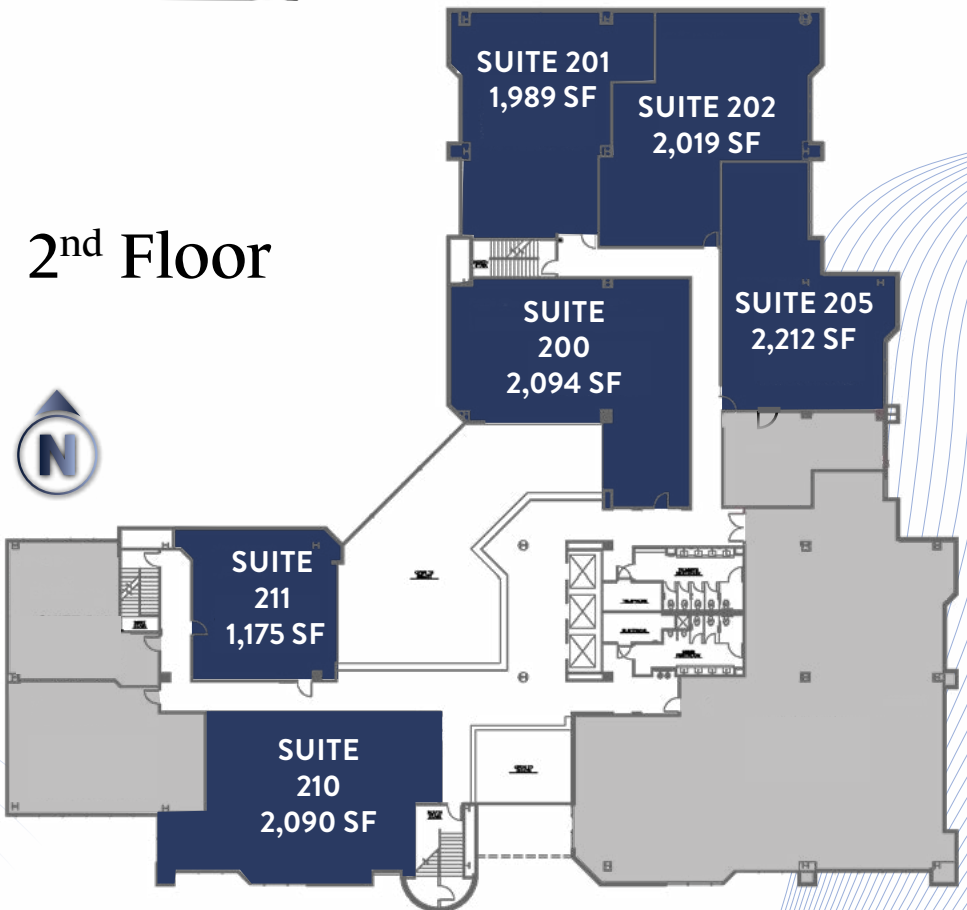
**SUITE
201**
±1,989 SF

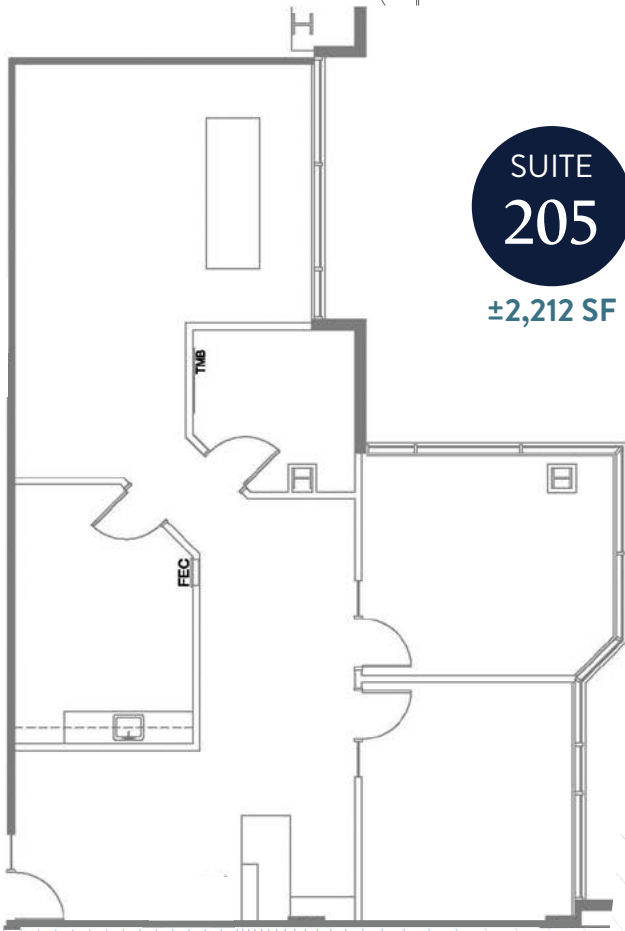
**SUITE
202**
±2,019 SF



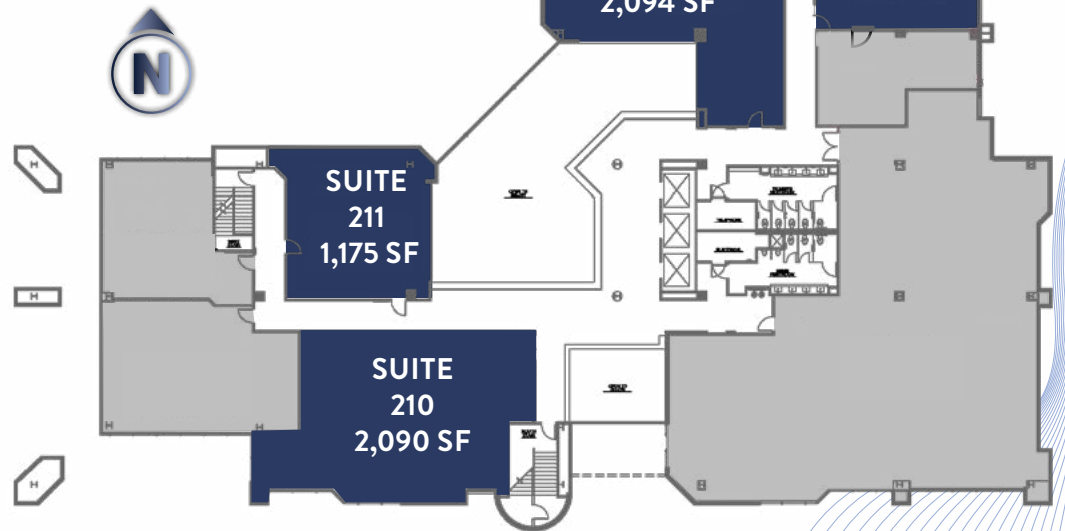
**SUITE
200**
±2,094 SF

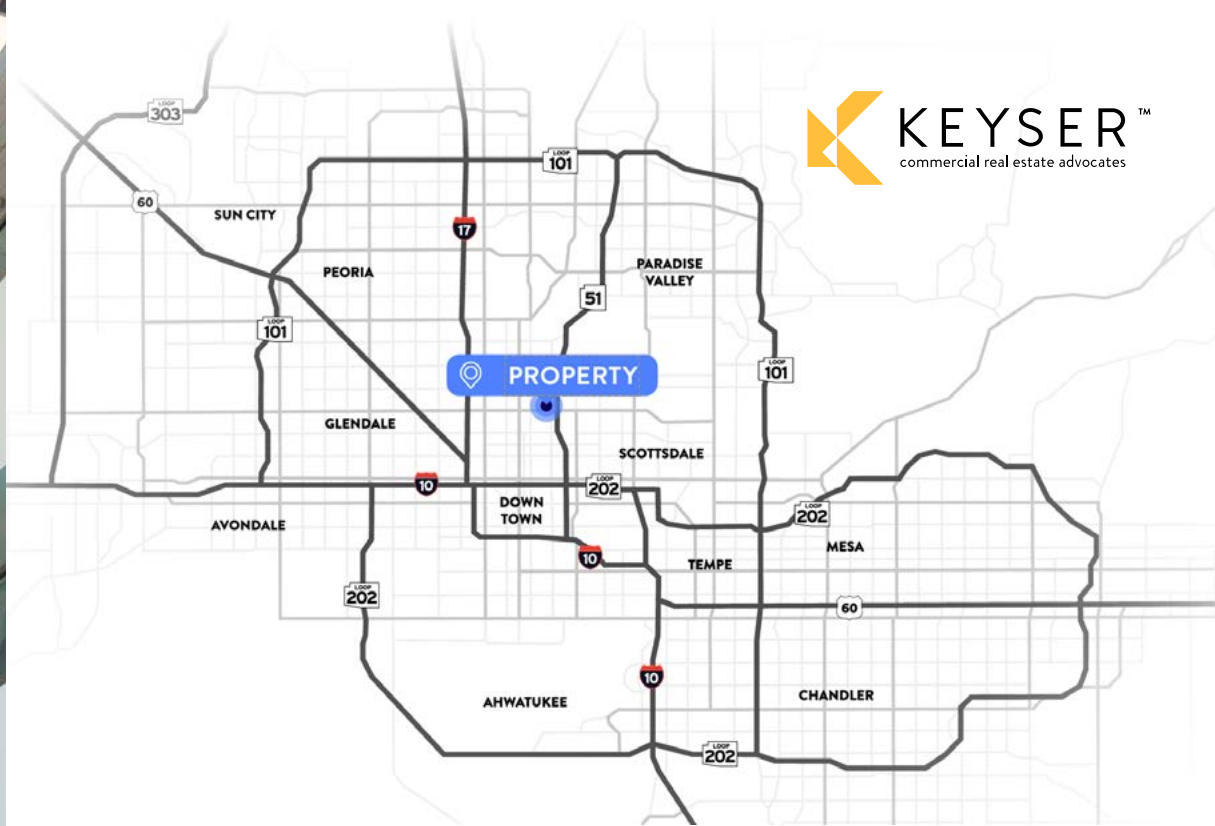
2nd Floor





2nd Floor





Demographic Highlights

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