

OFFICE SPACE AVAILABLE FOR LEASE

4520 NORTH 12TH STREET | PHOENIX, AZ 85007

\$16/PSF

PER YEAR - FULL SERVICE

±3,012 SF AVAILABLE

RARE OFF-CAMELBACK CORRIDOR LOCATION



PROPERTY DETAILS

- Santa Fe architecture
- Convenient onsite parking for tenants and visitors
- Easy access to major transportation routes
- Proximity to Downtown Phoenix
- Prime leasing opportunity off the prestigious Camelback Corridor

contact:



Brandon Koplin

D 480.214.1103

M 602.373.4717

bkoplin@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CDRAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gayme Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

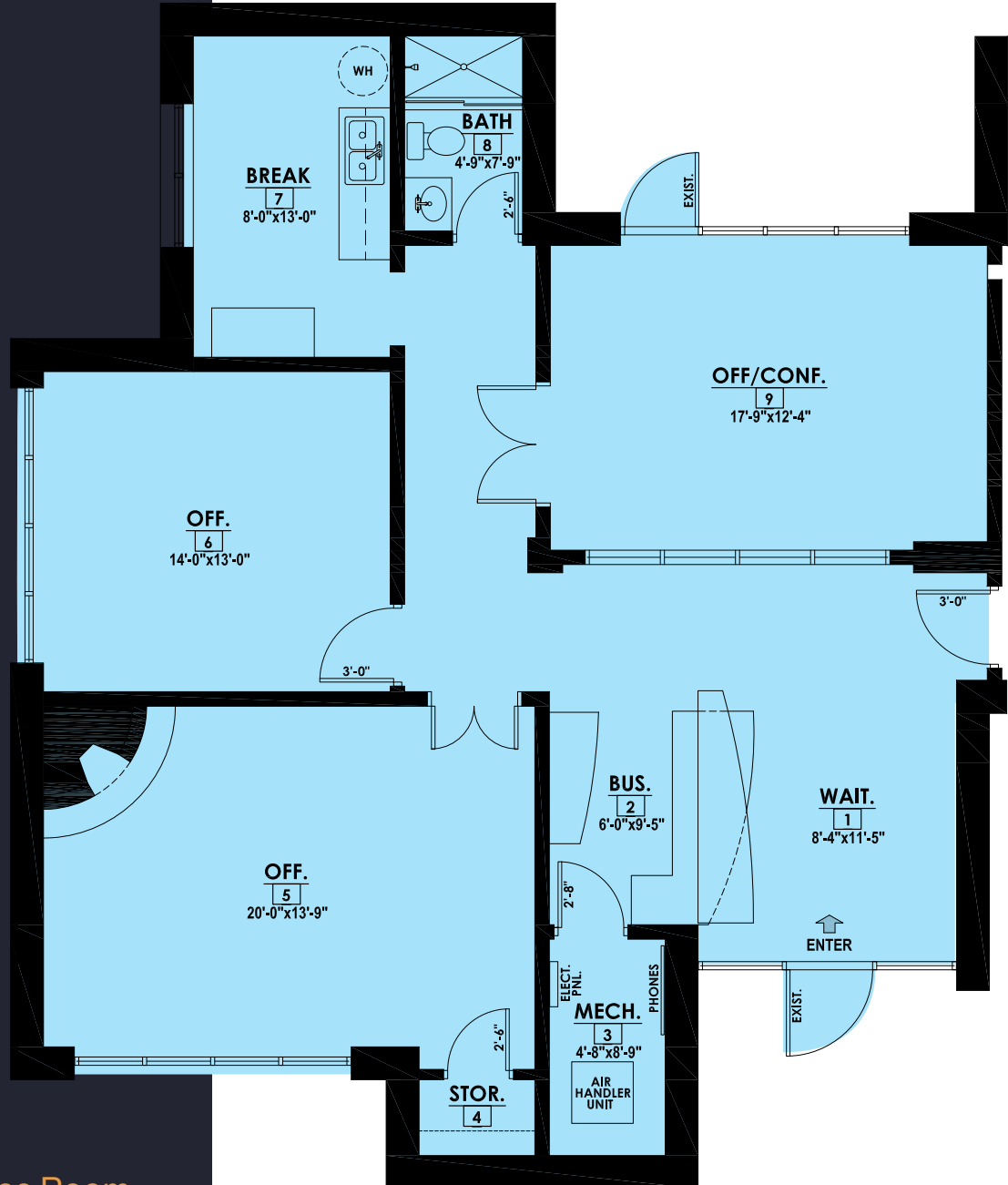
RARE OFF-CAMELBACK CORRIDOR LOCATION

4520 NORTH 12TH STREET | PHOENIX, AZ 85007

AVAILABLE

Unit 101 | ±1,771 SF

\$16.00 PSF/YR FS



- (2) Offices
- (1) Conference Room
- (1) Break Room
- (1) Waiting Area
- (1) Restroom

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09.26.25



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RARE OFF-CAMELBACK CORRIDOR LOCATION

4520 NORTH 12TH STREET | PHOENIX, AZ 85007

AVAILABLE

Unit 200 | ±1,241 SF

\$16.00 PSF/YR FS



- (3) Offices
- (1) Work Station
- (1) Balcony

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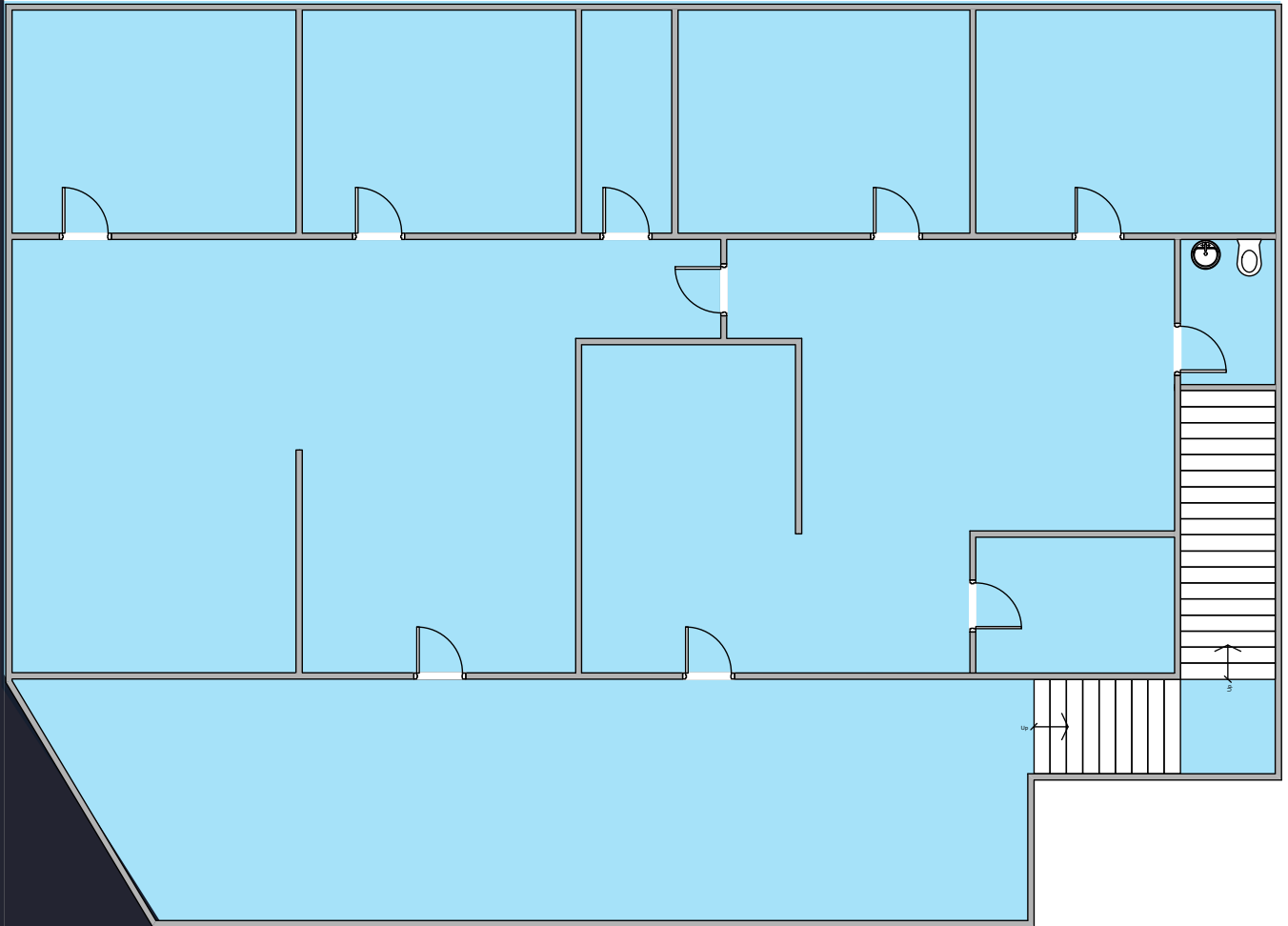
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RARE OFF-CAMELBACK CORRIDOR LOCATION

4520 NORTH 12TH STREET | PHOENIX, AZ 85007

AVAILABLE

Unit 201/202 | $\pm 1,550$ SF
\$16.00 PSF/YR FS



- (3) Offices
- (1) Work Station
- (1) Balcony

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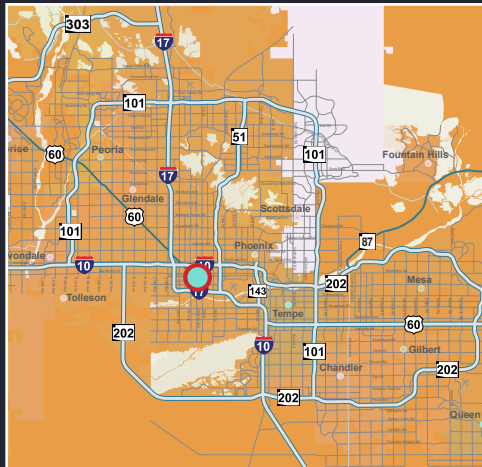
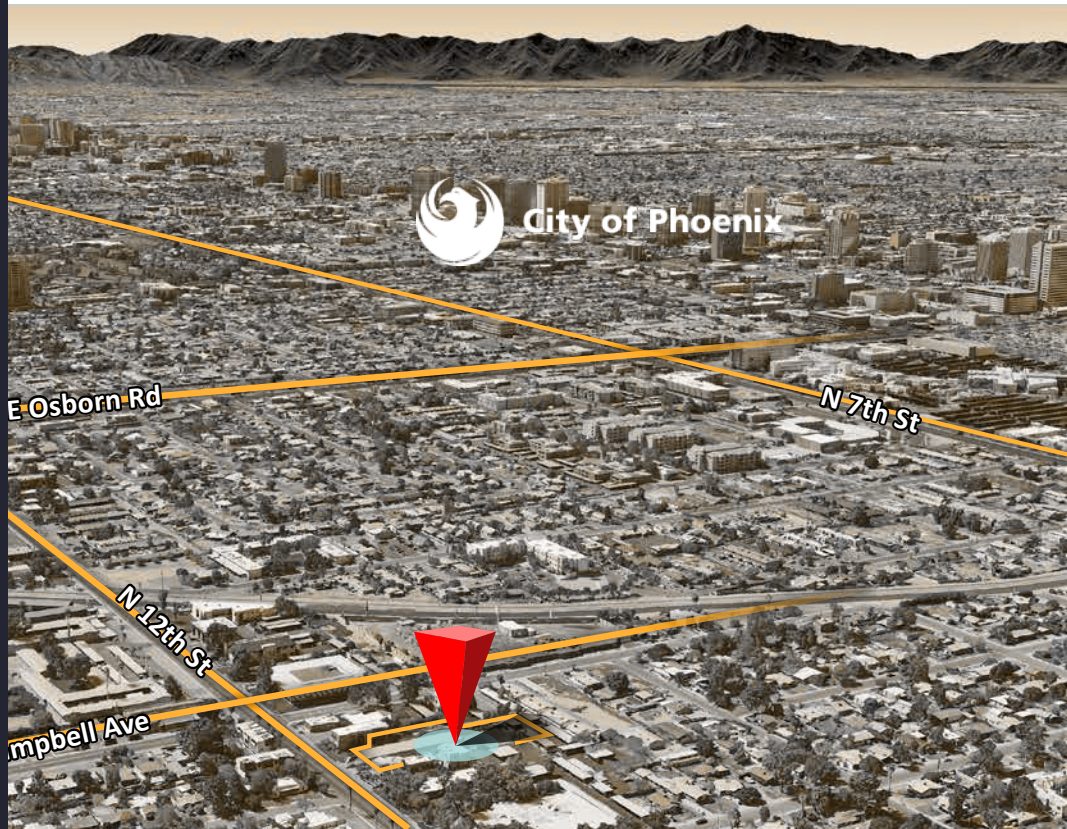
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population	20,635	164,622	418,011
Median Age	34.9	37.6	35.4
Bachelor's Degree or Higher	35%	40%	33%
2024 Households	10,725	77,431	171,825
Renter Occupied HHs	8,803	48,868	111,789
Avg Household Income	\$74,675	\$95,610	\$86,871
Median Household Income	\$57,694	\$67,352	\$59,767
Median Home Value	\$408,364	\$466,406	\$432,401
Median Year Built	1977	1969	1971
Avg Household Size	1.9	2.1	2.3
Total Consumer Spending	\$266.6M	\$2.3B	\$5B
Daytime Employees	18,706	149,714	331,220
Businesses	2,548	20,711	34,701