

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:

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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. CORFAC

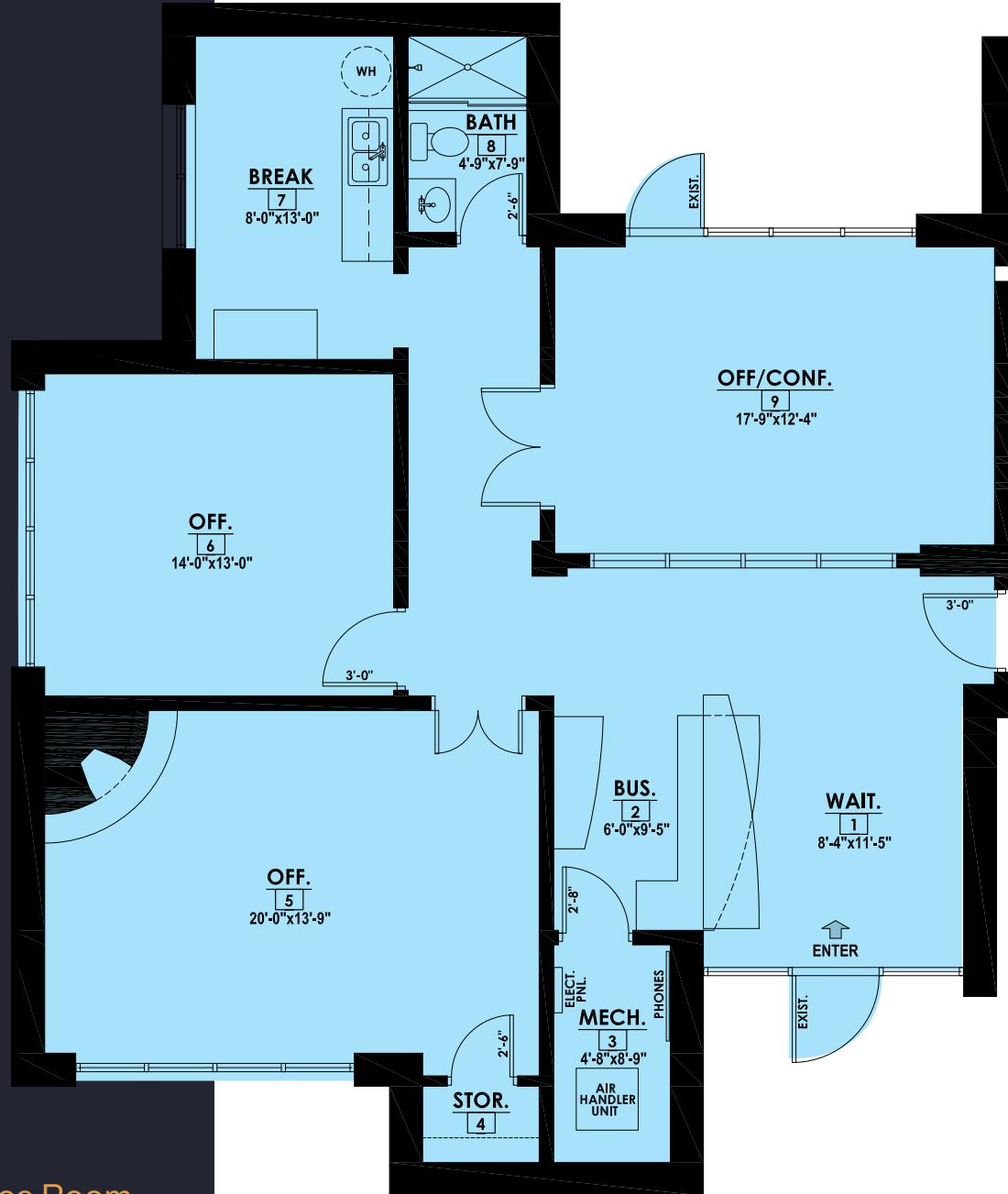
2323 W. University Dr, Tempe, AZ 85281
6777 N. Gainey Center Dr, Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

RARE OFF-CAMELBACK CORRIDOR LOCATION

4520 NORTH 12TH STREET | PHOENIX, AZ 85007

AVAILABLE

Unit 101 | \pm 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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2323 W. University Dr. Ste 245, Scottsdale, AZ 85258
8777 N. Galley Center Dr. Ste 245, Scottsdale, AZ 85258
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RARE OFF-CAMELBACK CORRIDOR LOCATION

4520 NORTH 12TH STREET | PHOENIX, AZ 85007

AVAILABLE

Unit 200 | \pm 1,241 SF
\$16.00 PSF/YR FS



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

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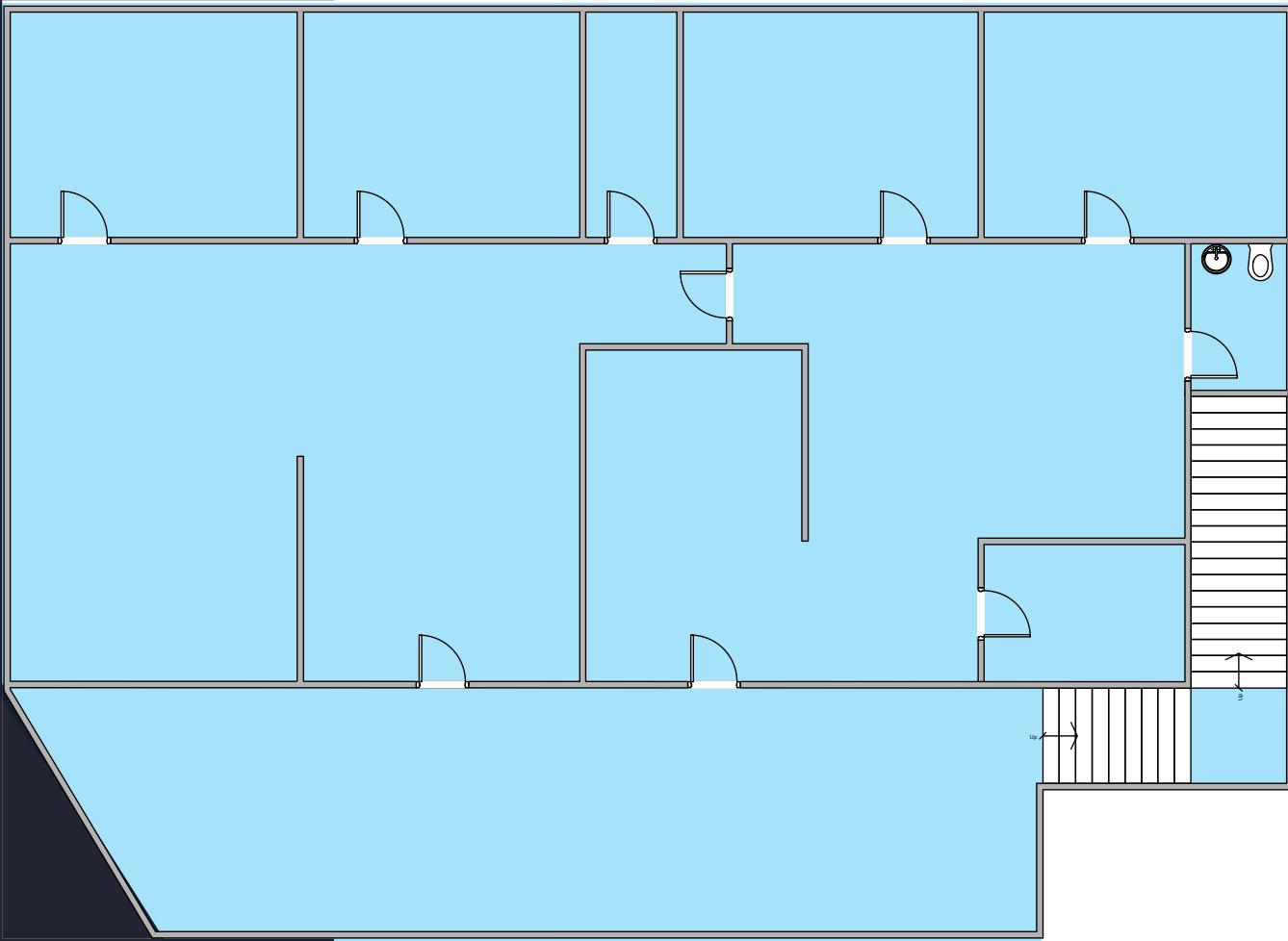
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RARE OFF-CAMELBACK CORRIDOR LOCATION

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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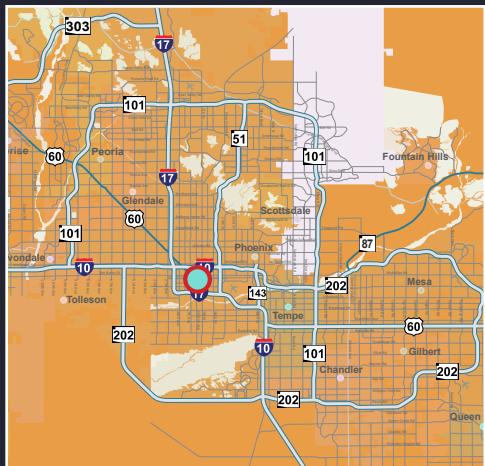
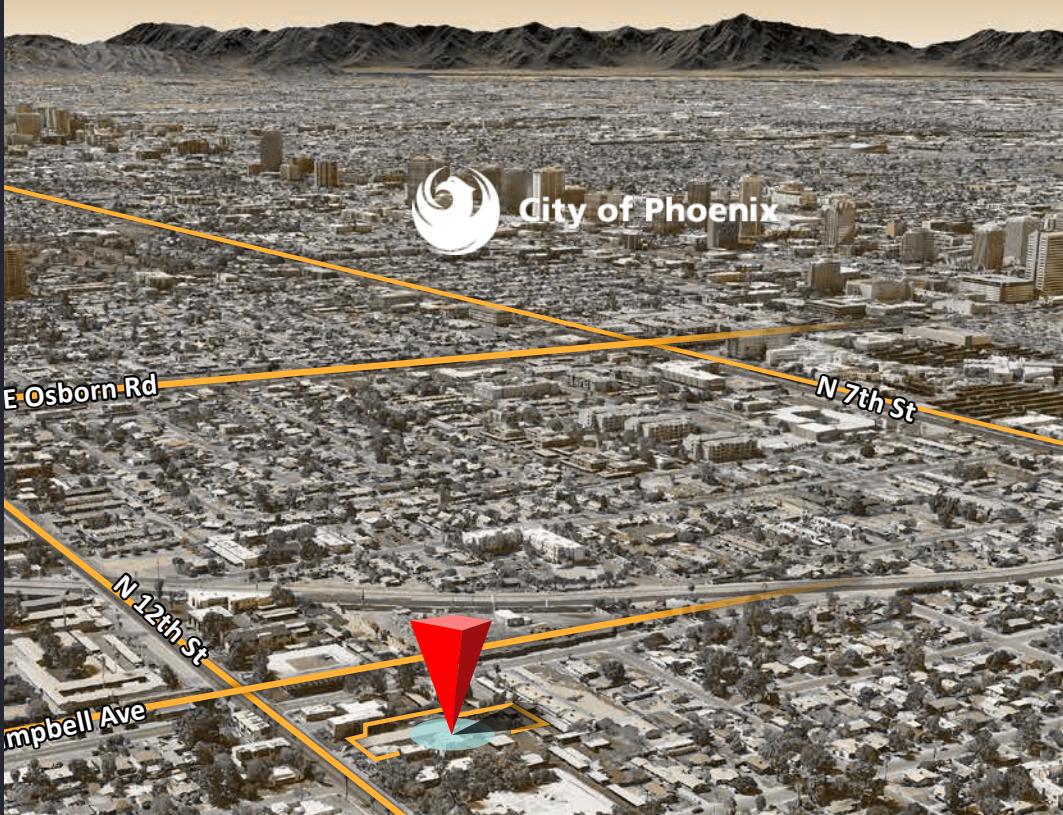


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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

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