

BEAUTIFUL TURN-KEY OFFICE SPEC SUITE AVAILABLE

34406 N 27TH DR | BLDG 5, UNIT 133
PHOENIX, AZ 85085



PROPERTY DETAILS



PROPERTY TYPE:
Office



LEASE RATE:
\$24.00/SF + NNN
(2025 NNN's \$5.83/SF/YR)



AVAILABLE:
Unit 133: ±2,139 SF



ZONING:
C-2, Phoenix



PARCEL:
204-02-077



PARKING:
4 Covered & Reserved
Spaces
Uncovered Parking is
first-come, first-serve

PROPERTY HIGHLIGHTS

- ±2,139 RSF built-out office with reception, private offices, break room, & internal bathroom available for lease as of 10/01/25
- High-end finishes throughout the Suite
- Easy access to I-17 off of the Carefree Highway Exit
- Close proximity to the new Taiwan Semiconductor facility (TSMC)
- Well-maintained Complex in a high-demographic area
- Existing solar on roof will help offset Tenant's electricity costs



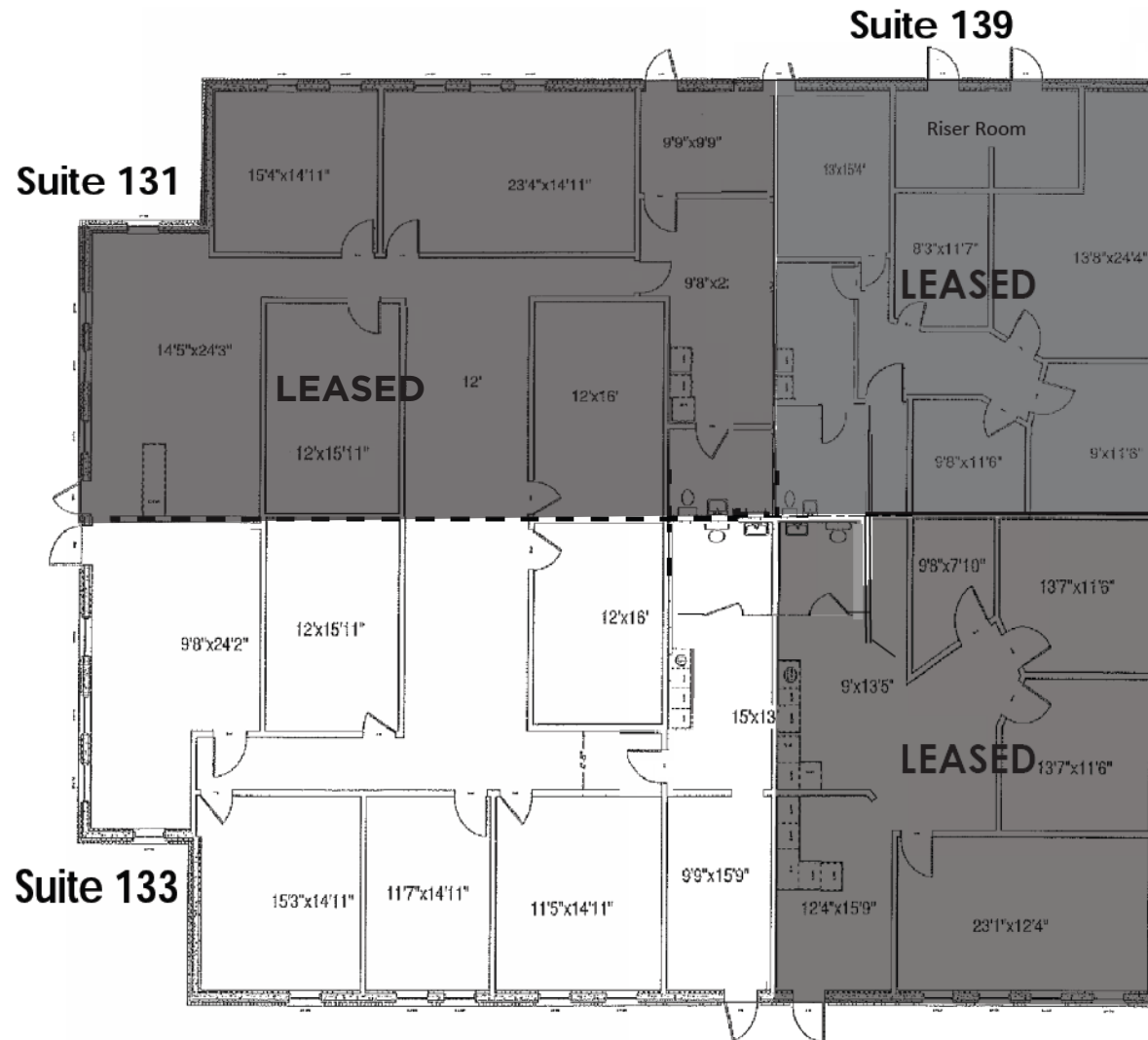
PROPERTY PHOTOS

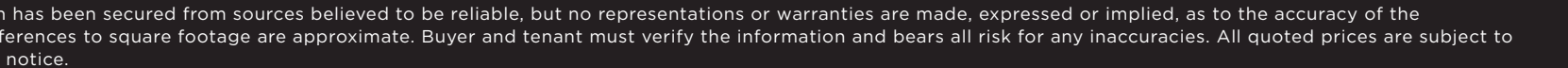
LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



FLOOR PLAN





AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	41,490	48,325	183,044
2029	1,609	52,254	198,987



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$186,315	\$124,317	\$93,823



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	448	17,884	73,700
2029	484	19,414	80,499



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	2,901	19,250	43,526



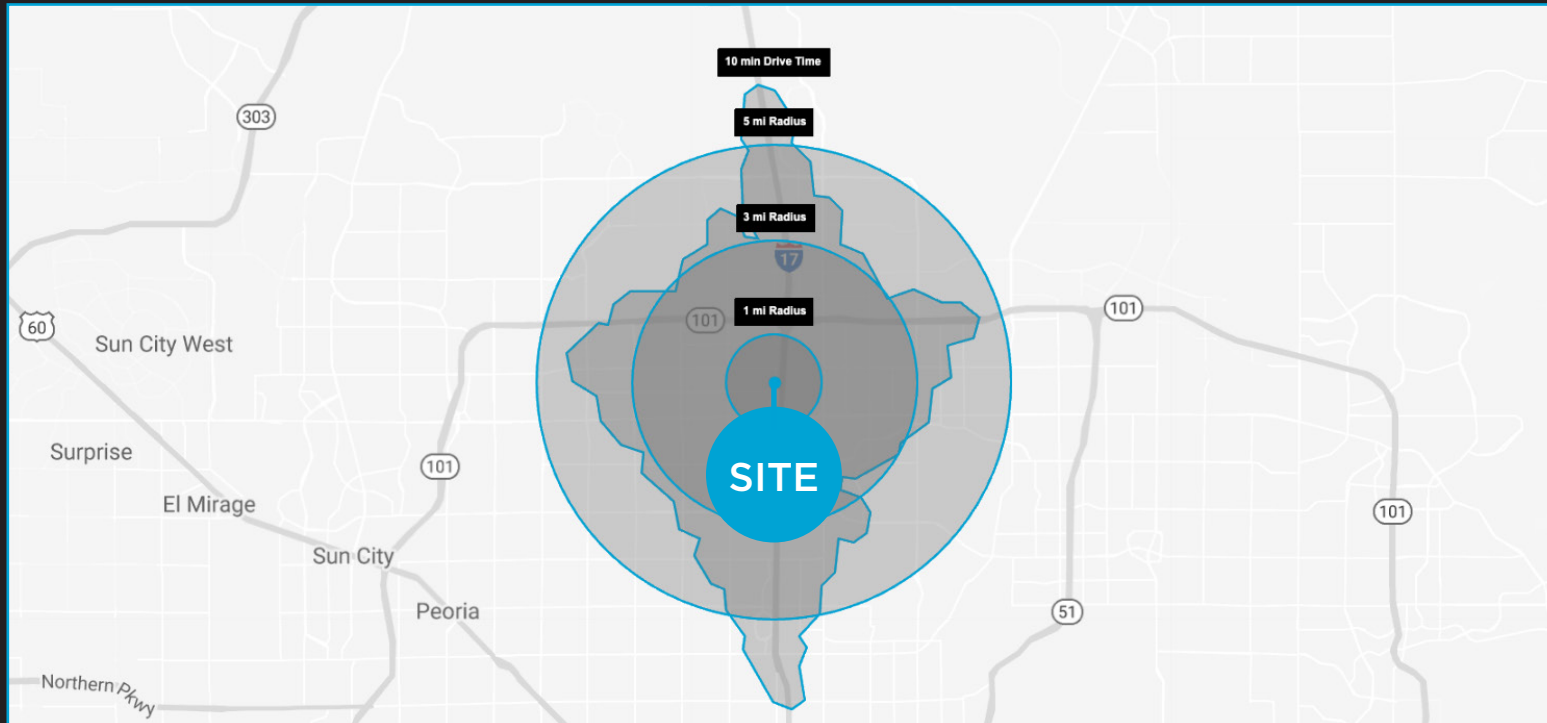
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$723,628	\$429,674	\$340,118



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	283	1,735	5,458



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



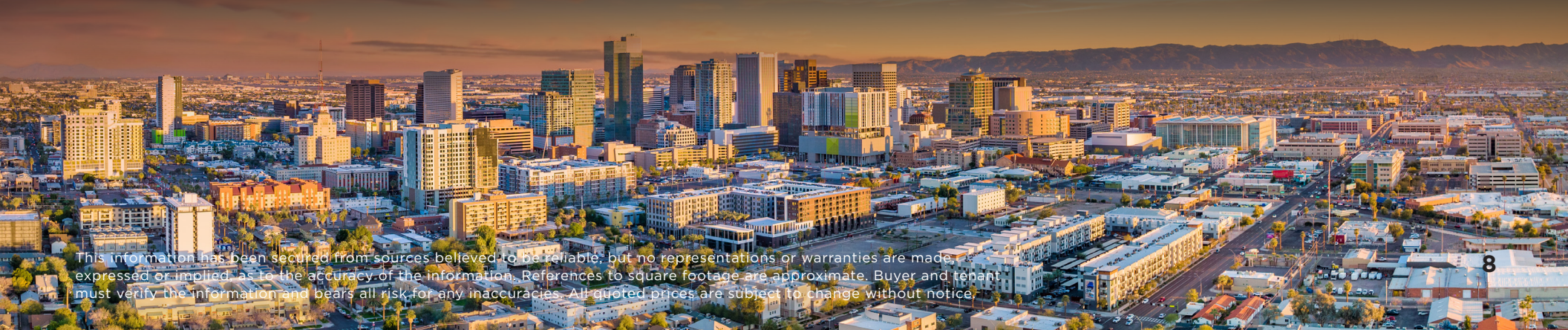
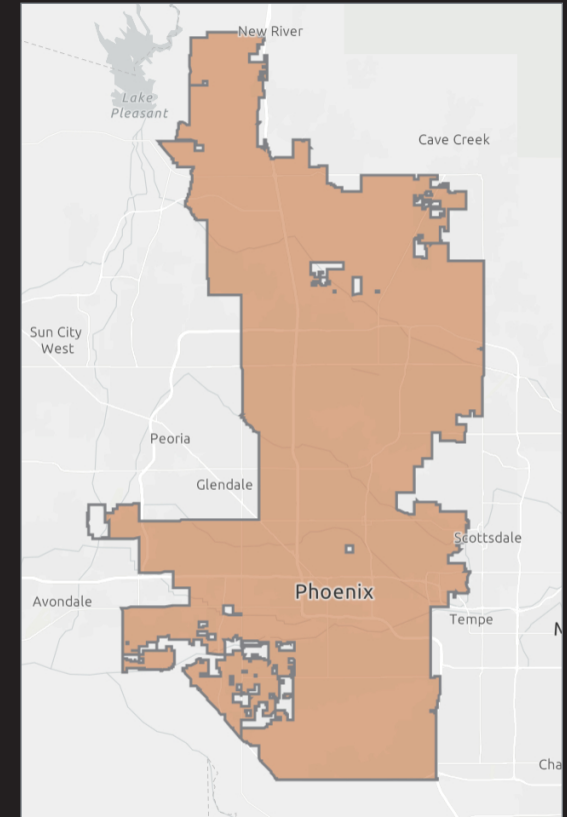
\$77K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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