

OFFICE SPACE AVAILABLE FOR LEASE

650 NORTH 6TH AVENUE | PHOENIX, AZ 85003

\$5,950

PER MO. W/ ELECTRIC

±4,400 SF AVAILABLE

PRIME DTPHX OFFICE SPACE AVAILABLE



PROPERTY DETAILS

- Building Size: ±6,540 SF
- Lot Size: ±20,000 SF
- 3 Stories
- Parking Ratio: 5/1,000
- Zoned R-5
- Parcel: 111-39-202A
- Opportunity Zone
- Monument Signage

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.

01.19.26



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

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ABOUT THE BUILDING

TOTAL BUILDING SIZE	±6,540 SF
YEAR BUILT/RENOVATED	1935/2010
SITE AREA	±0.46 Acres
ZONING	R-5, City of Phonenix
PARKING RATIO	5.05/1,000 SF
PARCEL NUMBER	111-39-202A
OPPORTUNITY ZONE	Yes



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PROPERTY PHOTOS



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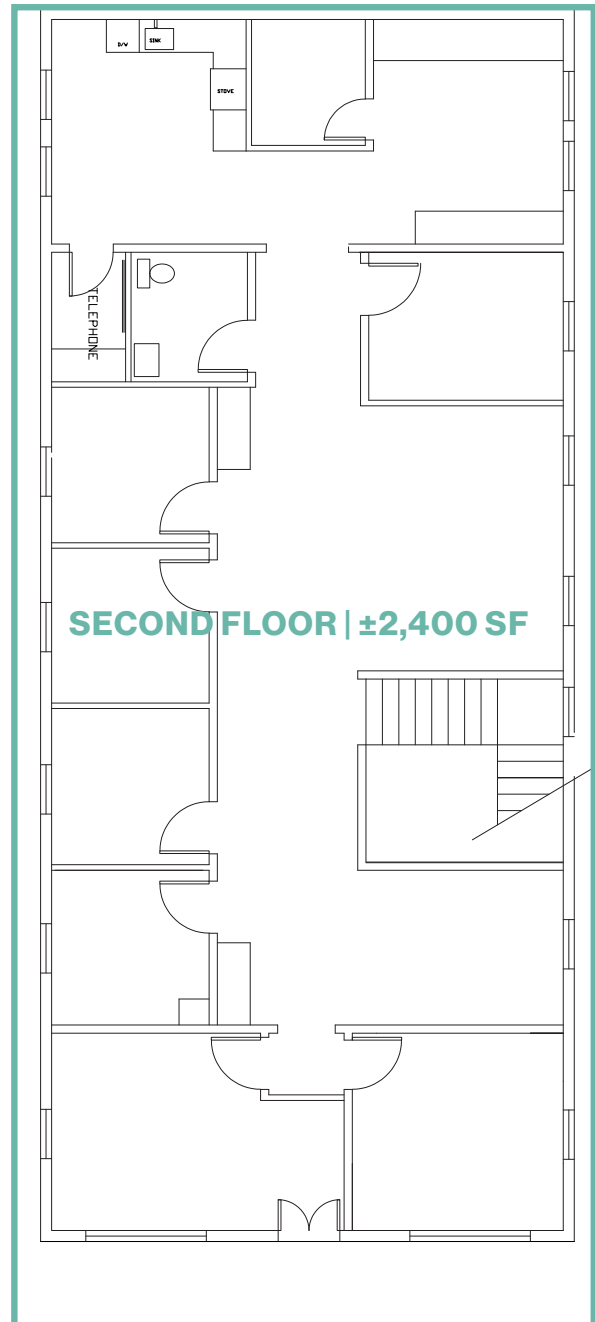
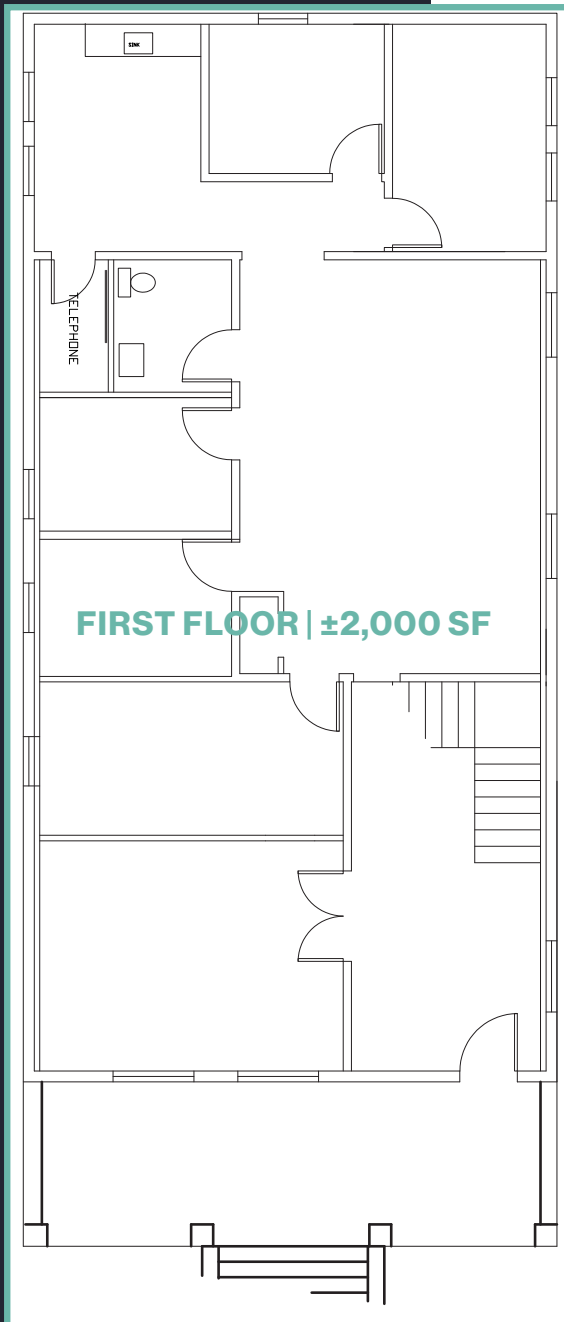
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AVAILABILITY
SUITE 100
±4,400 SF
\$5,950 MO
W/ ELECTRIC

- ±4,400 SF
- Reception Area
- 11 Offices
- Conference Room
- 2 Break Rooms
- 2 Bull Pen Areas
- 2 Restrooms
- 100% Air Conditioned
- Well Appointed Office Space



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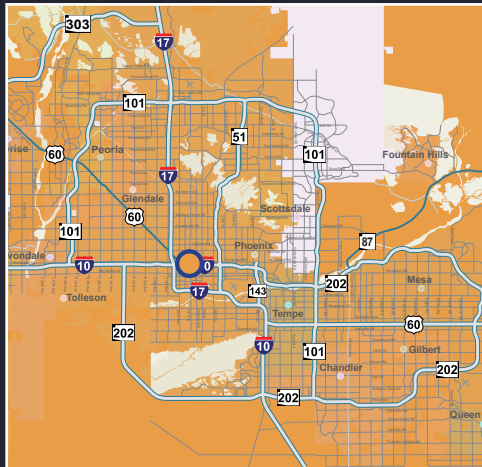
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Nearby Amenities

- 1 Roosevelt Mini Park
- 2 Circle K
- 3 Coffee Shops & Restaurants
- 4 Phoenix Public Market Cafe
- 5 Phoenix College
- 6 Civic Space Park
- 7 Westward Ho
- 8 ASU
- 9 Chase Bank
- 10 Chase Field
- 11 The Orpheum Theatre

DOWNTOWN PHOENIX



contact:



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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population	24,705	124,146	378,714
Median Age	35.5	34.9	33.4
Bachelor's Degree or Higher	47%	30%	23%
2024 Households	12,349	51,766	140,942
Renter Occupied HHs	11,036	38,530	95,416
Avg Household Income	\$81,624	\$72,754	\$73,800
Median Household Income	\$52,165	\$50,128	\$52,570
Median Home Value	\$531,561	\$370,541	\$328,574
Median Year Built	1991	1967	1970
Avg Household Size	1.7	2.2	2.5
Total Consumer Spending	\$317.5M	\$1.4B	\$3.8B
Daytime Employees	64,359	191,452	332,674
Businesses	3,486	16,292	30,548