

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.



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

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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 Phoenix
PARKING RATIO	5.05/1,000 SF
PARCEL NUMBER	111-39-202A
OPPORTUNITY ZONE	Yes



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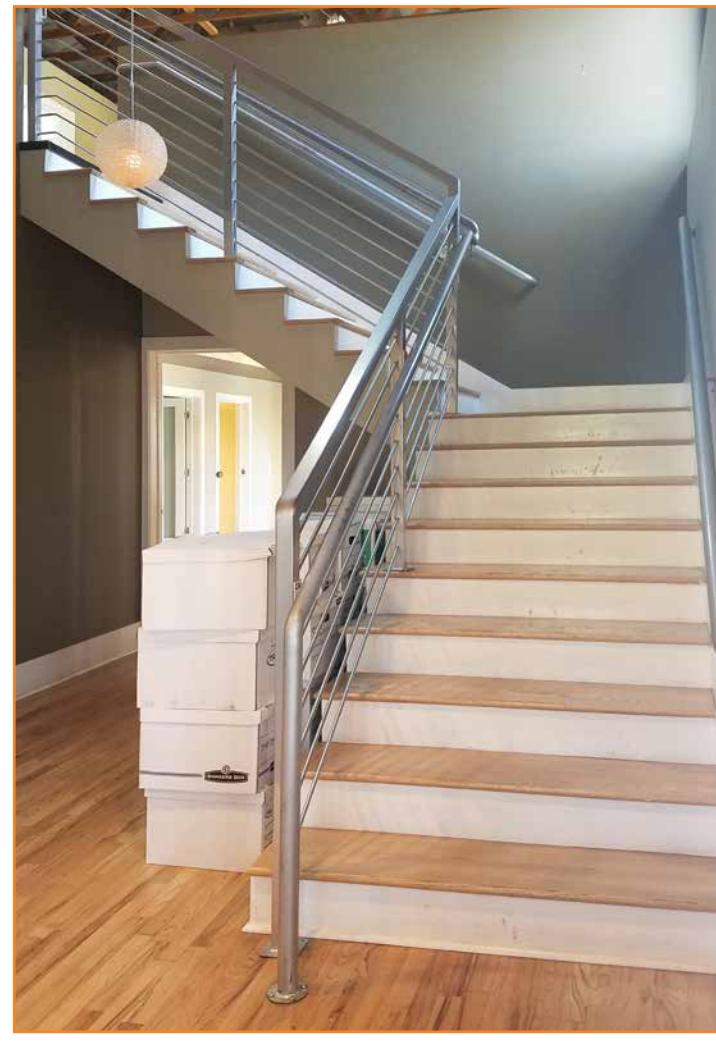
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PROPERTY PHOTOS



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AVAILABILITY

SUITE 100

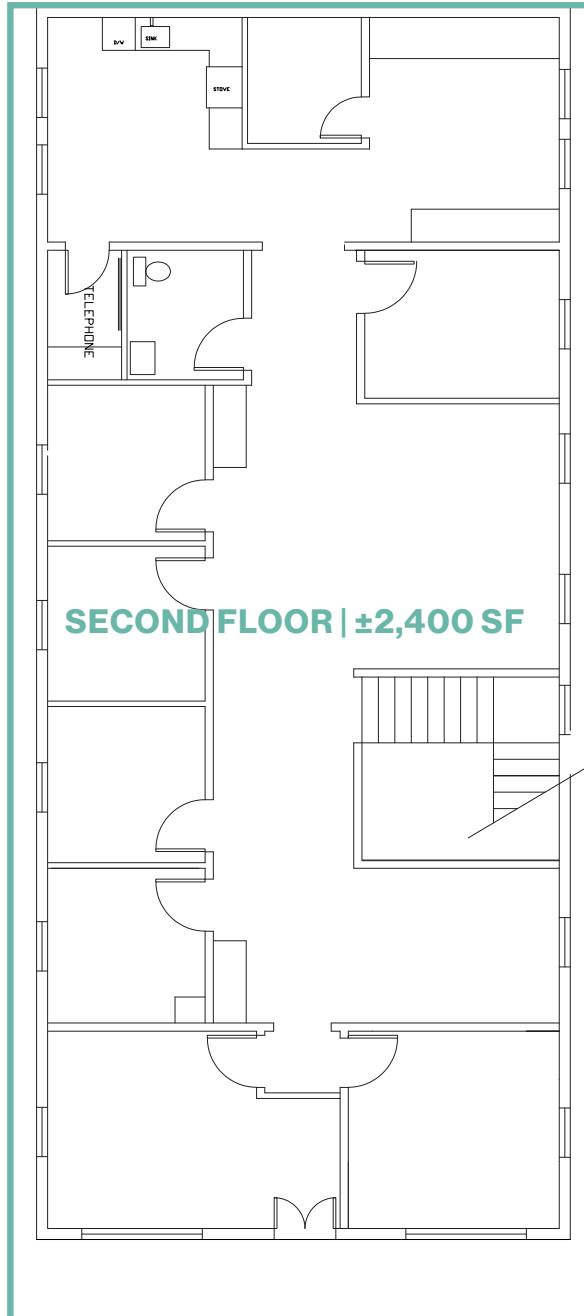
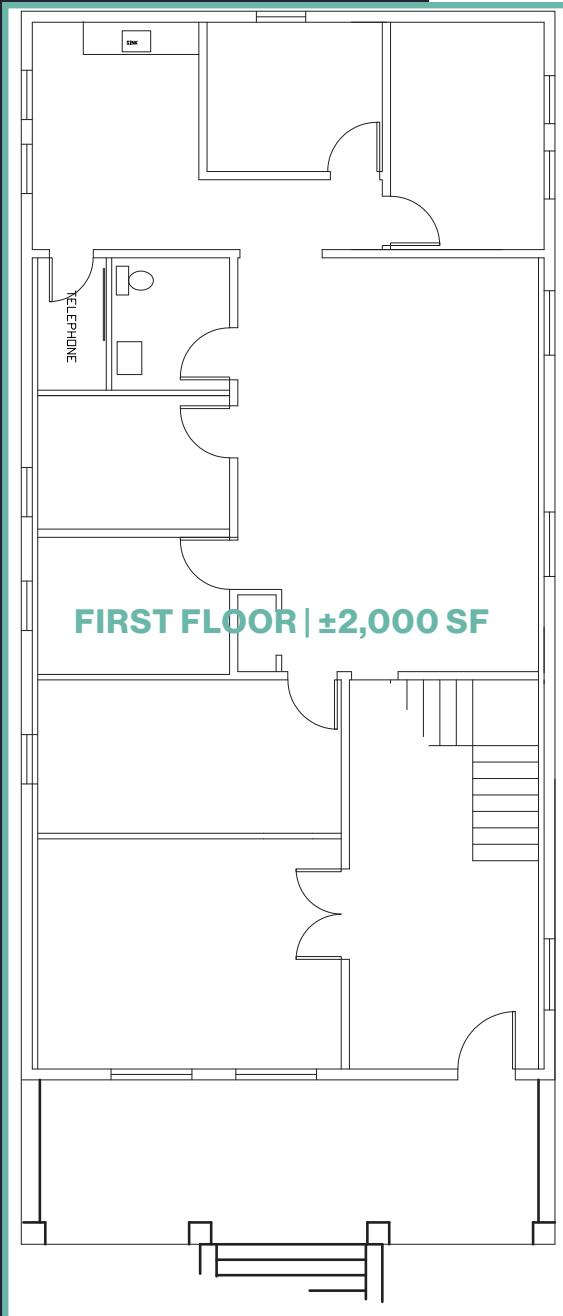
±4,400 SF

\$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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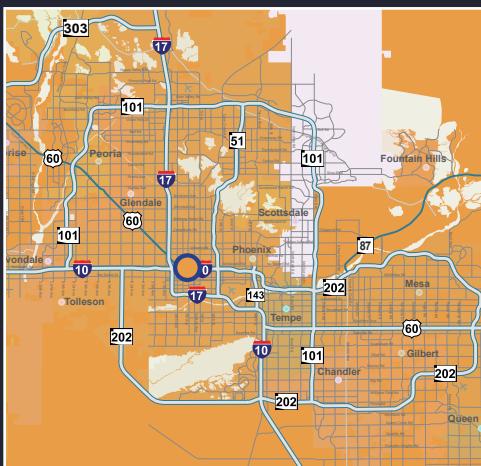


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Nearby Amenities

- 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



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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