

1624 E WASHINGTON ST | PHOENIX, AZ 85034

# URBAN DISTRICT FLEX LOFTS



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)

**BRANDON KOPLIN**

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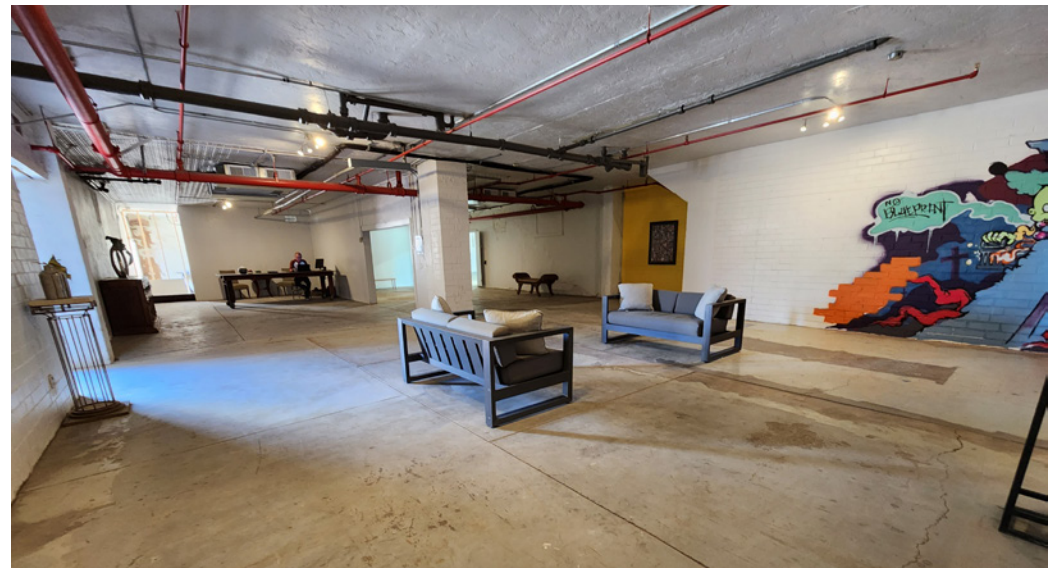
[BKOPLIN@CPIAZ.COM](mailto:BKOPLIN@CPIAZ.COM)

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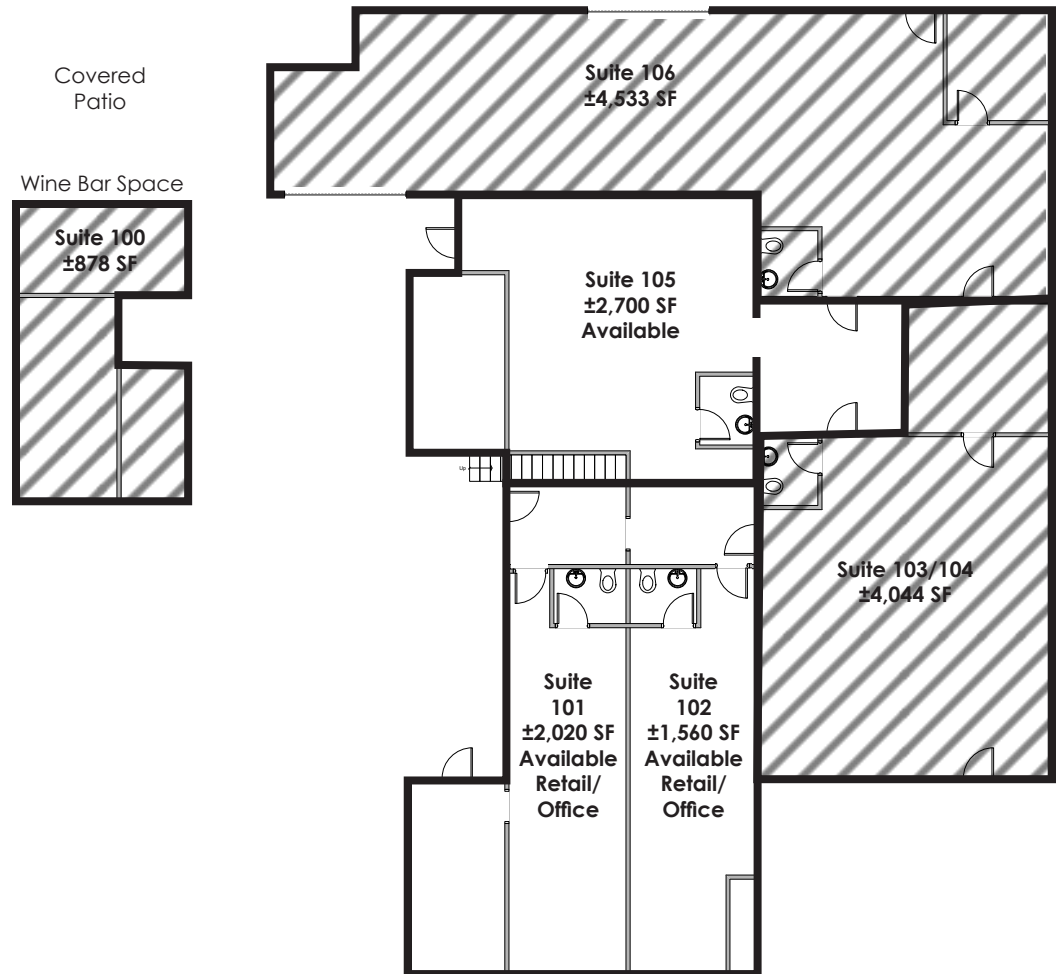
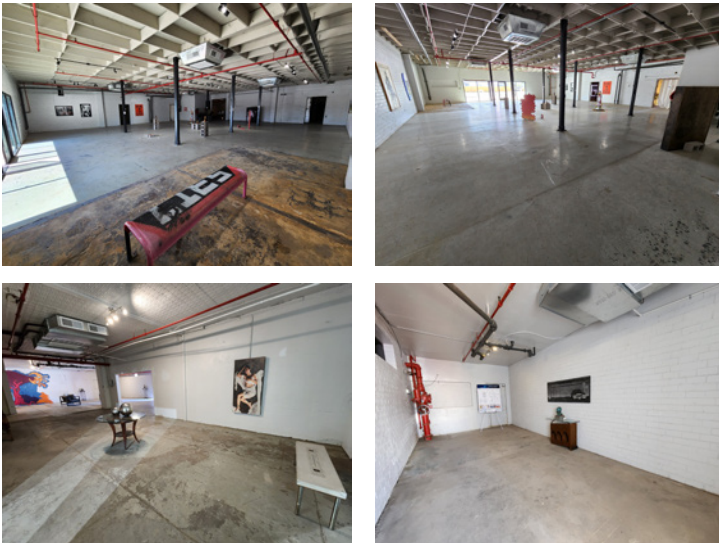
## OFFICE/RETAIL FLEX LOFTS AVAILABLE FOR LEASE

<b>Address</b>	1624 E Washington St Phoenix, AZ 85034
<b>Building Size</b>	±17,696 SF
<b>Year Built</b>	1925
<b>Zoning</b>	C-3, City of Phoenix
<b>Parcel</b>	115-04-094, 095, 096, 097
<b>Floors</b>	2
<b>Frontage</b>	E Washington St



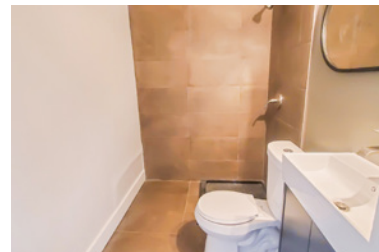
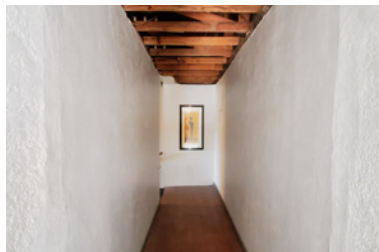
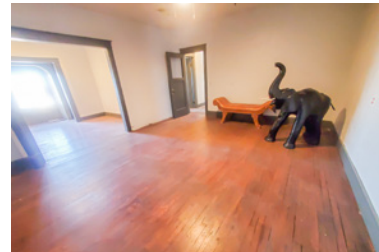
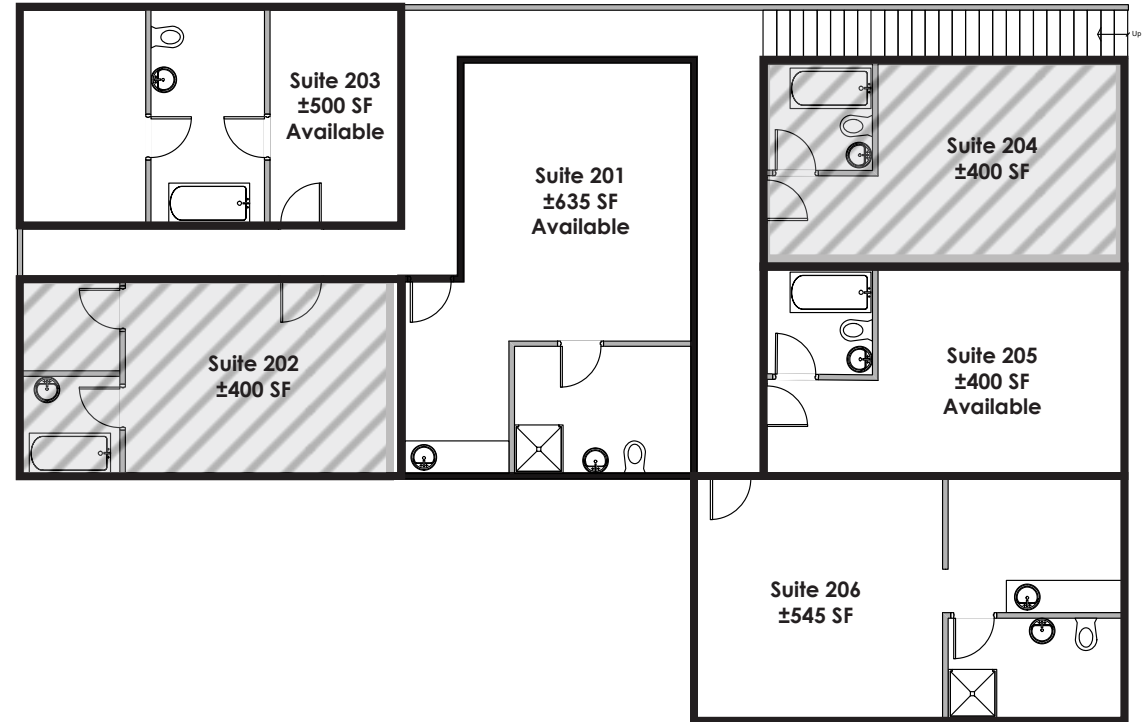
## First Floor

SUITE	SIZE	LEASE RATE
101	±2,020 SF	\$20.00 PSF/YR FS
102	±1,560 SF	\$20.00 PSF/YR FS
105	±2,700 SF	\$20.00 PSF/YR FS



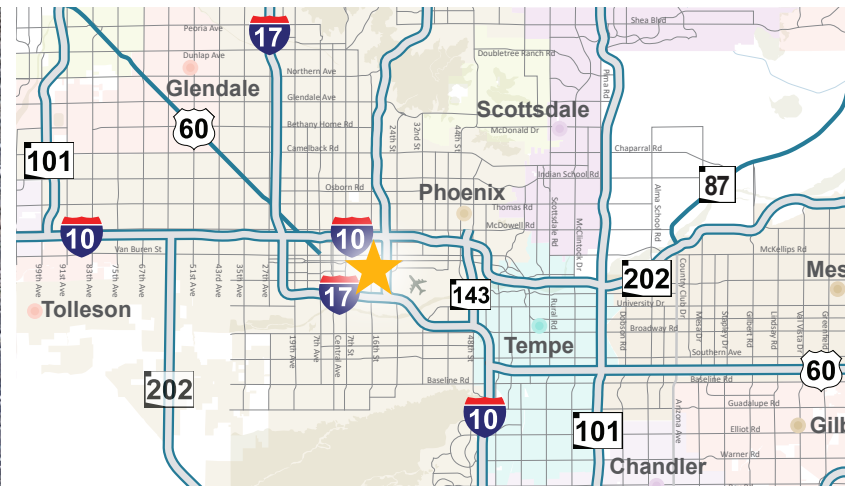
## Second Floor

SUITE	SIZE	LEASE RATE
201	±635 SF	\$1,450 / MO FS
203	±500 SF	\$1,100 / MO FS
205	±400 SF	\$900/ MO FS
206	±545 SF	\$1,225 / MO FS



Small Kitchenette with Fridge and Range  
Studio Space Includes a Private Restroom with Shower

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