

±6,996 SF OFFICE/WAREHOUSE WITH GATED YARD – CENTRAL PHOENIX SUBLEASE
2517 W MCDOWELL RD, SUITE 117, PHOENIX, AZ 85009

FOR SUBLEASE

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SUBLEASE OPPORTUNITY – CENTRAL PHX FLEX SPACE WITH YARD

2517 WEST MCDOWELL ROAD #117, PHOENIX, AZ 85009

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OFFERING SUMMARY

Building Size:	±6,996 SF
Term:	Ends October 31st, 2026
Sublease Rate:	\$1.10 PSF/month (MG) or \$7,695.60/mo + Utilities
Rollup Doors:	1 Grade-Level, and 1 Dock-High (10x10)
Zoning:	A-1
Clear Height:	±14'
Yard:	Gated Yard

PROPERTY OVERVIEW

2517 W McDowell Rd, Suite 117 presents a prime ±6,996 SF office/warehouse sublease opportunity in the heart of Central Phoenix. The space features a secure gated yard, functional office buildout, and versatile loading options — including one grade-level roll-up door and one dock-high (truck well) roll-up door. With A-1 zoning and immediate access to major freeways, this property is ideal for contractors, distributors, or light industrial users seeking a move-in-ready solution.

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WAREHOUSE + OFFICE + YARD | 2517 W MCDOWELL RD | SUBLEASE

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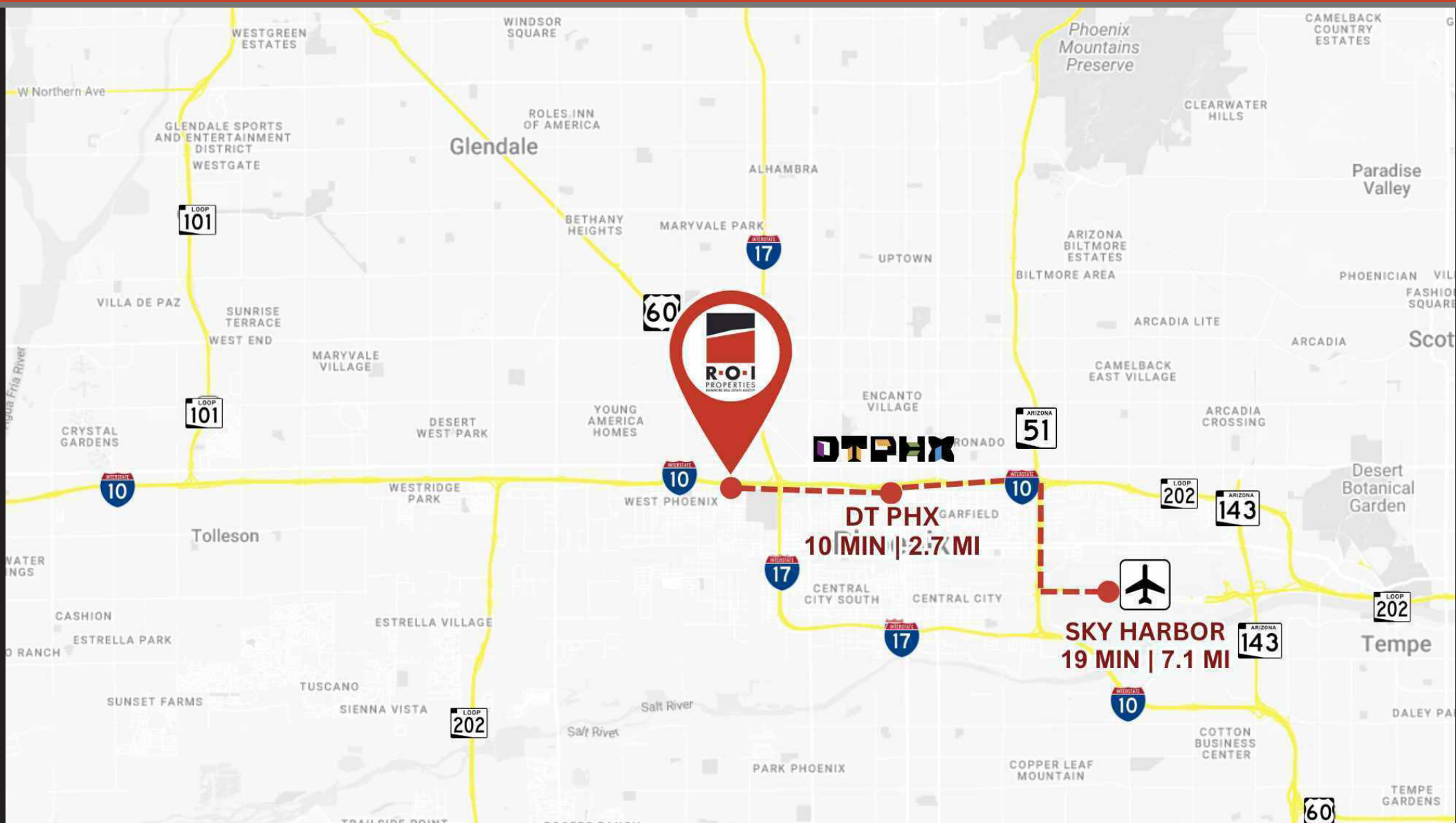
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MINUTES FROM DOWNTOWN, FREEWAYS & INDUSTRIAL HUBS

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RETAIL MAP

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FOR LEASE



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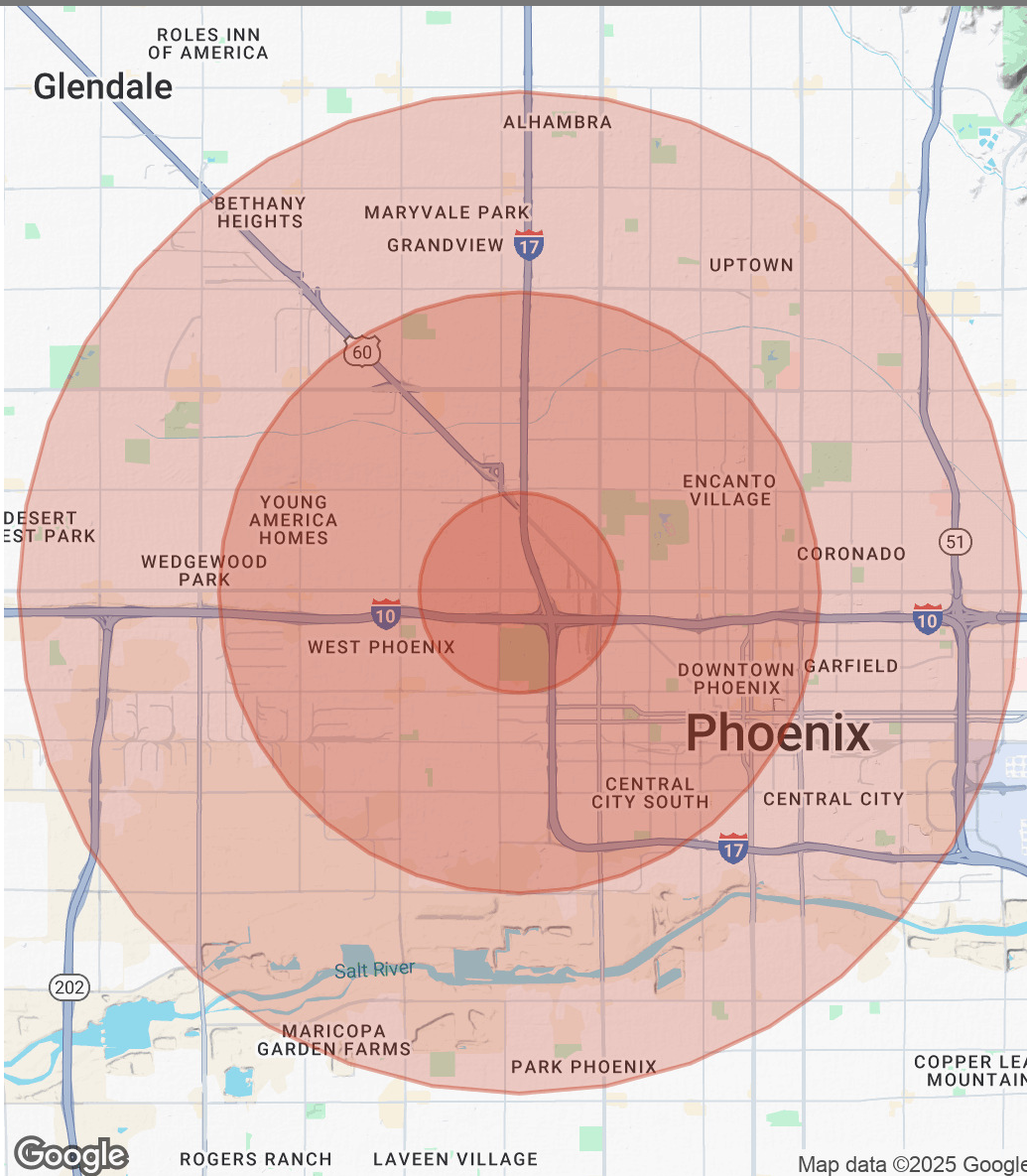
DEMOGRAPHIC SUMMARY

2517 WEST MCDOWELL ROAD #117, PHOENIX, AZ 85009

FOR SUBLEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,596	157,676	405,441
Average Age	34	35	35
Average Age (Male)	34	35	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,575	56,026	139,077
# of Persons per HH	3.3	2.8	2.9
Average HH Income	\$68,886	\$71,826	\$73,388
Average House Value	\$314,726	\$354,703	\$363,336



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SUITE #117

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