

7th GATE CENTER

Professional Office Building Space

Available For Lease



1601 N 7TH ST | PHOENIX, AZ 85006 (NEC OF 7TH ST & MCDOWELL RD)

Craig Trbovich
D 480.522.2799
M 602.549.4676
ctrbovich@cpiaz.com

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 06 25

 **COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COMPAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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PROPERTY HIGHLIGHTS

ADDRESS	1601 N 7th St Phoenix, Arizona 85006
BUILDING SIZE	±42,261 SF
SF AVAILABLE	±905 SF - ±5,291 SF
TENANCY	Multi-Tenant
ZONING	C-2, City of Phoenix
FLOORS	4
YEAR BUILT	1985
YEAR RENOVATED	2010
PARKING RATIO	3.93 per 1,000 SF
LEASE RATE	\$24.00/SF/Yr (Full Service)

This property is one of the rare buildings in the Central Corridor where all tenants have access to lit, underground parking. Anchored by Chase Bank, this four-story office building features a sun-lit lobby with new elevators, well-designed spaces, attractive common areas, and a great tenant mix.



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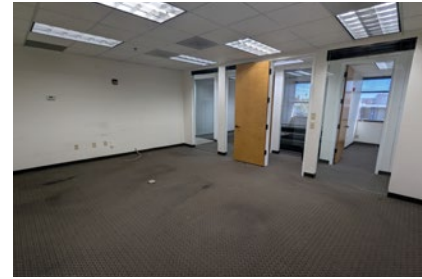
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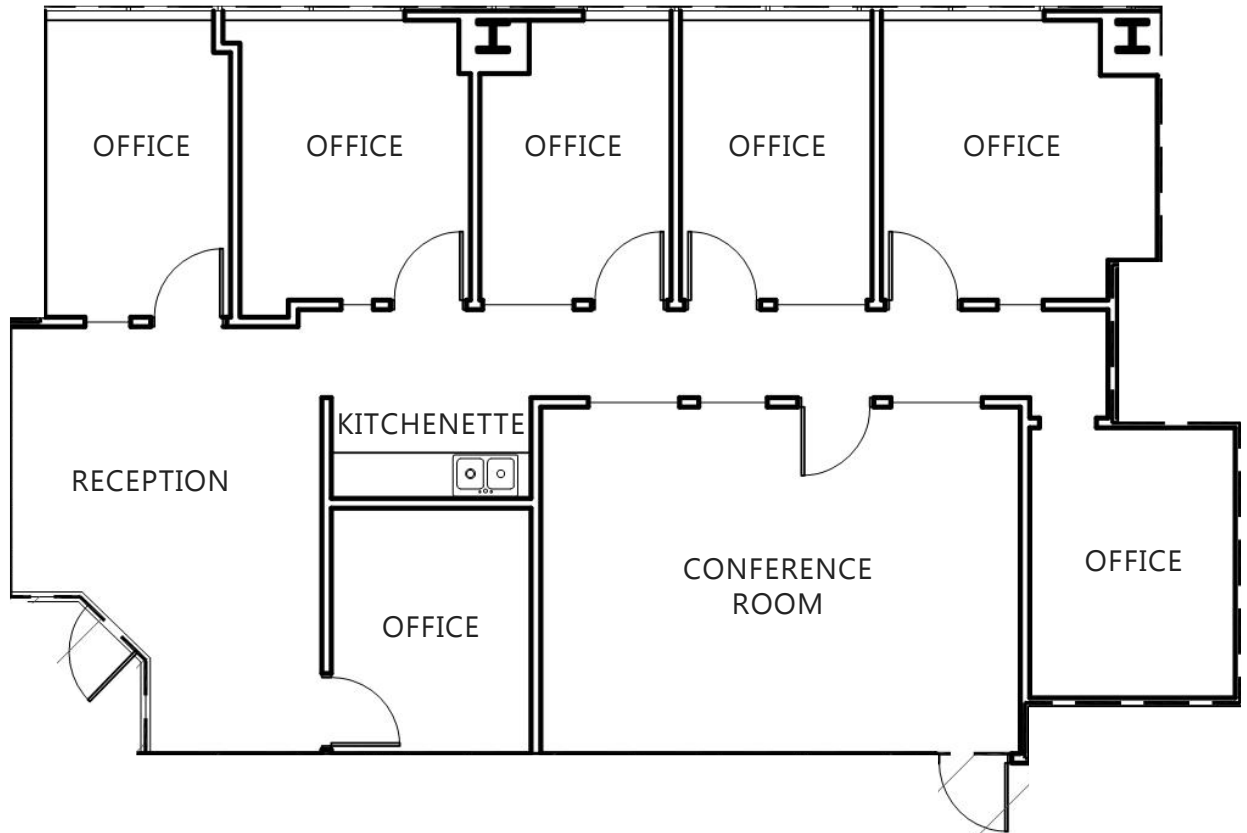
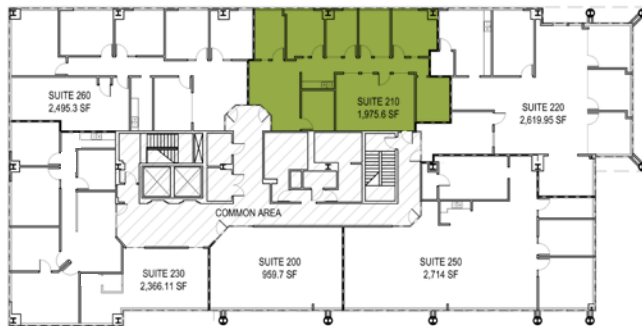
7th GATE CENTER

SUITE 210 | ±1,976 SF

\$24.00/SF/YR (FS)



SECOND FLOOR

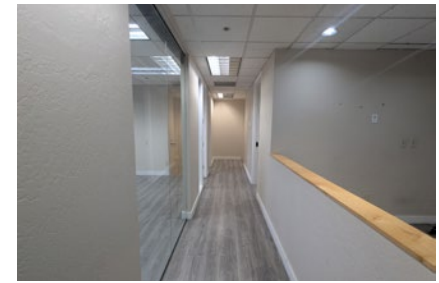


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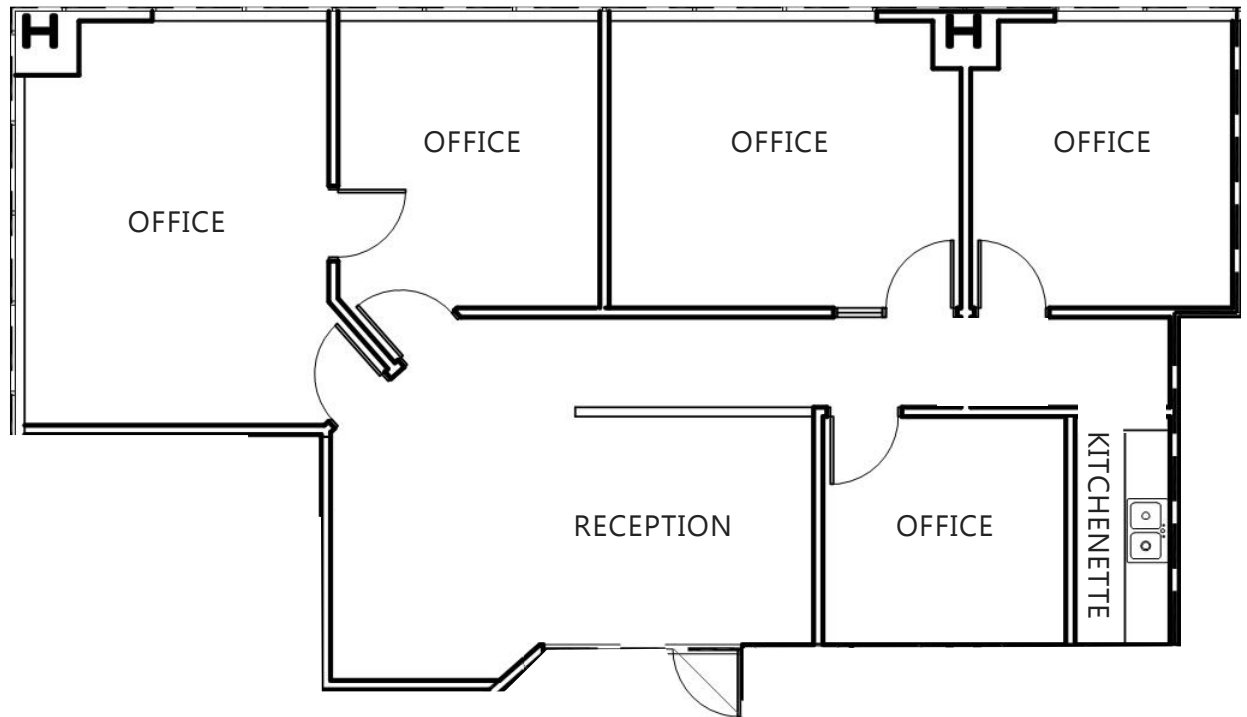
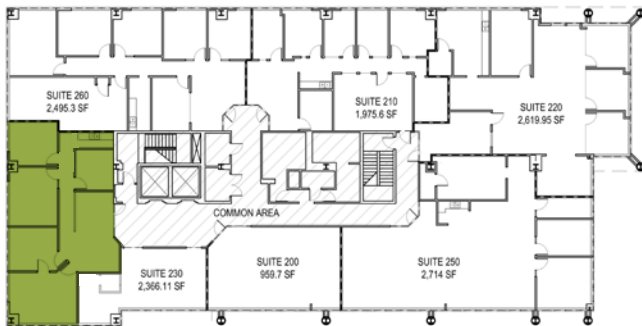
7th GATE CENTER

SUITE 240 | ±1,694 SF

\$24.00/SF/YR (FS)



SECOND FLOOR

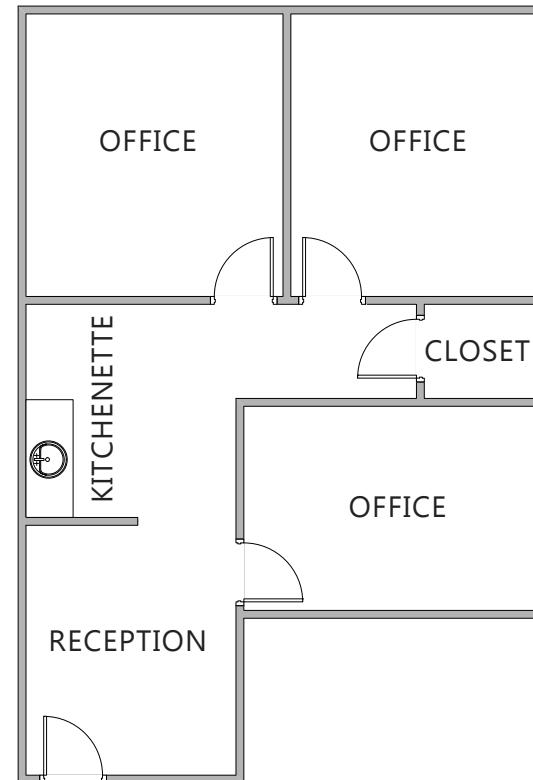
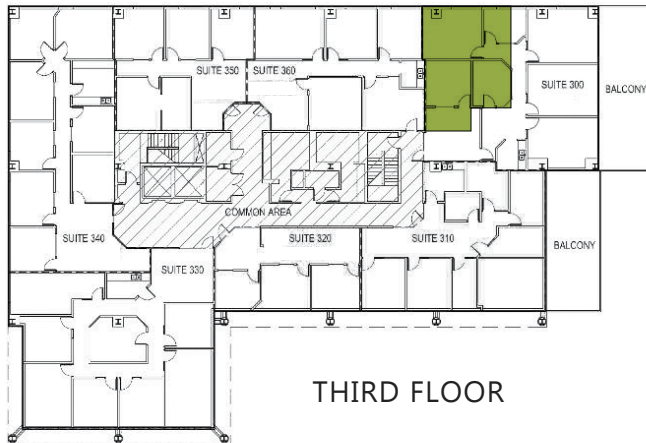
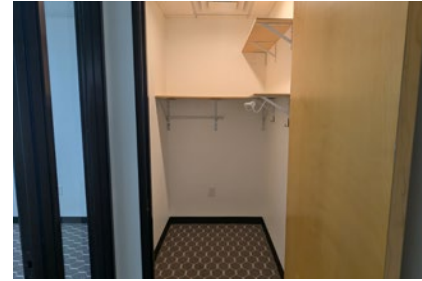
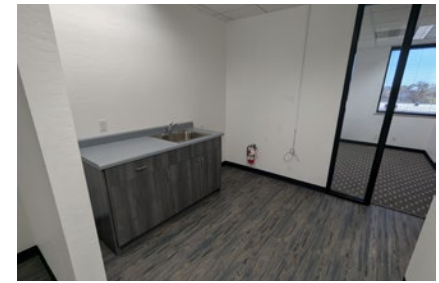
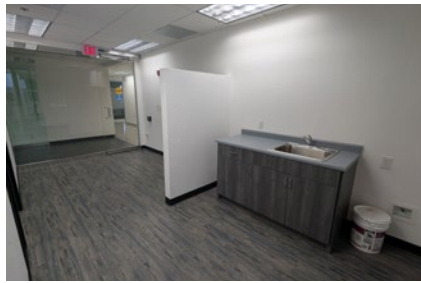


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SUITE 305 | ±905 SF

\$24.00/SF/YR (FS)

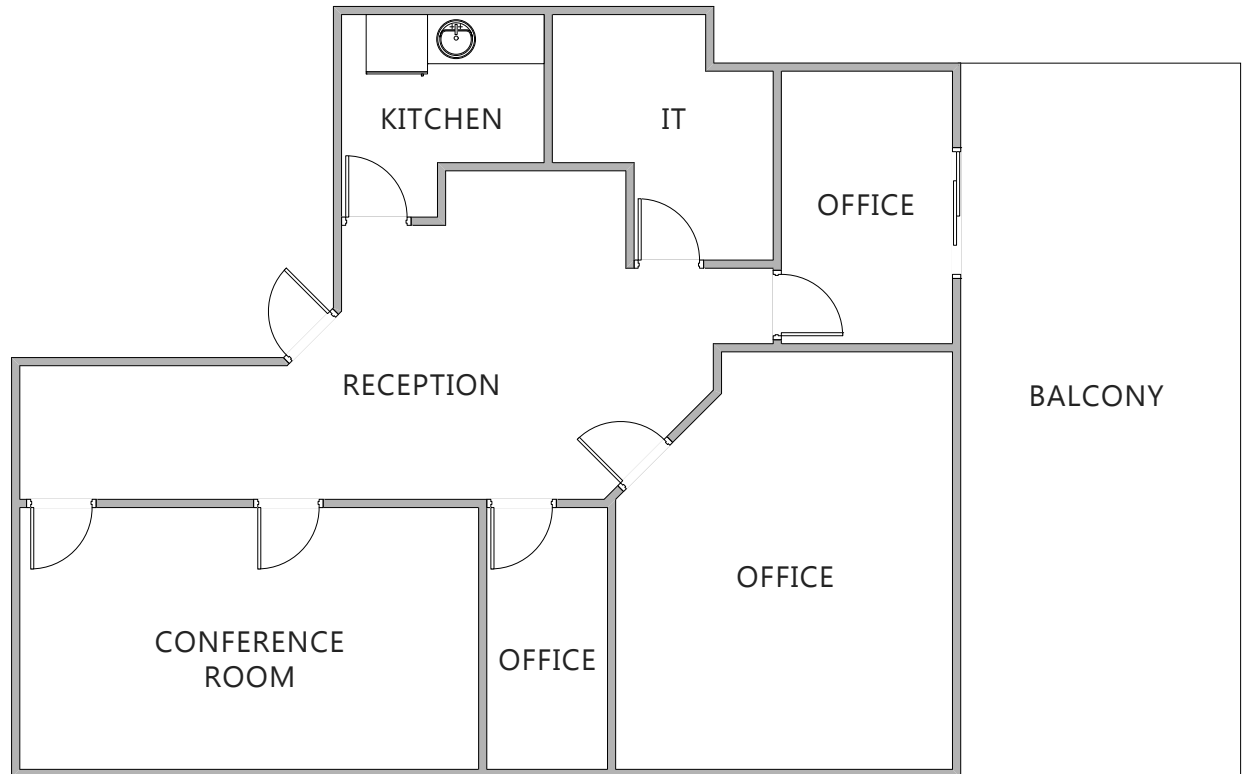
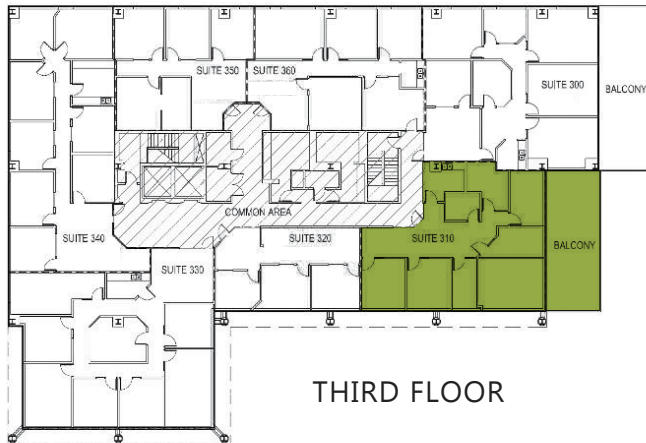


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SUITE 310 | ±1,965 SF

\$24.00/SF/YR (FS)

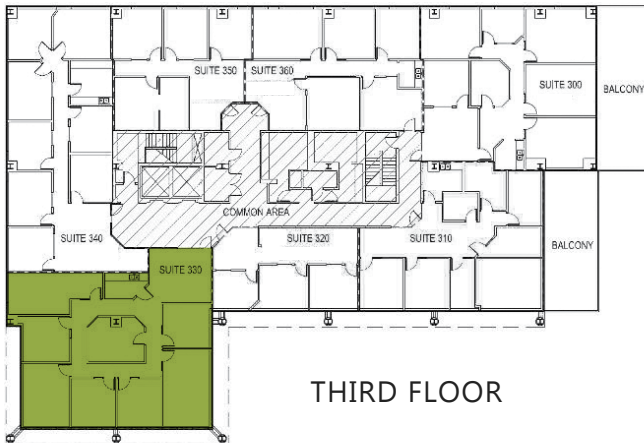
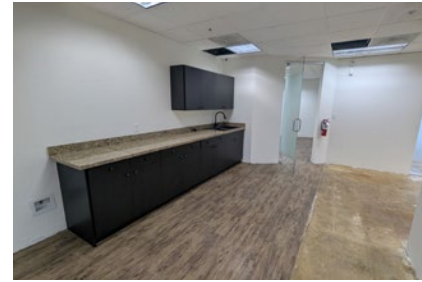
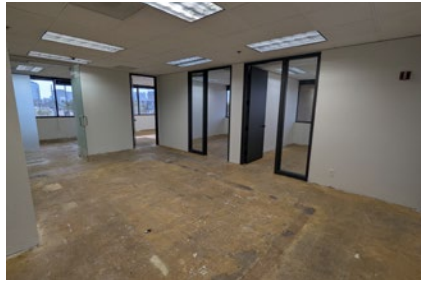
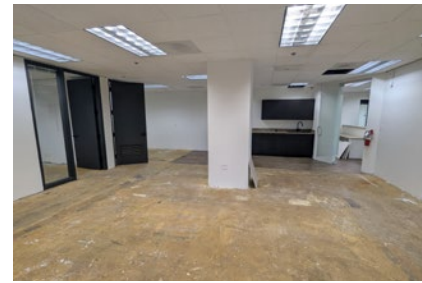
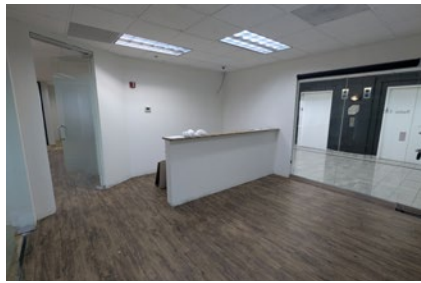


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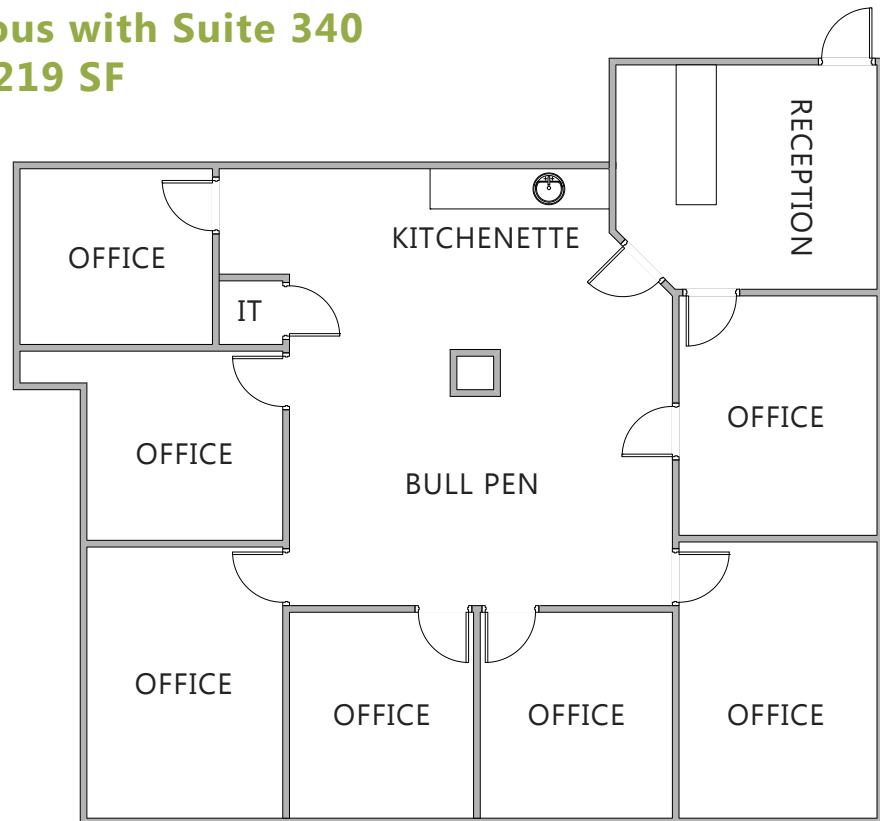
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SUITE 330 | ±2,738 SF

\$24.00/SF/YR (FS)



***Contiguous with Suite 340
up to ±5,219 SF**



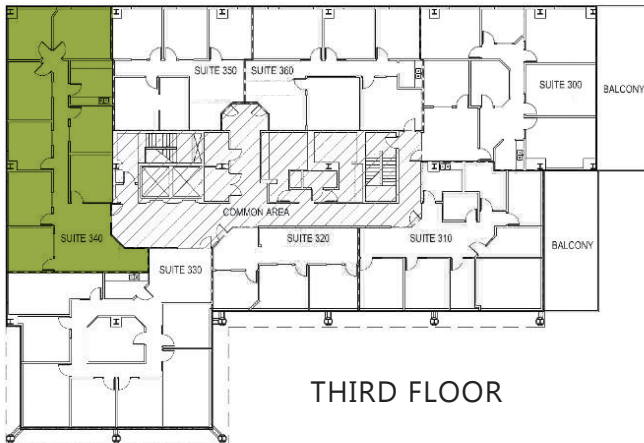
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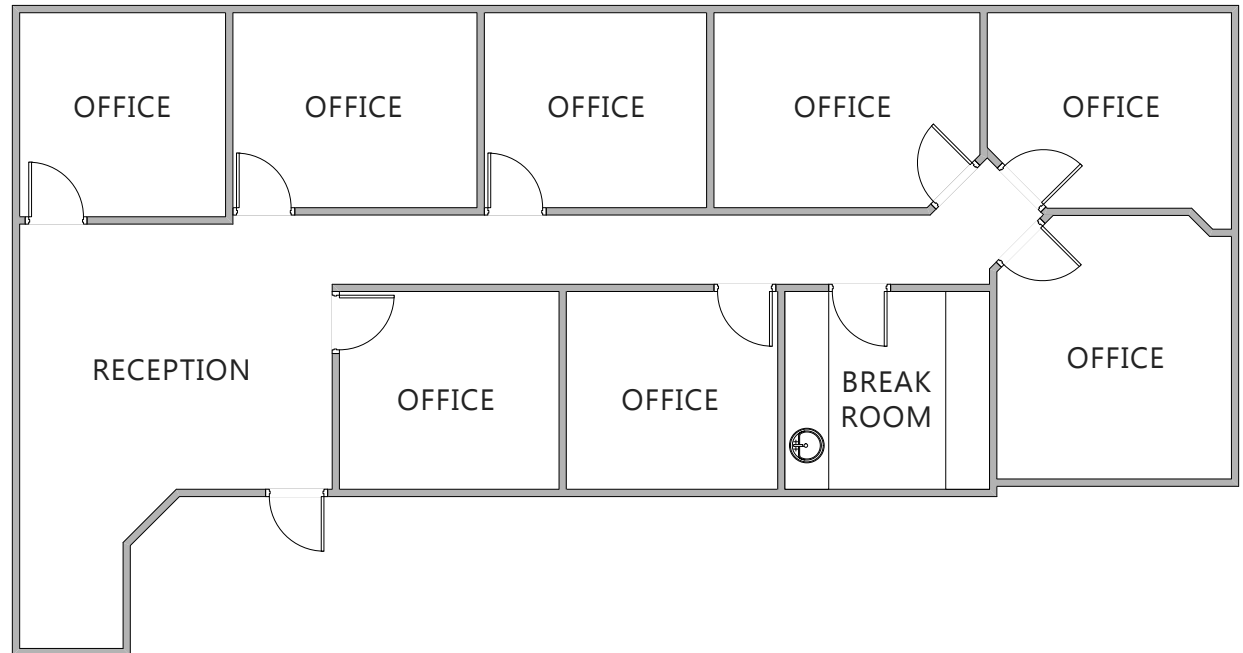
7th GATE CENTER

SUITE 340 | ±2,481 SF

\$24.00/SF/YR (FS)



***Contiguous with Suite 330 up to ±5,219 SF**



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All tenants have access to an underground parking garage with 141 reserved spaces. There are 25 available surface spaces for clients and visitors. A 24-hour access card system keeps the property secure yet accessible.

PROFESSIONAL COMMON AREAS



1ST FLOOR LOBBY



2ND FLOOR ELEVATOR ENTRY



3RD FLOOR ELEVATOR ENTRY



UNDERGROUND PARKING WITH ELEVATOR ACCESS

PHOENIX - CENTRAL CORRIDOR

In addition to the many onsite amenities, this property is in an unbeatable location surrounded by abundant retail, shopping, and dining establishments.



Safeway Center is across N 7th Street, providing a walkable Starbucks and Subway. McDonald's, Whataburger, and Walgreens are all also within a one-block walking distance.

Commuting is a breeze with proximity to the I-10 and minutes from Downtown Phoenix. Multiple Valley Metro bus stops are accessible on both N 7th Street and McDowell Rd.





E McDowell Rd

N 7th St



Located at the signalized northeast corner of N 7th St & E McDowell Rd with monument signage and a bus stop at the southwest corner of the property

- Immediate I-10 Access: Located just moments from the I-10 freeway, this property offers unparalleled connectivity to the entire Phoenix metro area.
- Central Phoenix Location: Situated in the heart of the city, this address provides easy access to downtown Phoenix and surrounding neighborhoods.
- Walkable Amenities: Enjoy a high Walk Score with restaurants, shops, and public transportation options within easy walking distance.

