

WestStar
Multi-Media Entertainment

FOR LEASE

**UPTOWN PHOENIX
OFFICE BUILDING**

6135 N 7TH ST, PHOENIX, AZ

TEAM CONTACTS

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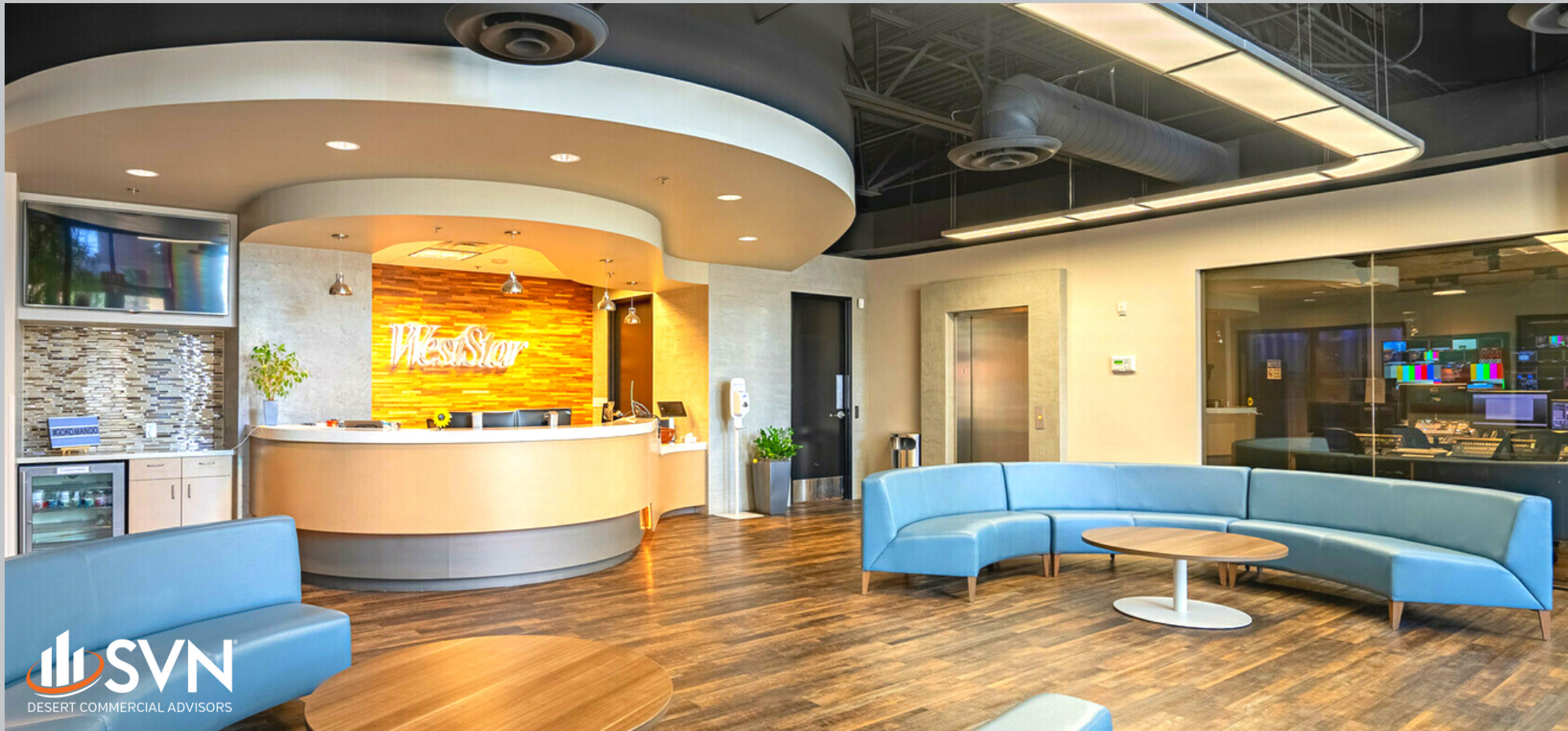
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SVN is pleased to present to the market for lease 6135 N. 7th St. The building was built in 1984 before undergoing a multimillion dollar renovation in 2016. The two-story building features a first class lobby, multiple conference rooms, corporate offices, and communal space for gatherings and events.

The space consists of a full lobby and reception area with a corporate conference room on the first floor. The second floor is accessible via elevator and stairs and consists of corporate offices, bullpen space, a communal space for company functions/gatherings, and a large kitchen area. There is both public parking in the front of the property as well as a gate-secured parking lot in the rear of the property.

EXECUTIVE SUMMARY





LEASE RATE

*\$18.00
PSF FS*



RENTABLE
AREA

±9,000SF



LAND AREA

±1.81 ACRES



YEAR BUILT/RENOV

1984/2016



PROPERTY HIGHLIGHTS



CROSS STREETS

*7TH ST &
BETHANY HOME RD*



APN

161-16-113F



ZONING

P-1

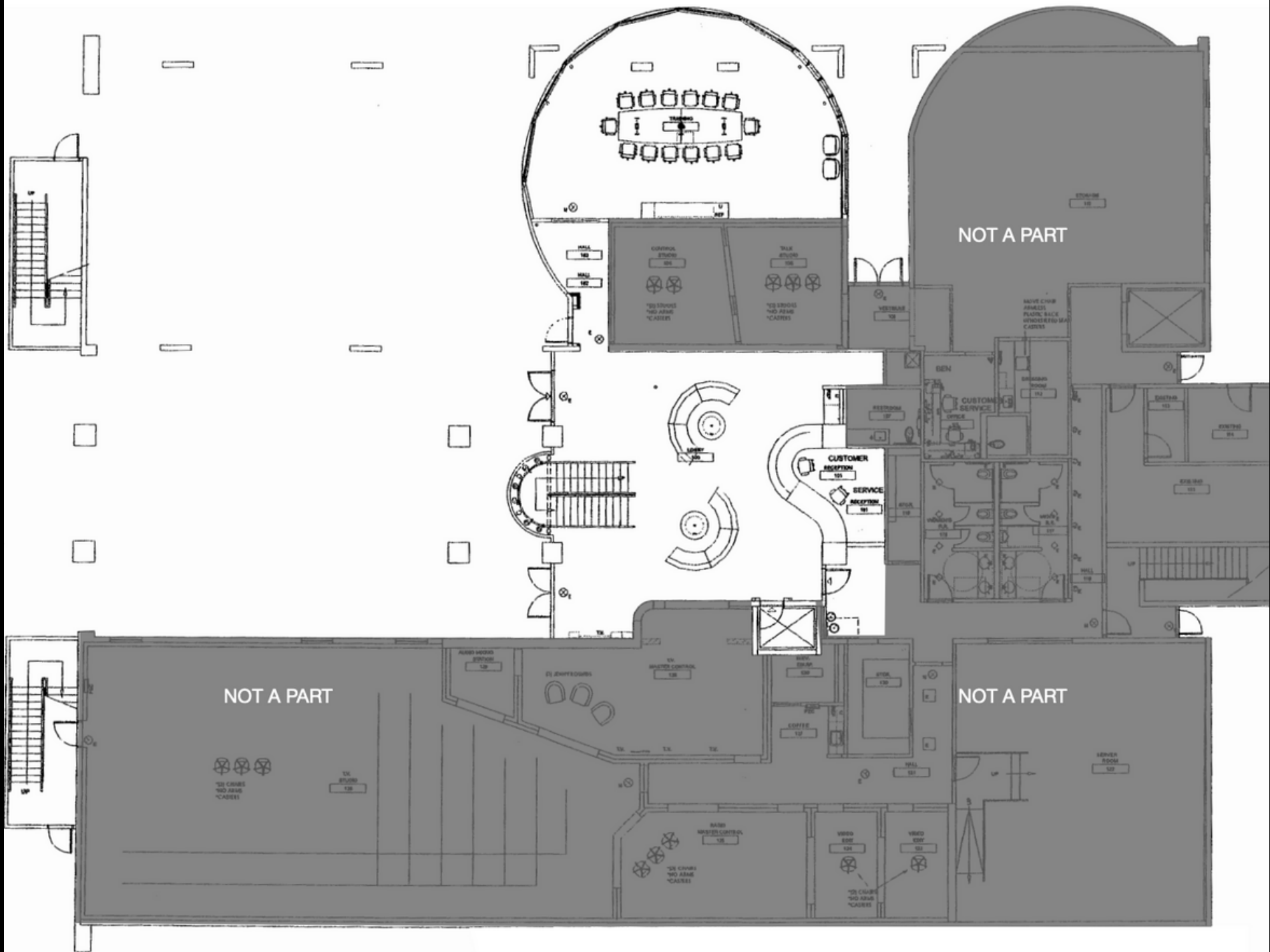


PROPERTY OVERVIEW

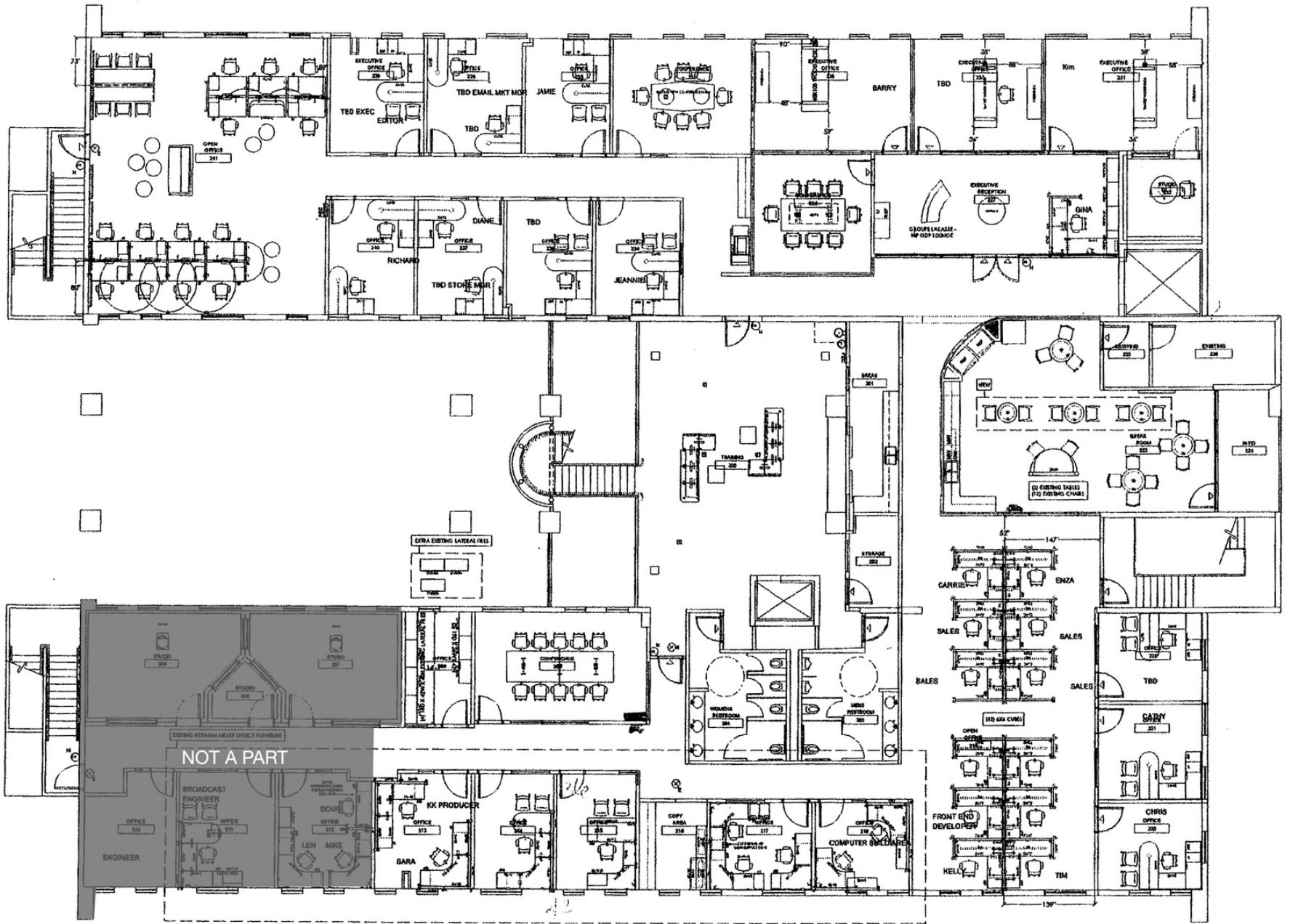
- First Class Lobby
- High End Corporate Office Space
- 20+ Private Offices
- Multiple Corporate Conference Rooms
- Full Kitchen With Communal Space For Company Gatherings Or Event Space
- Ideal Uptown Phoenix Location
- 7th St. Frontage
- Numerous Bars/Restaurants in Immediate Area
- Close Proximity to 51 Freeway
- Sufficient Parking with Secured, Gated Parking in Rear



FLOOR PLAN
FIRST FLOOR



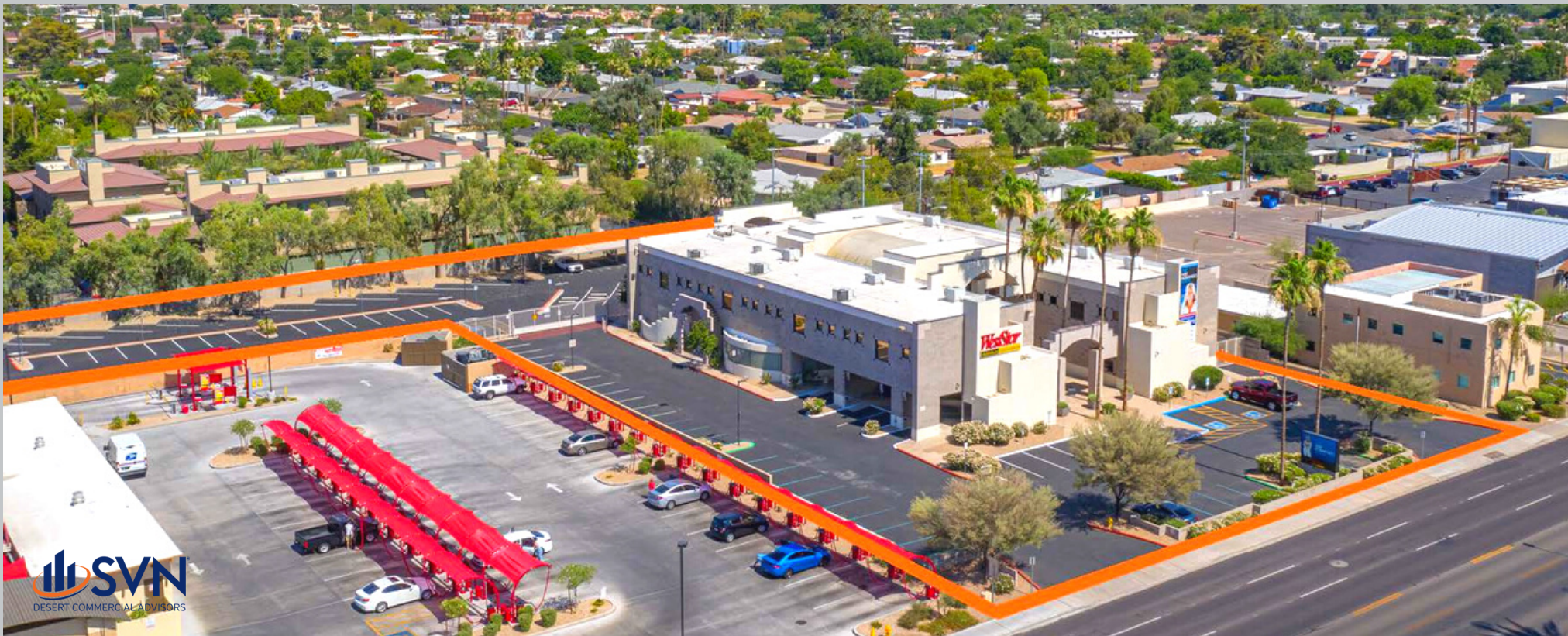
FLOOR PLAN SECOND FLOOR

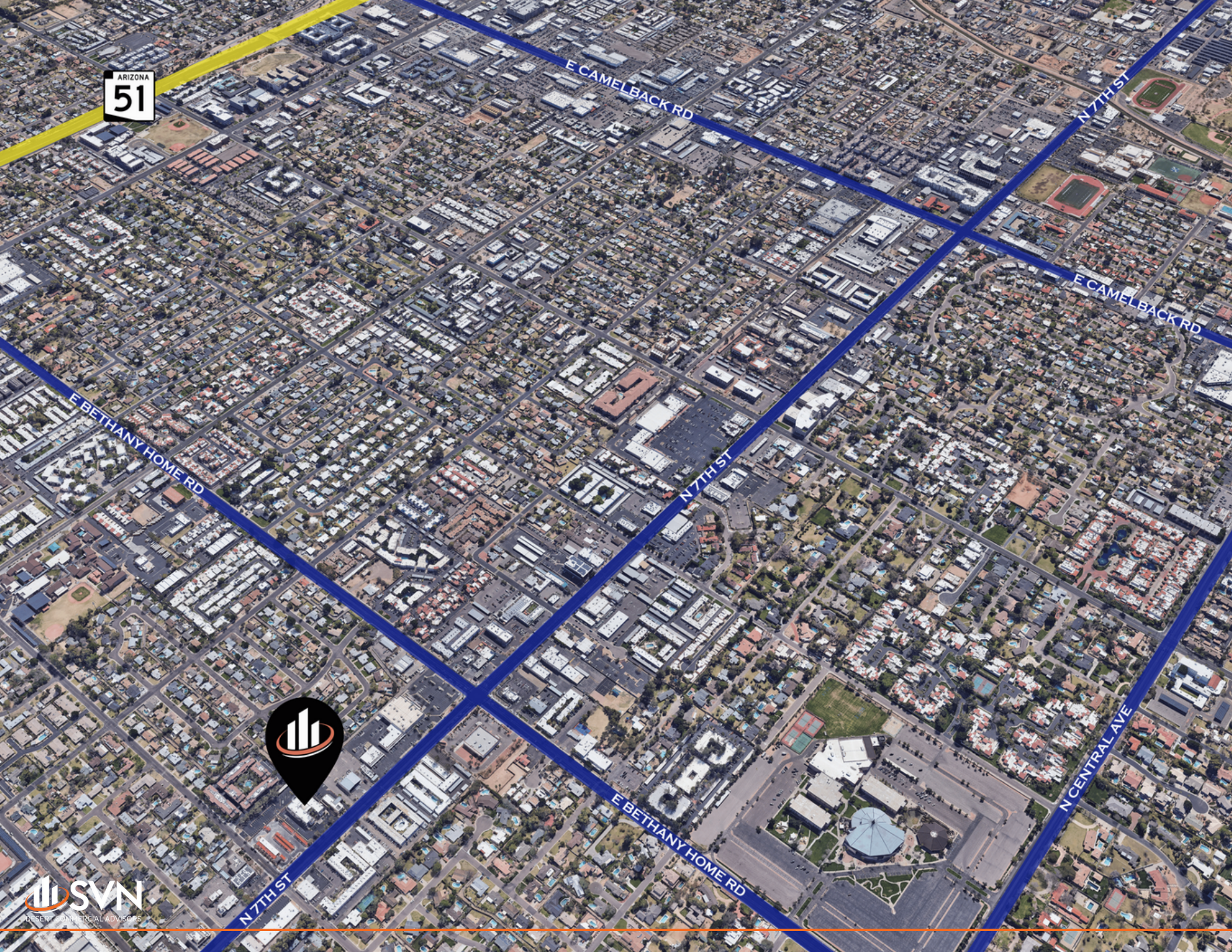


The subject property is located in the heart of central Phoenix, an area known for its vibrant mix of amenities and attractions. The property is within walking distance of several restaurants and bars and is just a short drive from several shopping centers, including the Biltmore Fashion Park, Park Central Mall, and the Arizona Center. The property is conveniently located just off the I-10 and SR-51 freeways, providing easy access across the Phoenix MSA including a short drive time to Phoenix Sky Harbor International Airport.

The city of Phoenix is a thriving metropolitan area with a population of approximately 1.7 million people. The city's diverse economy includes healthcare, finance, and technology industries and is home to more than 40 universities and institutions including Arizona State University, University of Arizona, Northern Arizona University, and Grand Canyon University.

LOCATION HIGHLIGHTS





CAMELBACK CORRIDOR
ESPLANADE

ANCHOR CENTRE
Camelback CENTER
ELEVATE 24
CAMELBACK LAKES

24TH AT CAMELBACK

BILTMORE CENTER

TEMPE

ASU Arizona State University
Snooze
POSTINO
Daily Java
CULINARY DROPOUT

7TH STREET

WILD FLOR
Mama
ELVTD
Hula's
WILDFLOWER
The Yard
REVOLU
modern taqueria + bar
PUBBLICO
CULINARY DROPOUT
SPINATO'S
PIZZERIA & FAMILY KITCHEN

MIDTOWN

PARK CENTRAL
Creighton UNIVERSITY
FirstWatch
Panera BREAD
THE WILD
Thaiger
Duan's
MI PATIO Mexican Food

DOWNTOWN

RR ROOSEVELT ROW
CHASE FIELD
BLUE HOUND
SUNS
Wicherry
A
bc BREAKFAST CLUB
CHICO MADO
ARROGANT BUTCHER
BIANCO
KETTLE BLACK
Pizzeria

BILTMORE

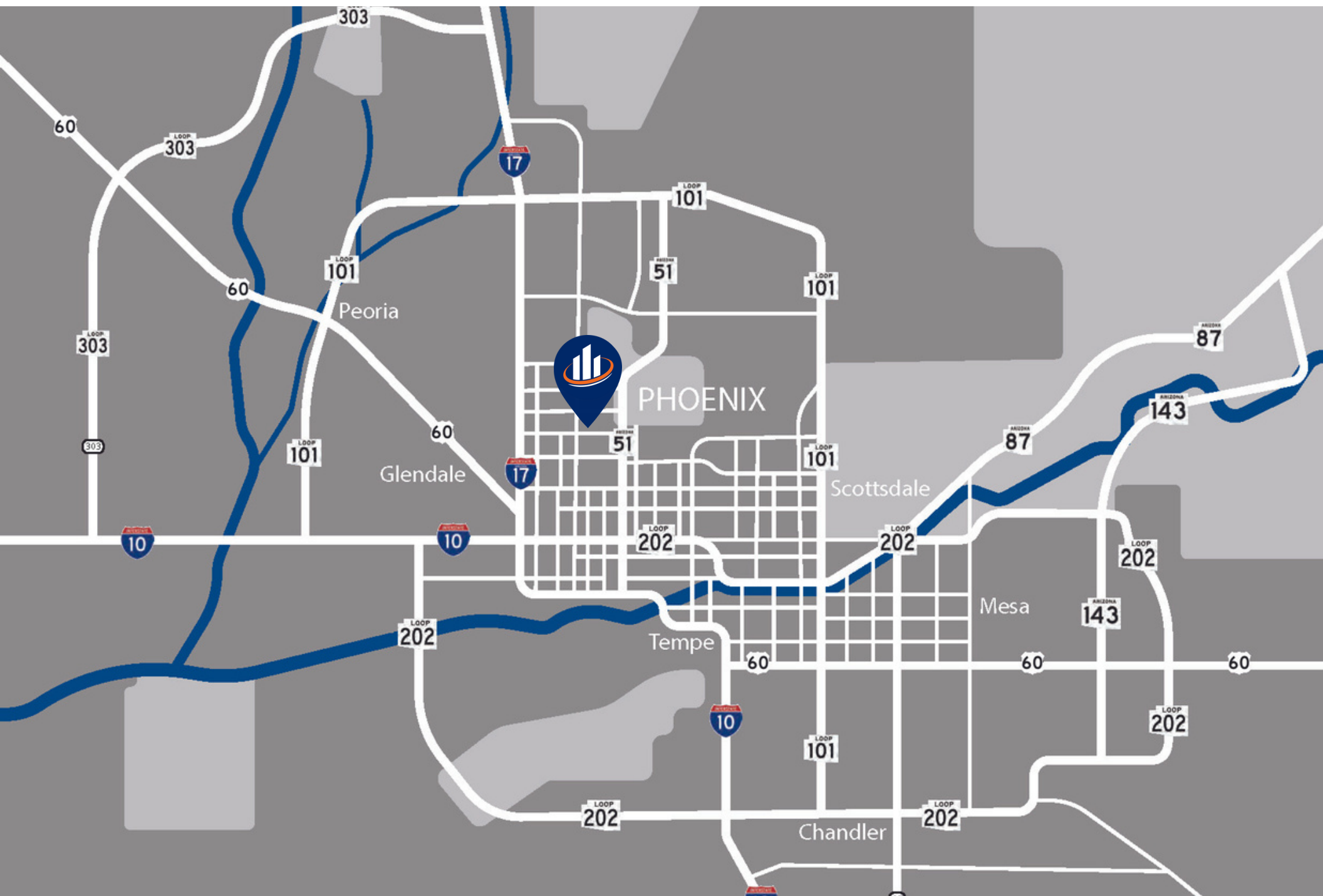
BILTMORE FLORIAN PARK
BISITORO
Christopher's
BLANCO
THE CAPITAL
Season 52
Cheesecake Factory
LIFETIME
Zinburger

UPTOWN

UPTOWN Plaza
Lou Malnati's PIZZERIA
FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD
POSTINO
héktaR
WINDSOR
Joyride

PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT





CITY OF PHOENIX



5th
**LARGEST CITY IN
THE U.S.**
(2021 U.S. Census)



1.66MM+
POPULATION
(2022)



1.5%
**ANNUAL POPULATION
GROWTH RATE**
(2021 U.S. Census)



\$377,867
**AVERAGE HOME
VALUE**
(ESRI)



580,835
HOUSEHOLDS
(2020 U.S. Census)



33
MEDIAN AGE
(ESRI)



\$85,527
**AVERAGE HOUSEHOLD
INCOME**
(ESRI)



30.1%
**RESIDENTS W/ A FORM
OF COLLEGE EDUCATION**
(2020 U.S. Census)



42
**OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOODS**



4.95MM+
**PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA**
(2020 U.S. Census)



70%
**OF THE STATE'S
WORKFORCE
POPULATION LIVES
W/IN THE PHX METRO**
(ESRI)



11.1%
**ESTIMATED
POPULATION GROWTH
BY 2030**
(MAG)

CITY OF PHOENIX ATTRACTIONS

GOLF

Well known as 'America's Best Place to Live for Golf' there are over 200 golf courses in the Greater Phoenix area, and over 26 in Phoenix alone Presidents, Hollywood luminaries, and various VIPs have all trod the fairways at the classic Central Phoenix Arizona Biltmore golf course.



MAJOR LEAGUE SPORTS

Chase Field home of MLB's Arizona Diamondbacks and Footprint Center home to NBA's Phoenix Suns and WNBA's Phoenix Mercury are both located in Downtown Phoenix. Explore the greater Phoenix area with NFL's Arizona Cardinals and NHL's Arizona Coyotes.



ARTS & CULTURE

The Phoenix area has a rich arts-and-culture environment. The walkable Roosevelt Row Arts District is home to art galleries, restaurants, bars, and boutique shops, find larger-than-life mural walls, visit the internationally acclaimed Heard Museum, or catch a show at the historic Orpheum Theatre.



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