

For lease

# Verrado at Main Street Office Buildings

**Jackson Building**

4236 N Verrado Way | Buckeye, AZ

**Get more  
information**

**James DeCremer**

D 480 423 7958

C 602 909 0957

[james.decremer@avisonyoung.com](mailto:james.decremer@avisonyoung.com)

**Matt Milinovich**

D 480 423 7959

C 602 885 9393

[matt.milinovich@avisonyoung.com](mailto:matt.milinovich@avisonyoung.com)

**AVISON  
YOUNG**





# Buckeye overview

Buckeye is the westernmost city in Metro Phoenix and a gateway to California markets. Plentiful job opportunities and affordable housing made it one of the nation's fastest growing cities in recent years.



Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 119,000 residents today. Buckeye continues to be one of the fastest growing cities in the country and is only 16% built out today.



Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR & Multi-family units in 2025, which equates to approximately 8,300 new residents added to the community.



The City of Buckeye's residential growth is far exceeding other cities in the valley and has the 3rd largest permit numbers in Greater Phoenix, with regards to permits issued in 2024.



Over 1.45 million people in the labor force within 45 minute commute of Buckeye; employees in Buckeye benefit from a reverse commute to work meaning they travel against the flow of traffic; 92% of current resident workforce have jobs outside of the community.



Buckeye provides direct access to the Western U.S. and Mexico with direct access to Interstate 8, State Route 303, access to the Union Pacific Rail Road, Interstate 10, State Route 85, Maricopa County 85 and the Future Interstate 11 and State Route 30.

**#1 fastest growing city in the US over the past decade.**



# Property highlights



Ample visitor parking



Prominent building location and signage



Pedestrian-friendly environment within Verrado's Main Street District



Conveniently located just north of the I-10, along Verrado Way at Main Street, Verrado



Only 25-miles west of Phoenix in Buckeye, AZ



Located within minutes of several essential amenities

## Amenities within 0.25-miles



**CIAO GRAZIE**  
PIZZERIA WINEBAR



a  
**contemporary**  
urban bistro



...and many more.







# Verrado at Main Street Office Buildings

A variety of office and service tenants can be found within the Verrado at Main Street Office Buildings, offering a large service community to the surrounding Verrado area.

WINTRUST  
MORTGAGE

Pioneer  
Title  
Agency

AMERICAN FAMILY  
INSURANCE®

Edward Jones  
MAKING SENSE OF INVESTING

Vision  
Wellness  
EYE CARE FOR A GREAT LIFE

EMPOWER  
PHYSICAL THERAPY

SKIN  
By Oksana

KENNEDY  
DENTISTRY

Majestic  
Beauty Spa

...and more.





# Sunrise Market

## in Verrado Town Center

This brand new, class A, retail development has over ±35,000 square feet of retail space planned. Sunrise Market at Village Street and Sunrise Lane in Verrado will mirror Main Street's pedestrian-friendly, small town American appeal, integrating modern architectural elements that pay homage to the West Valley's agricultural heritage, along with greenery, trees and community spaces. Sunrise Market will be a hub for shopping, restaurants, and services.



...and more.





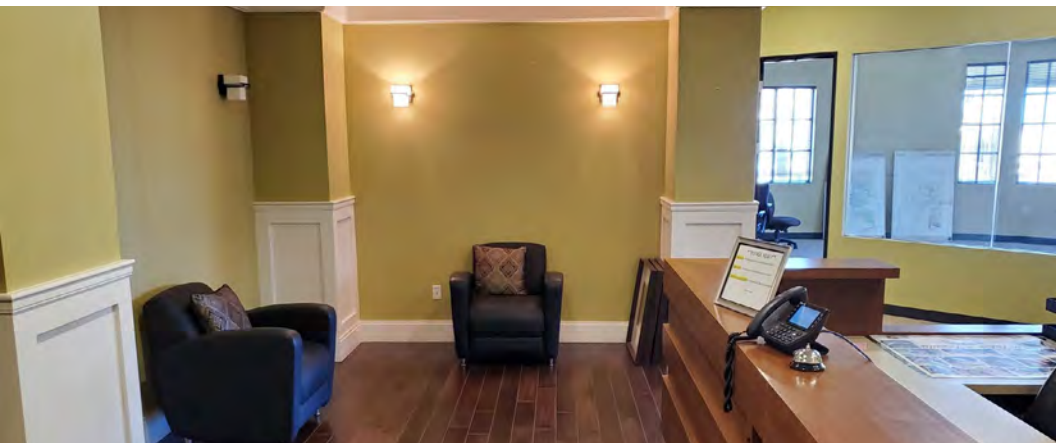
# Property overview

Verrado at Main Street is an upscale office space conveniently located within Verrado's Main Street district, the central hub of Verrado, with several essential amenities nearby.



## Offering summary

Year built	2008
Building size	±17,744 sf
Availability	±1,032 sf
Lease rate	\$40.00/sf, Modified Gross
Parking	1 covered reserved for \$65



**Located within a vibrant mixed-use commercial district at the heart of Verrado.**



# Property location

Located within Verrado's Main Street District, the property is located within a lively mixed-use commercial district at the heart of Verrado, featuring an excellent mix of shops, dining, health, wellness and service providers.

## Main Street District

This bustling three block district starts at the corner of Main Street and Verrado Way in Buckeye, Arizona. Verrado is a modern growing community nestled on over 8,800 acres in the foothills of the White Tank Mountains. Located north of Interstate 10 along Verrado Way, Verrado exudes all the charm of America's historic small towns, with its engaging lifestyle and amenities. Verrado offers friendly neighborhoods, recreational trails, state-of-the-art facilities and community celebrations.

To learn more, visit [Verrado.com](http://Verrado.com)



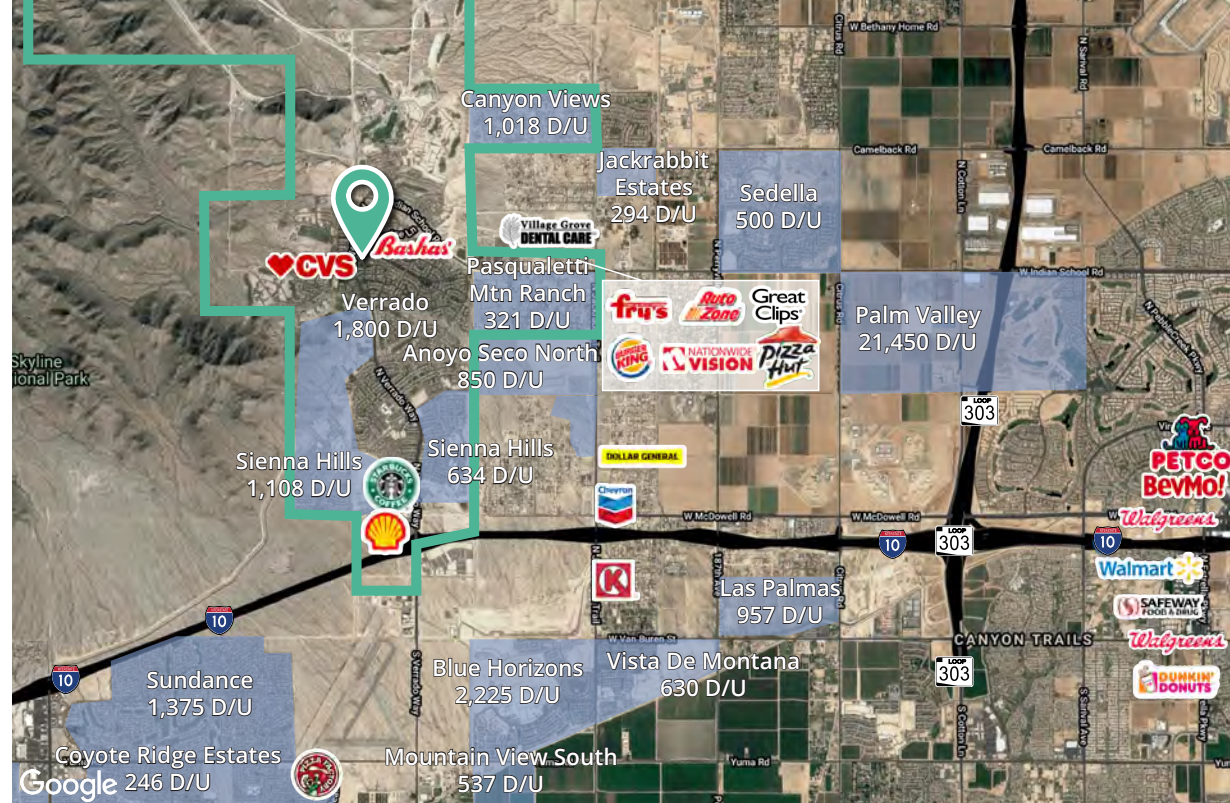
Population  
**24,896**  
3-miles



HH units  
**21,430**  
5-miles



Labor force  
**53,618**  
5-miles

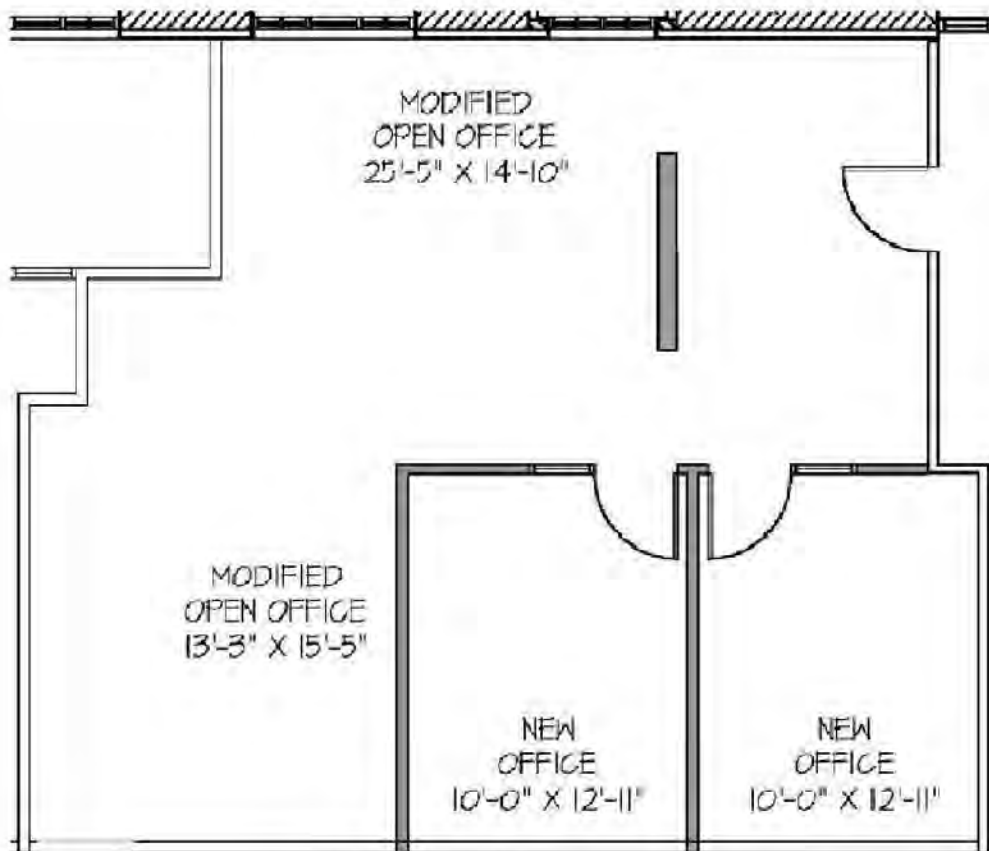




# Floor plan

**For lease**  
4236 N Verrado Way

## Jackson Building - 1st Floor Suite A-105: 1,032 rsf



**Lease rate:** \$40 psf, FS for retail/office





# Location

For lease  
4236 N Verrado Way





# Contact us

**James DeCremer**

D 480 423 7958

C 602 909 0957

[james.decremer@avisonyoung.com](mailto:james.decremer@avisonyoung.com)

**Matt Milinovich**

D 480 423 7959

C 602 885 9393

[matt.milinovich@avisonyoung.com](mailto:matt.milinovich@avisonyoung.com)



© 2025 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

Visit us online  
[avisonyoung.com](https://avisonyoung.com)

**AVISON  
YOUNG**