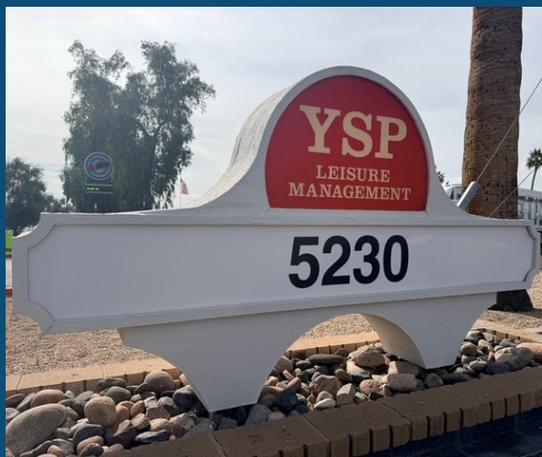


# Phoenix Freestanding Office Available For Lease

5230 N 16th St, Phoenix, AZ 85016



- Freestanding Office Building For Lease
- +/- 2,112 SF
- Lease Rate: \$15.00 PSF + NNN
- Great Central Phoenix Location
- Exceptional Freeway Access: Less than 1/4 mile to SR-51
- Dedicated Parking, including Reserved Parking
- High Visibility Frontage: Features Prominent Monument Signage with Exposure to 16th St Traffic
- Close Proximity to the Biltmore Fashion Park
- Covered Parking

[www.menlocre.com/property](http://www.menlocre.com/property)

Steve Berghoff, SIOR, CCIM

Senior Vice President

480.659.1777

steve@menlocre.com

Nicholas Aldini

Vice President

480.846.0601

nick@menlocre.com

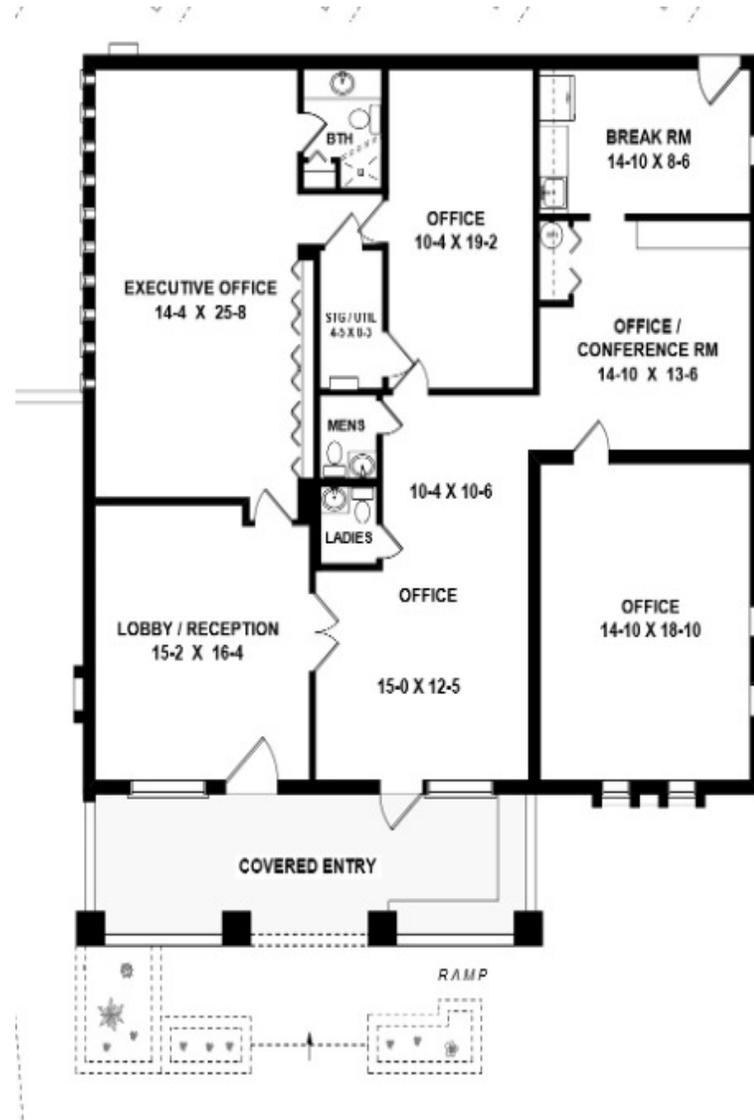
P: 480.659.1777 • F: 480.535.5854  
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## Floor Plan

Page 2



**MENLO GROUP**  
480.659.1777  
1809 S Holbrook Ln, Tempe, AZ 85281  
menlocre.com

**STEVE BERGHOFF, SIOR, CCIM**  
480.659.1777  
steve@menlocre.com

**NICHOLAS ALDINI**  
480.846.0601  
nick@menlocre.com



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## Interior Photos

Page 3



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## Exterior Photos & Covered Parking



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menlocre.com

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steve@menlocre.com

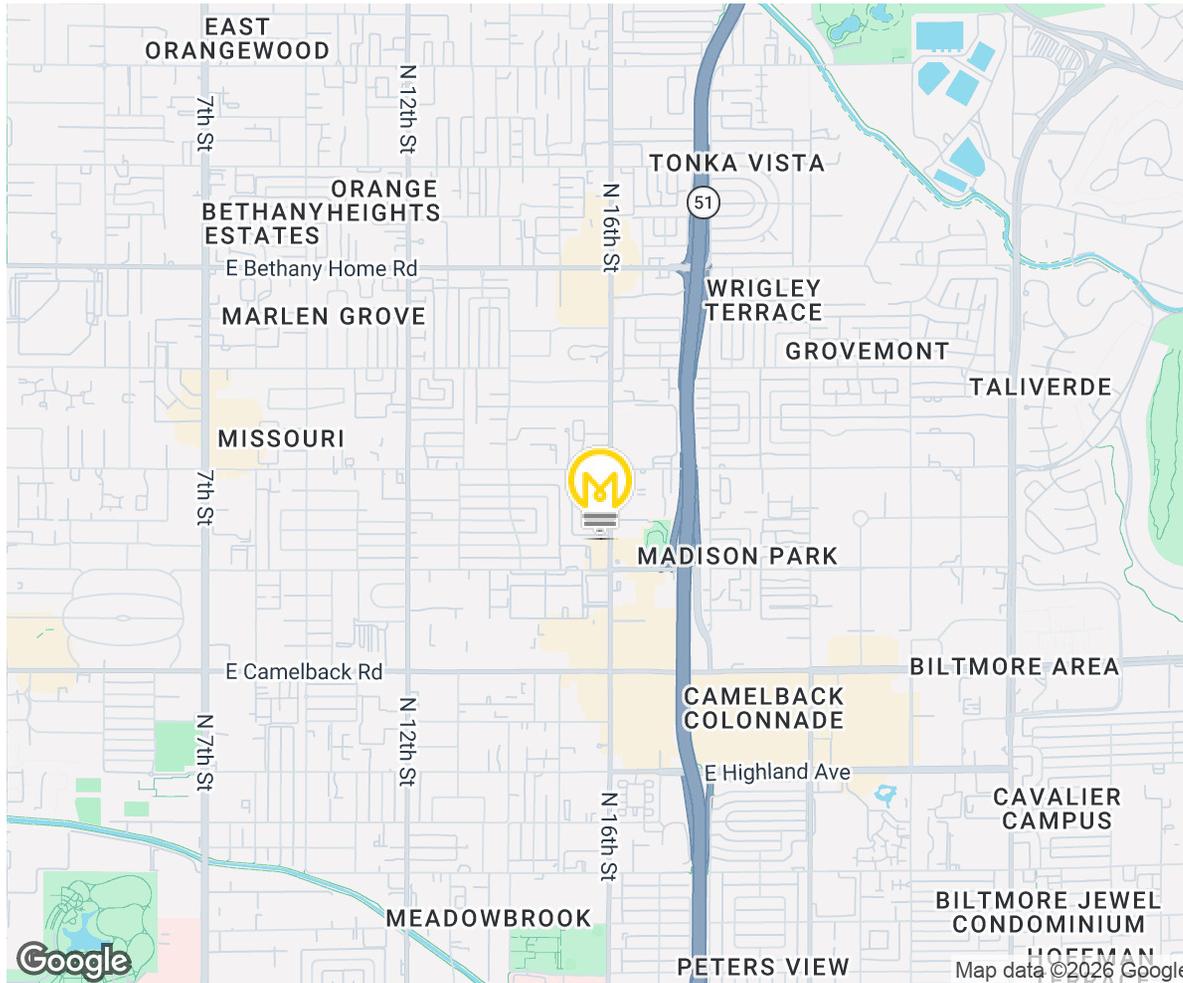
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## Site Details



DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Mile
Total Households:	648	2,695	10,877
Total Population:	1,031	4,730	20,102
Average HH Income:	\$84,816	\$108,401	\$108,105

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