

115  
W McDowell Rd



115 W. McDowell Rd.

OFFICE BUILDING FOR LEASE | PHOENIX, AZ

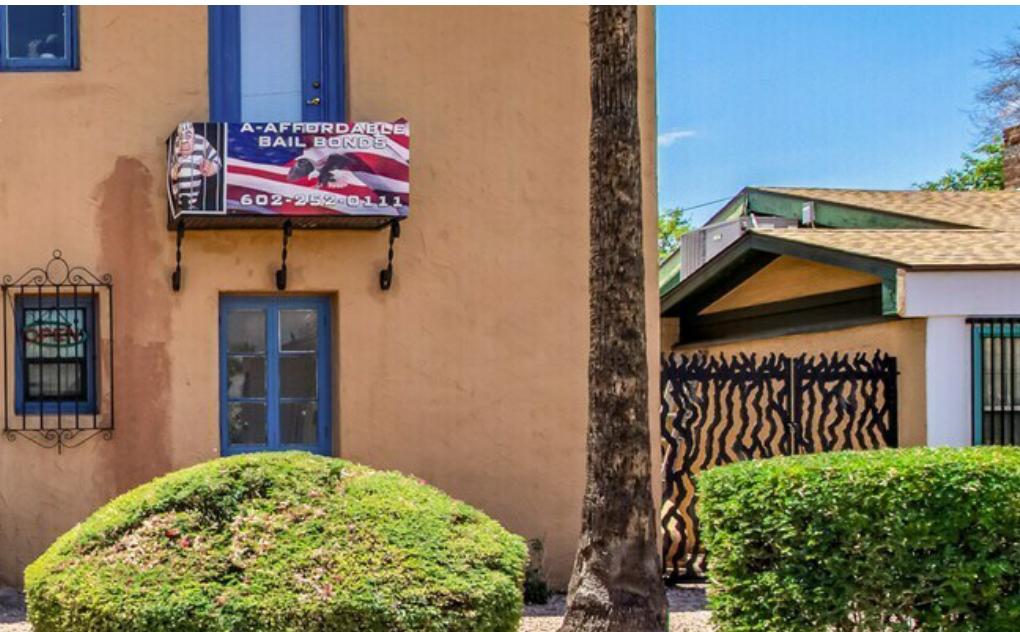
Bryan Mortensen | 602.621.3770 | bryanm@lraphx.com

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# Property Summary

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## PROPERTY DESCRIPTION

Discover the perfect blend of artistic charm and modern convenience in this unique Spanish-style building located just north of downtown Phoenix.

### Key Features:

**Prime Location:** Situated within walking distance of the light rail station at Central and McDowell, offering easy commutes for employees and clients. Just 1.2 miles north of I-10, ensuring quick access to major highways.

**Ample Parking:** A rare find in the area, the property includes a large parking lot with plenty of space for both employees and visitors.

This property is a business owner's dream, combining a convenient location, ample amenities, and the charm of Spanish architecture. Don't miss out on this exceptional opportunity to elevate your business at a property that inspires creativity and success.

## PROPERTY HIGHLIGHTS

- Walking distance of the light rail station
- Quick access to major highways such as the I-10
- Ample parking

## OFFERING SUMMARY

Lease Rate:	\$29.70-\$31.00 SF/yr (MG)
Number of Units:	13
Available SF:	Approx. 350 - 1300 SF
Lot Size:	14,828 SF
Building Size:	5,382 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,133	3,269	11,006
Total Population	1,955	5,572	19,852
Average HH Income	\$136,594	\$129,167	\$103,243

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**LRA COMMERCIAL**

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# Additional Photos

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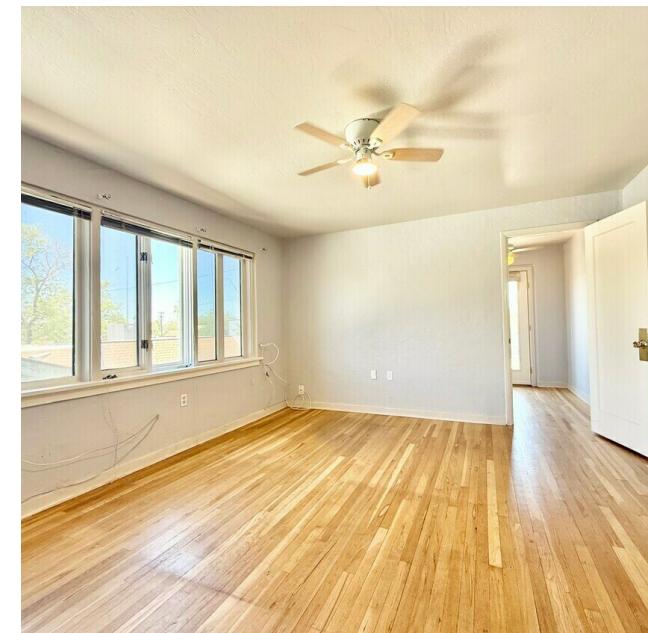
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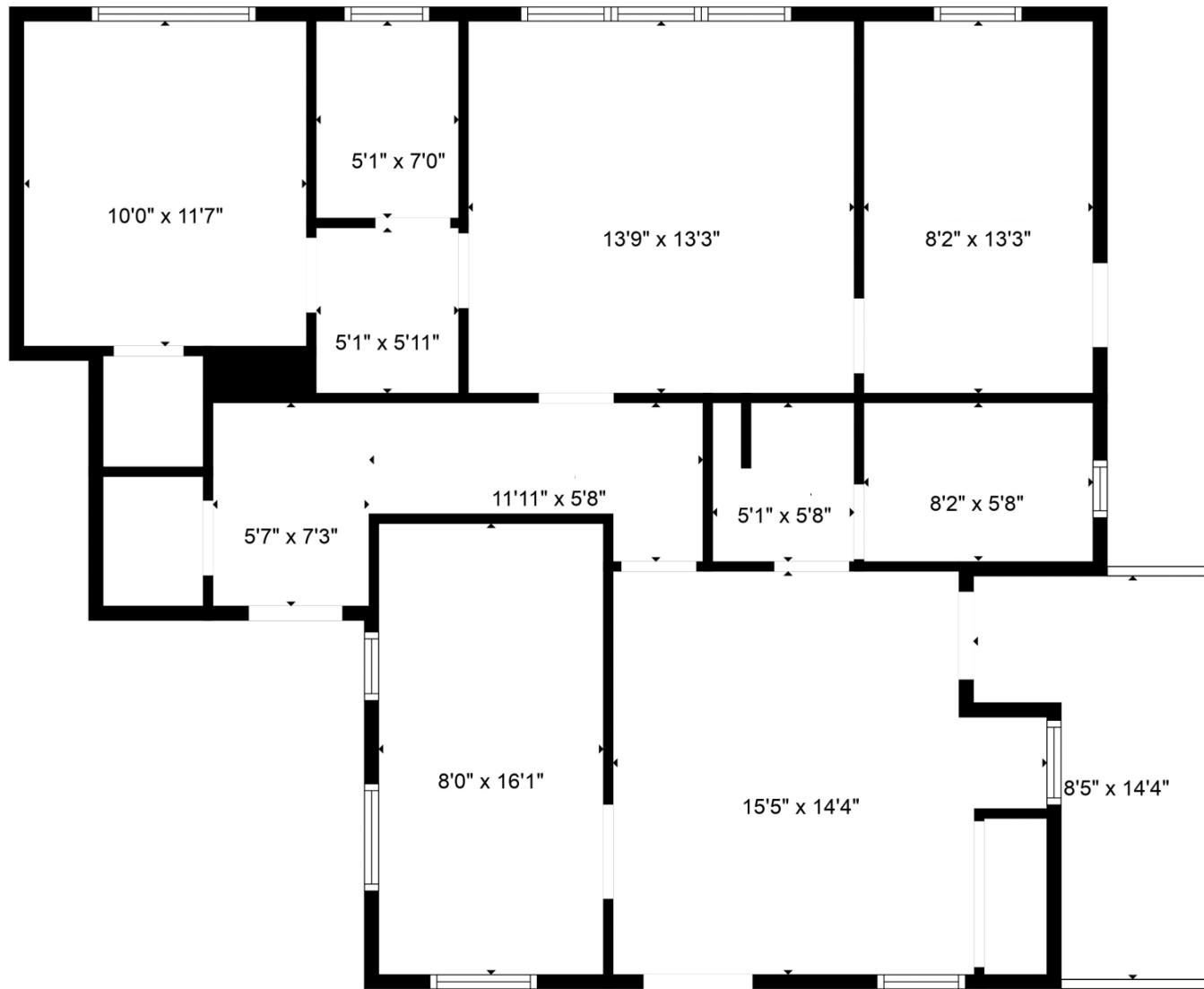
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# Suite 4A/4B Floorplan (650-1,300sf)

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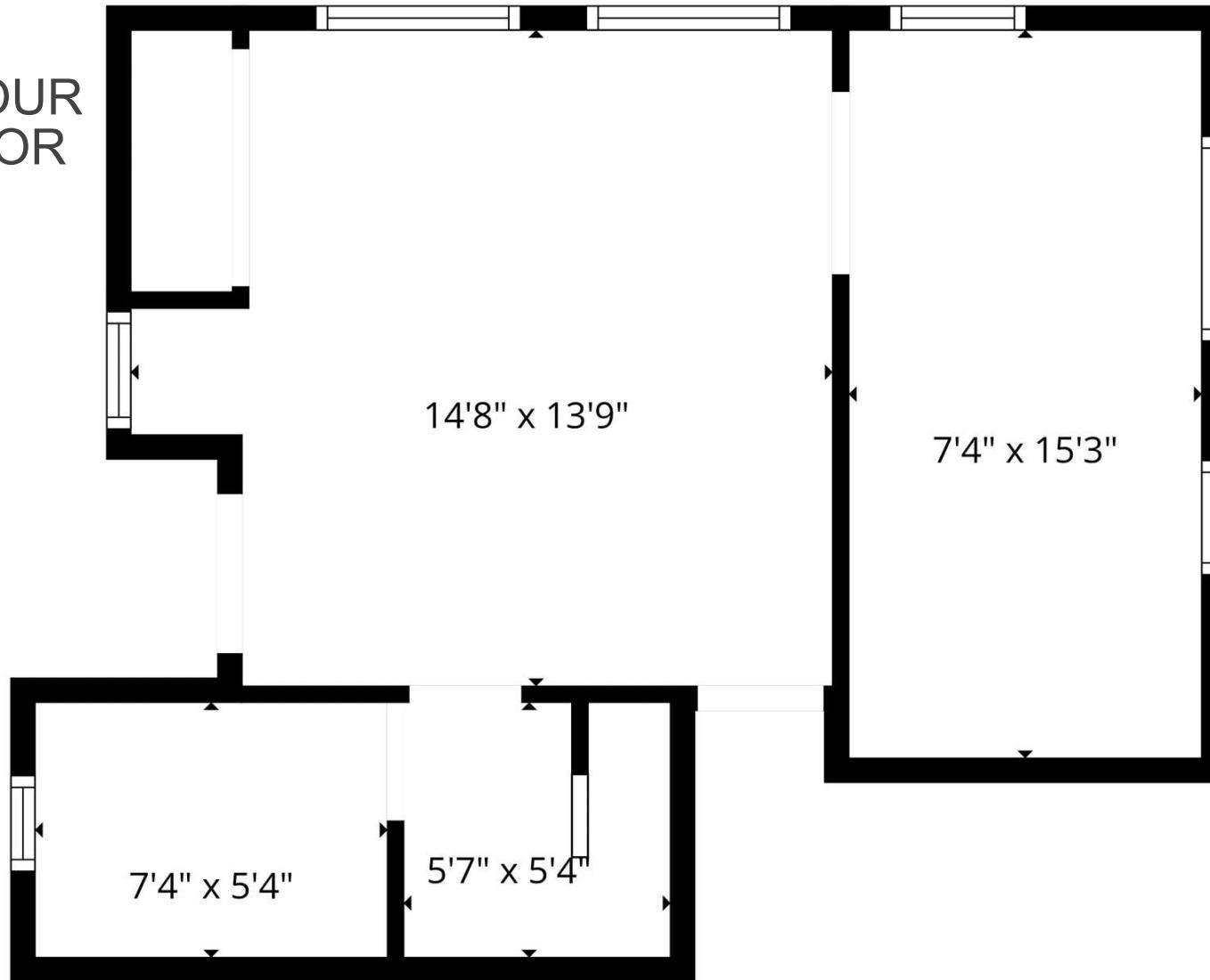
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# Suite 2A Floorplan (350sf)

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CLICK TO TOUR  
THE INTERIOR

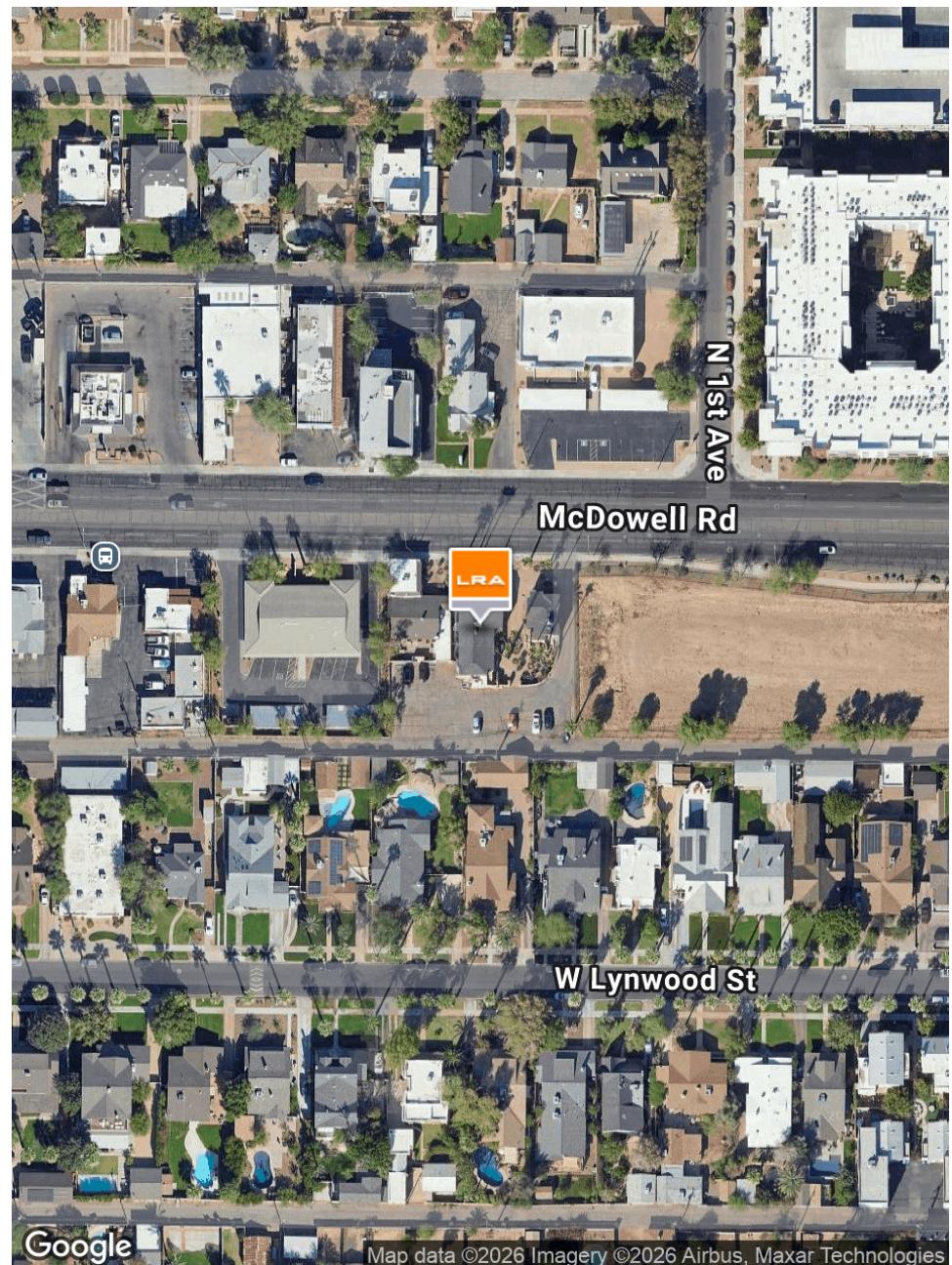
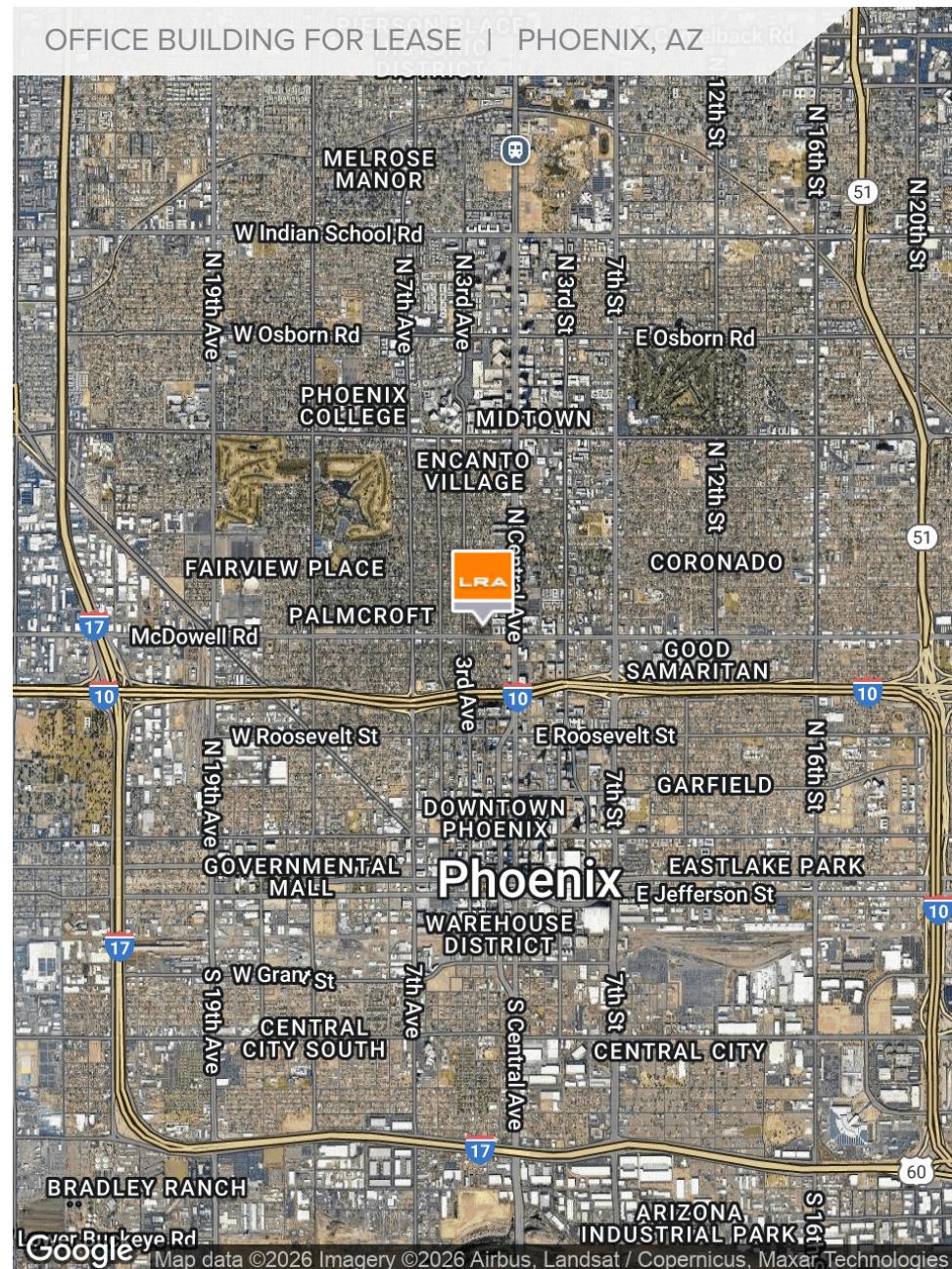


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# Location Map

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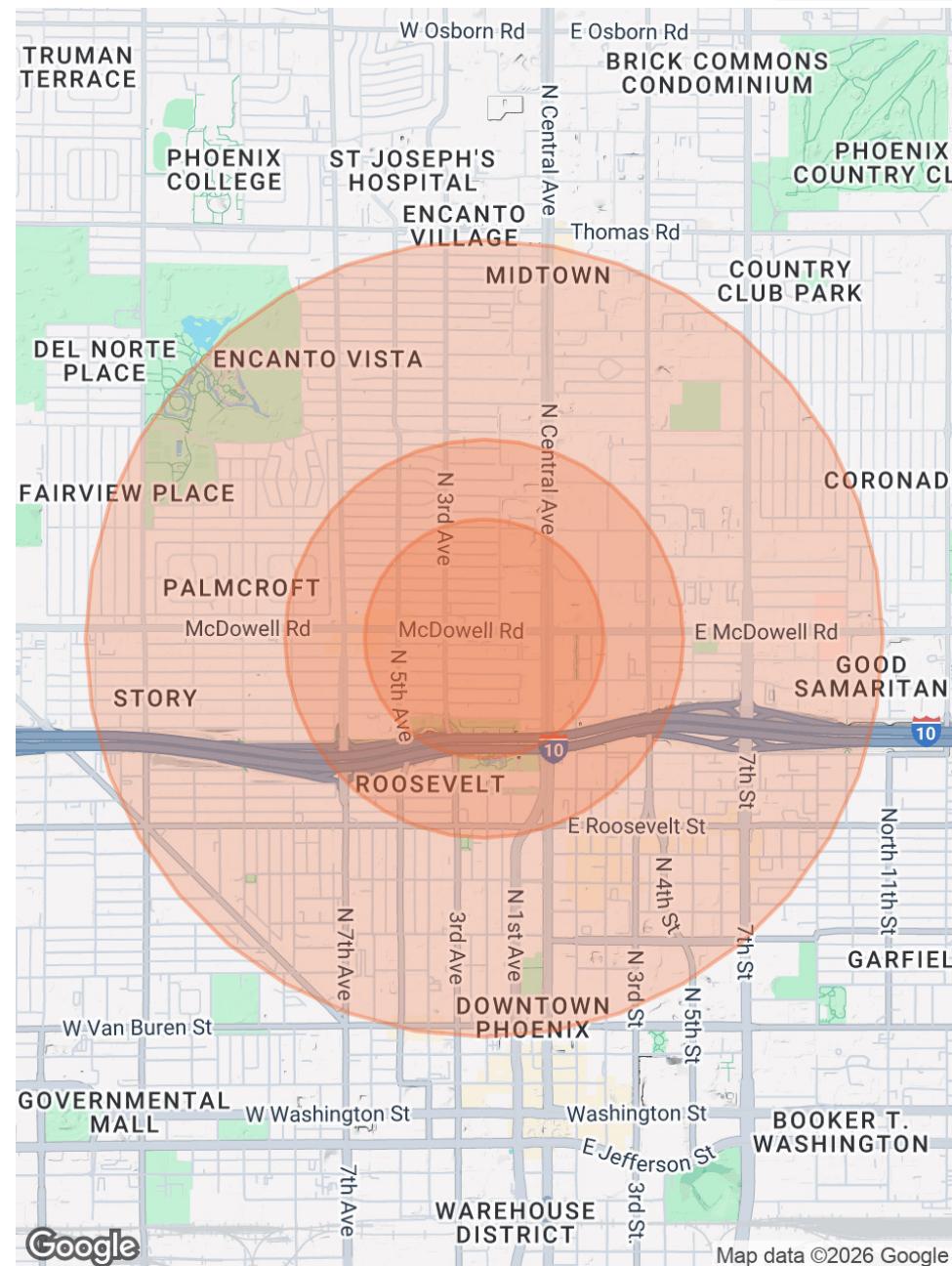
# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,955	5,572	19,852
Average Age	40	41	40
Average Age (Male)	40	41	40
Average Age (Female)	40	41	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,133	3,269	11,006
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$136,594	\$129,167	\$103,243
Average House Value	\$814,726	\$775,656	\$630,124

Demographics data derived from AlphaMap



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