

# OFFICE SPACES AVAILABLE FOR LEASE

*582–1,905 SF Flexible Office Spaces with Spec Floorplans  
for Lease in Prime Phoenix Location*



## OFFICE AVAILABILITY

SUITE 120	750 SF
SUITE 130	582 SF
SUITE 135	573 SF
LEASE TYPE	MG
ZONING	C-O, Phoenix
PARKING RATIO	3.80/1,000 SF

**573 - 1,905 SF**

AVAILABLE

**\$24.00 PSF**

LEASE

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**PROPERTY FEATURES**

- Easy access to the 51 Freeway
- Excellent surrounding area amenities
- Small office space available
- Spec floorplans
- Covered parking and Signage



*3 MIN*

DRIVE TO SR-51

*12 MIN*

DRIVE TO I-10

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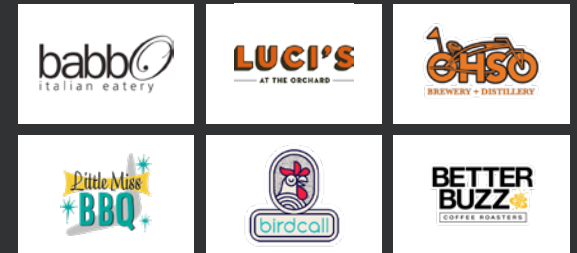




2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	14,727	104,905	352,227
2029 PROJ POP	14,725	106,771	357,251
MEDIAN AGE	42.2	40.8	37.0
AVG HH INCOME	\$161,771	\$148,442	\$124,088
MED HH INCOME	\$105,236	\$99,894	\$84,947
ESTIMATED HH	7,321	50,535	155,752
2029 PROJ HH	7,352	51,760	159,620

RESTAURANTS WITHIN A 7-MIN DRIVE



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7325 N 16TH ST

*For more information on  
this property, please contact*

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