

SKYLINE LOFT RETAIL/OFFICE SPACES

600 N. 4th Street | Phoenix, AZ

Available for Lease



**3,065 SF
AVAILABLE
(DEMISABLE)**

**1,210 SF
AVAILABLE**

**1,116 SF
AVAILABLE**

E FILLMORE ST

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D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

Property Highlights



- **±1,210 SF** and **±1,116 SF** retail space available for lease
- **±3,065** (demisable) fully built-out office space available for lease
- Easy access to Phoenix's major freeways including **I-10, I-17, and SR-51**
- In close proximity to Arizona State University's Downtown Campus, U of A Biomedical Collaboration and TGEN
- Walkable high density trade area
- **10,937 units** within 2 miles, with an additional **2,472 units** under construction
- Highest daytime population in Metro Phoenix

DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES

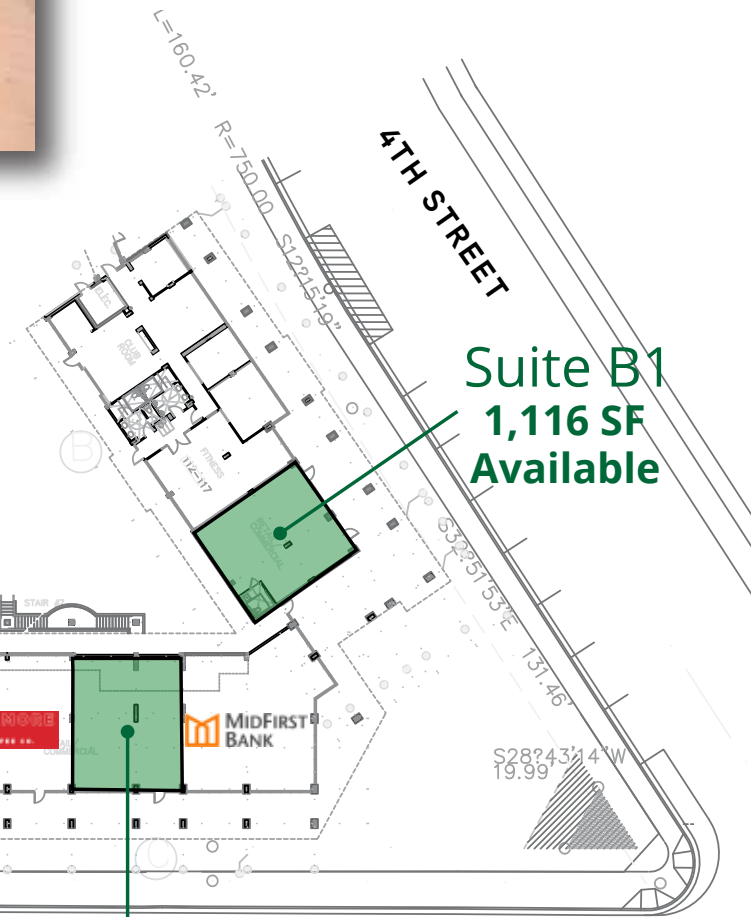
| | | | | |
|------|---------|---------|----------|--------|
| 1 MI | 28,566 | 16,089 | \$96,899 | 2,966 |
| 3 MI | 124,619 | 56,231 | \$90,800 | 11,760 |
| 5 MI | 386,000 | 153,386 | \$96,662 | 26,800 |

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

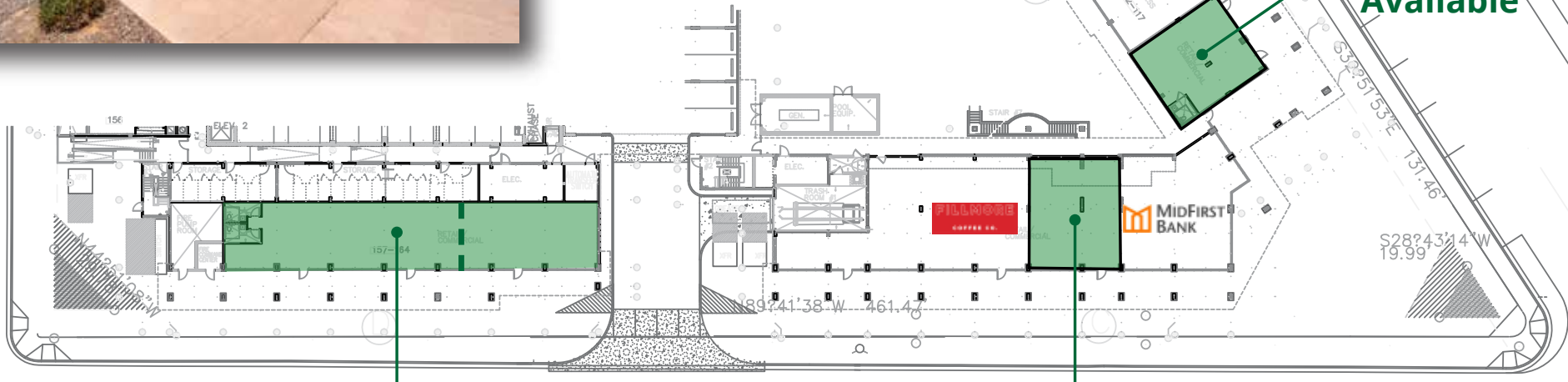


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SITE PLAN



Suite B1
1,116 SF
Available

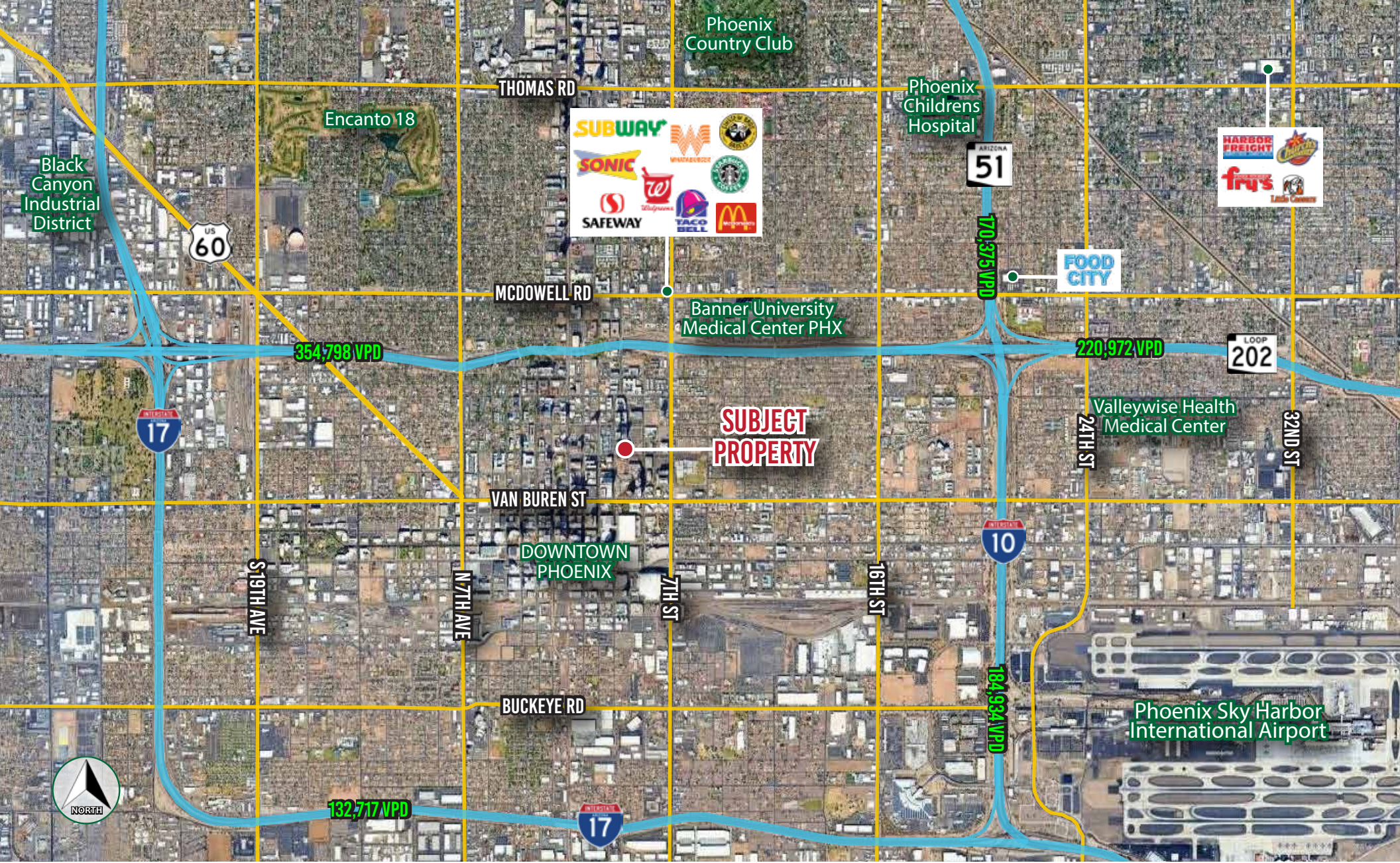


Suite 415
3,065 SF (demisable)
 (Fully Built-Out Office Space)

1,210 SF
Available

FILLMORE STREET

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