



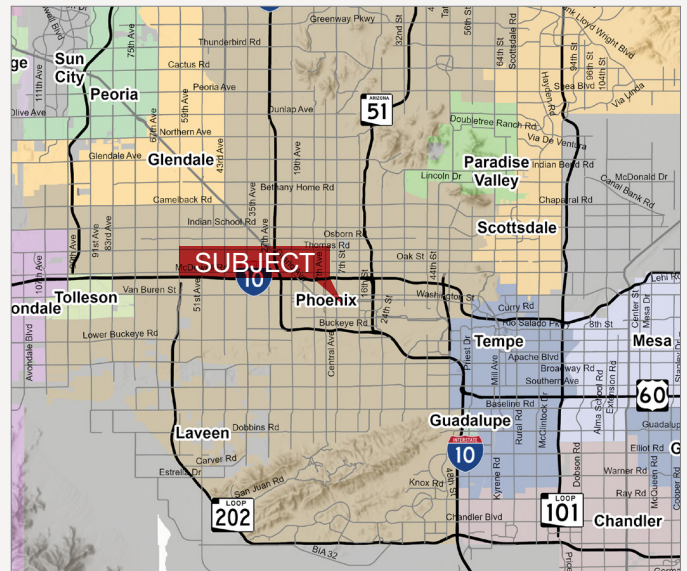
1013 & 1017 E Washington St Phoenix, Arizona 85034

Property Features:

- ±4,800 SF Fully Built-Out Office Space
- 10+ Private Offices
- Conference Room
- Reception/Waiting Area
- 2 Bathrooms
- Move-In Ready Condition
- 11 Covered Parking Spaces

Site/Location Features:

- Within 1 mile Downtown Phoenix Amenities
- Along the Light Rail Corridor
- Area of Redevelopment and Growth
- Excellent Visibility on Washington St



Year Built	1983
Office Size	±4,800 SF
Zoning	C-3
Parcel #	116-41-007C, 116-41-009
Price	\$1,560,000 \$20-22 PSF, NNN

Demographics

	1 Mile	3 Miles	5 Miles
Median Age	32.3	34.3	33.7
Population	17,047	108,865	358,536
Average HH Income	\$83,407	\$83,777	\$90,769

Traffic Counts

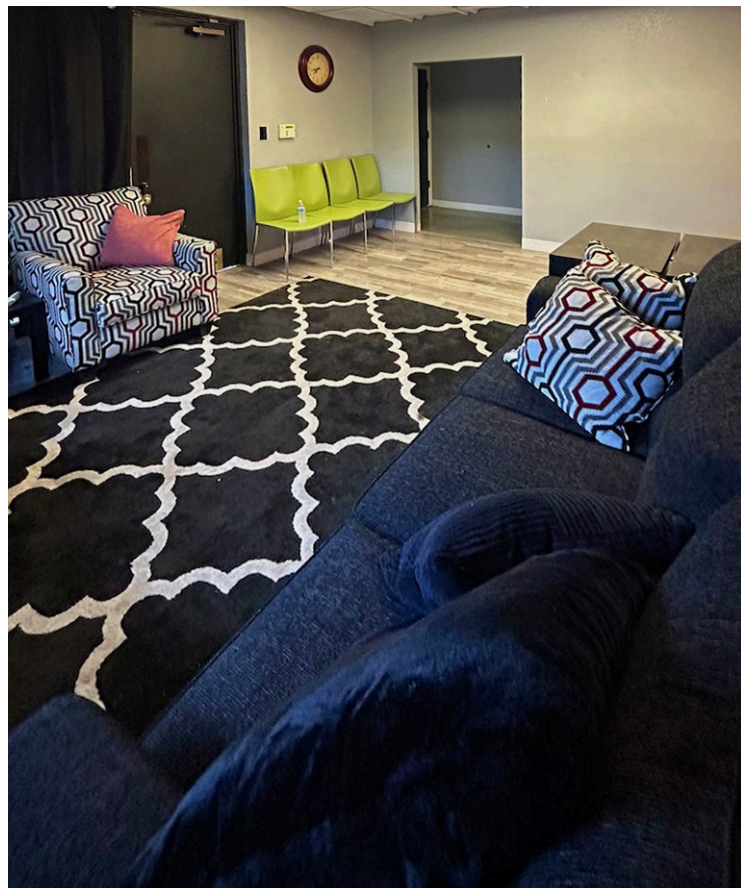
	VPD
North 11th Street	998
Washington Street	28,039

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Photos

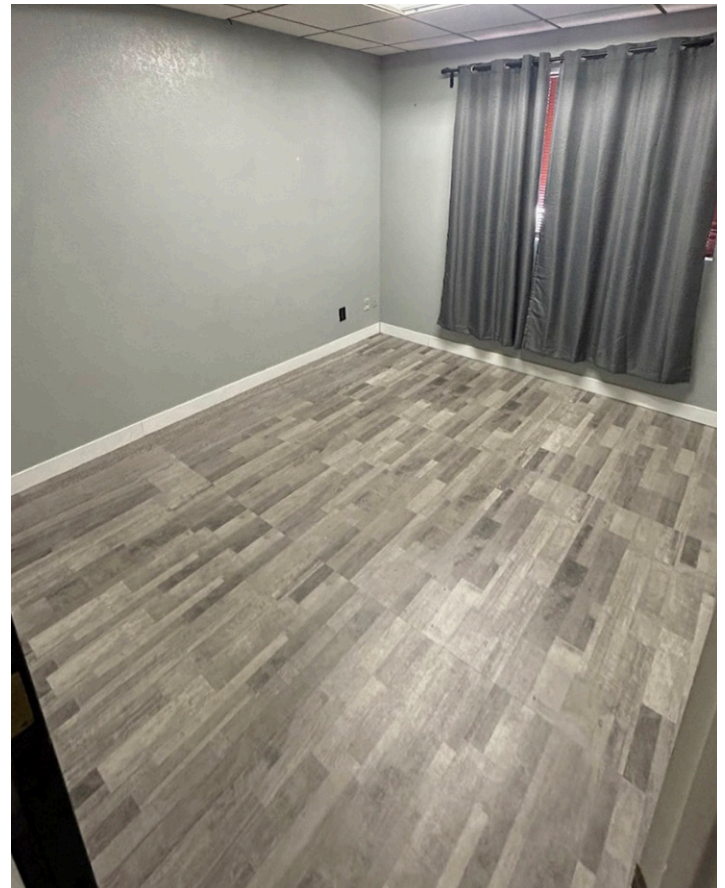


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New Developments

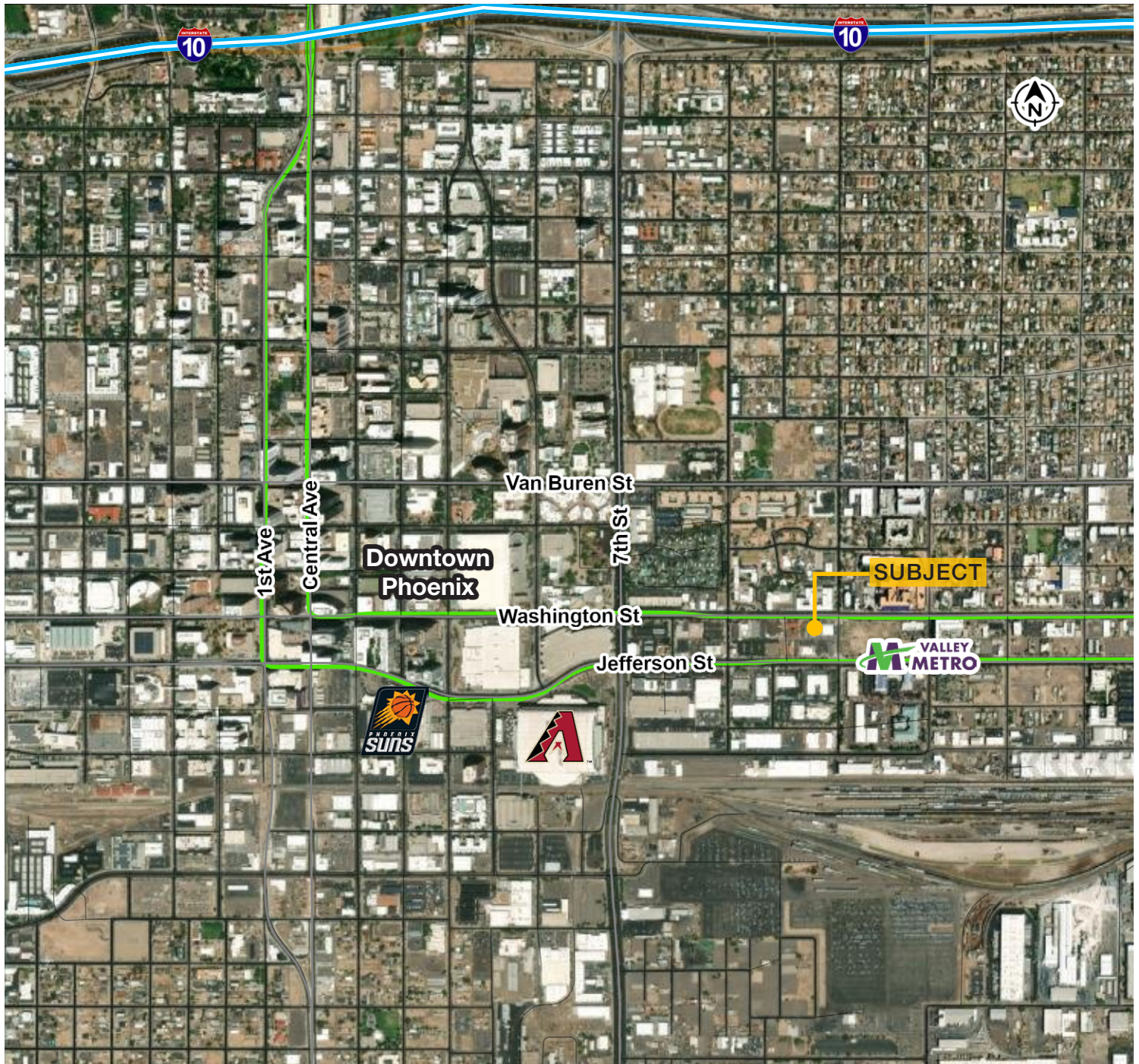


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Location Map



25-04-032

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