

FOR LEASE

639 S 48TH STREET
PHOENIX, AZ 85044
PIEDMONT PLACE

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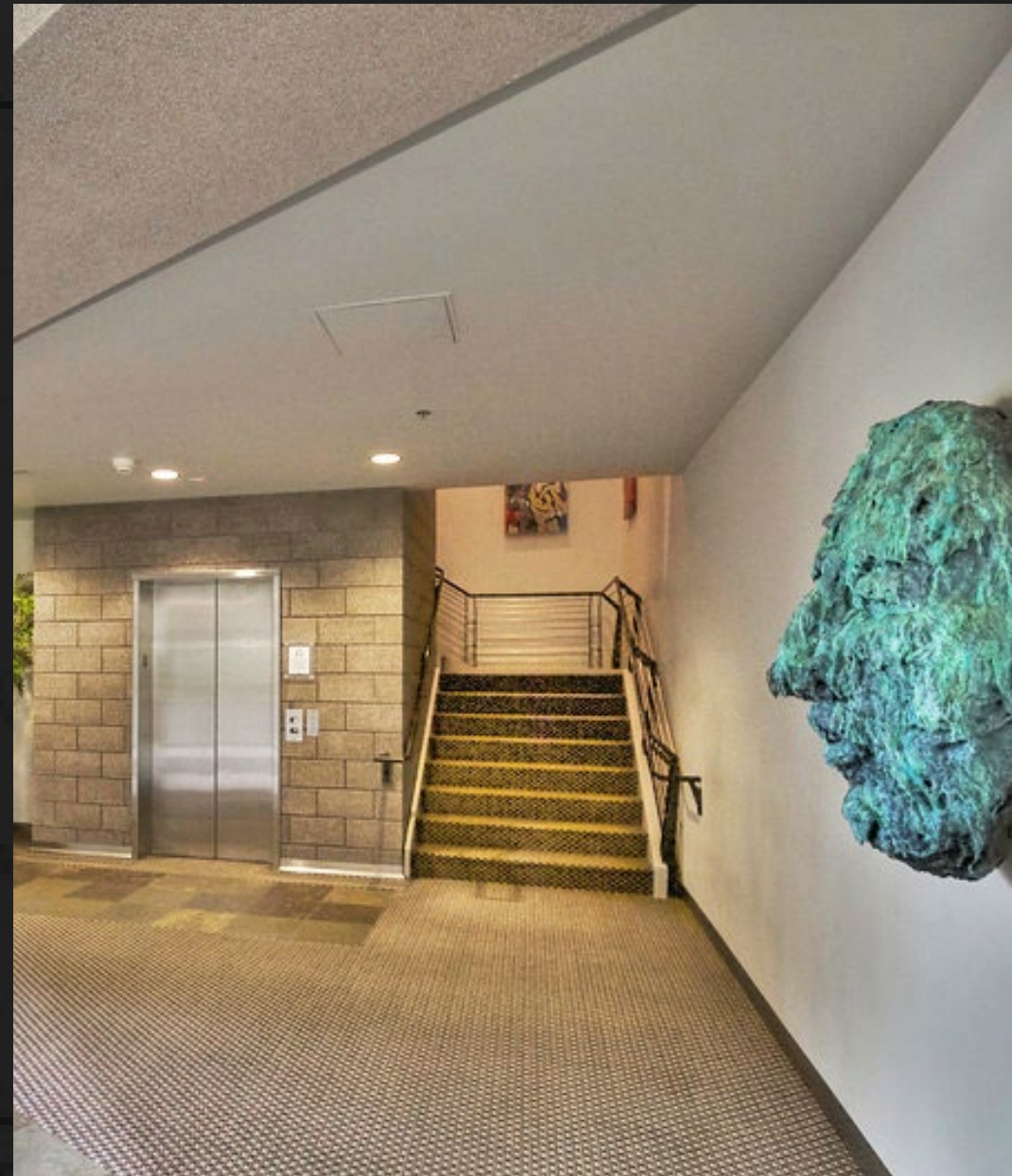
OFFERING DETAILS

LEASE RATE: \$21/SF Full Service

AVAILABLE: Suite 155: ±2,525 SF
(Click To View Floor Plan) Suite 180: ±2,201 SF
Suite 185: ±2,402 SF
Suite 270/280: ±4,096 SF

PROPERTY HIGHLIGHTS:

- Two story Class A office building consisting of 69,000 SF
- Spectacular views of South Mountain
- Preserve and Phantom Horse Golf Club
- Many suites include kitchens
- Beautifully decorated lobby with elevators and large restrooms
- Direct access to I-10
- Great corporate location
- Over 200 restaurants nearby



AERIAL OVERVIEW



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	12,062	104,102	277,525
2028	12,127	104,487	279,123



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,321	41,865	105,948
2028	5,360	41,938	106,422



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$89,953	\$89,187	\$95,826



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	8,864	58,945	171,396



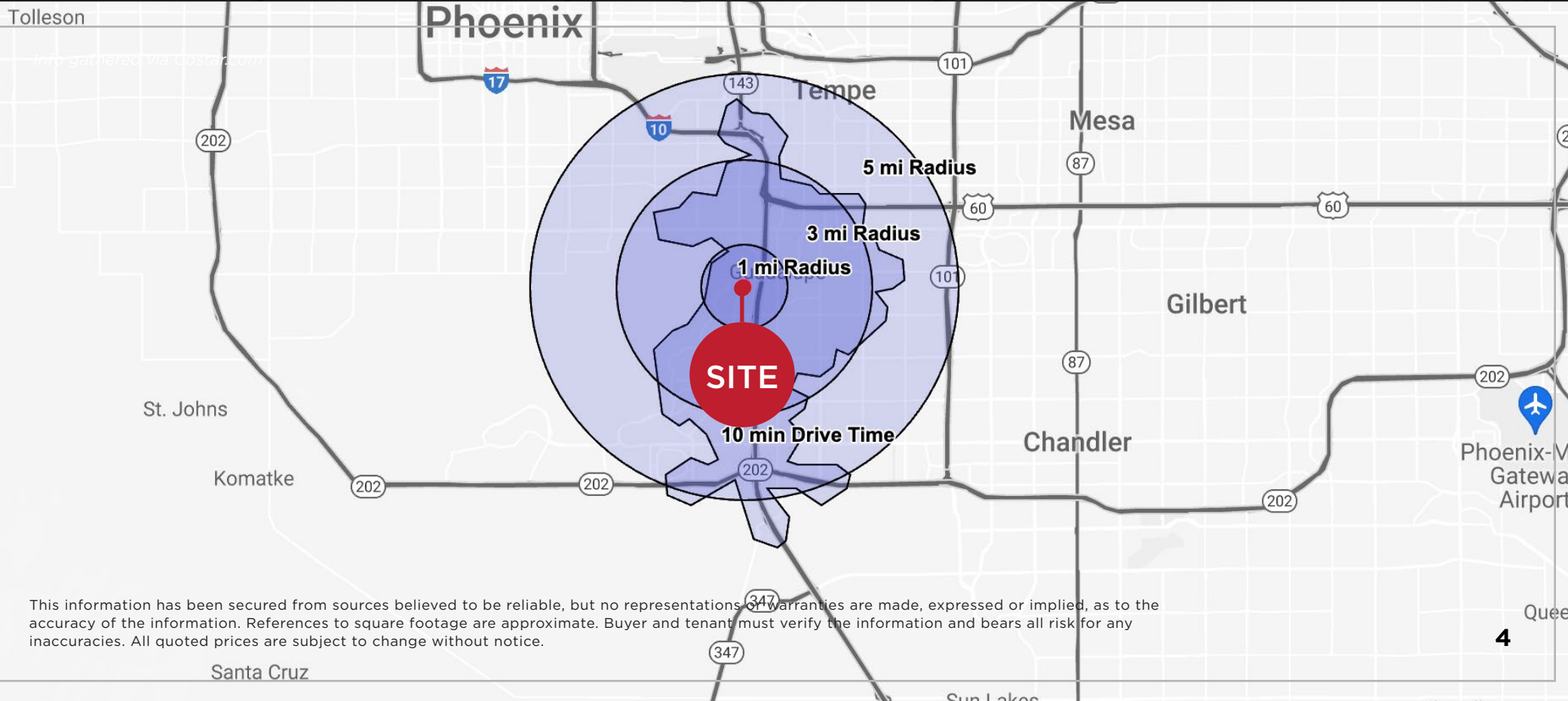
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	582	4,623	14,395



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$300,601	\$293,841	\$323,270



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



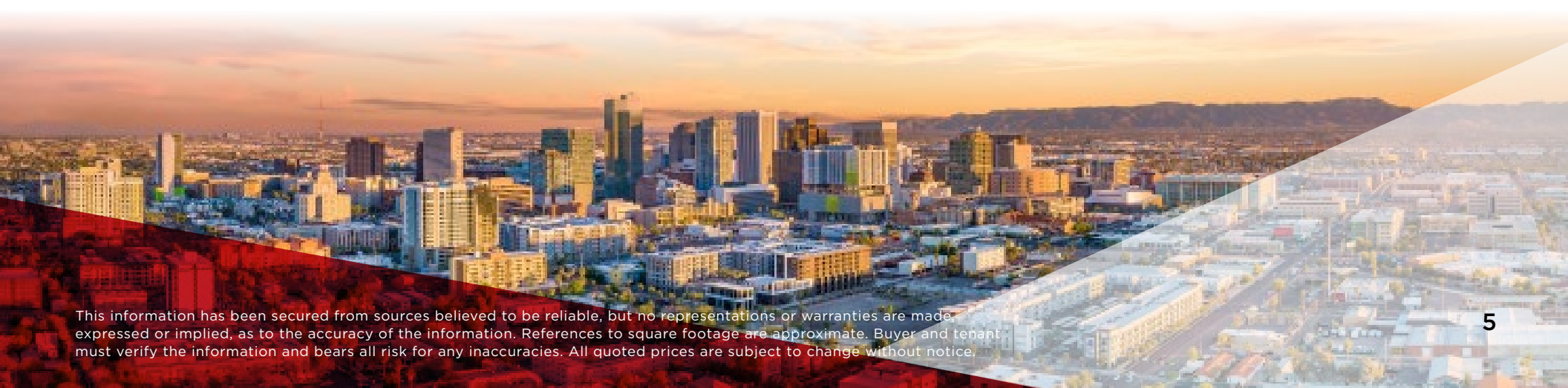
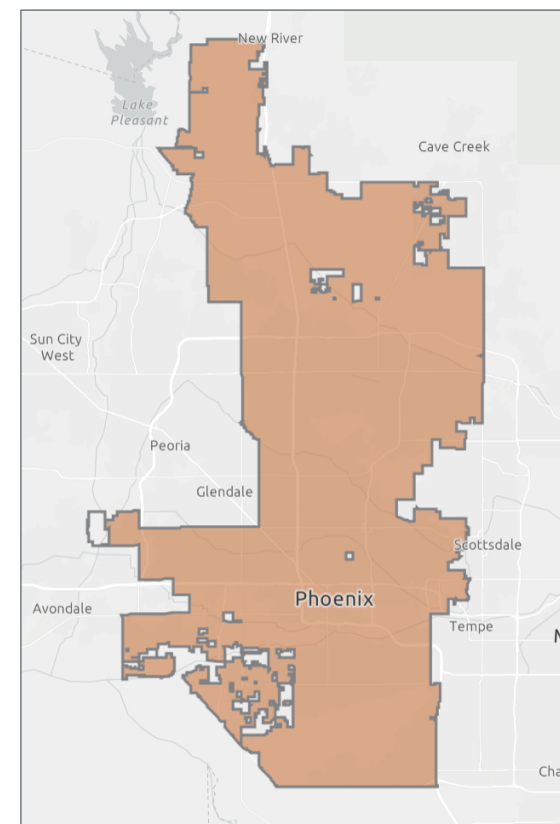
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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