

Executive Summary



MIDTOWN FREESTANDING OFFICE BUILDING OPPORTUNITY:

Available SF: 19,800 SF (Divisible)

Lot Size: 88,445 SF

Zoning: C-3

FORMER VALLEY NATIONAL BANK BUILDING, RESTORED AND UPGRADED IN 2005. LOCATED ON THE CORNER OF 2ND AVE AND INDIAN SCHOOL RD, 650' FROM THE LIGHT RAIL STOP ON CENTRAL AVE. AMPLE PARKING AND GENEROUS LANDSCAPE AREAS COMPLEMENT THE MODERN ARCHITECTURE.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,017	66,738	149,628
Total Population	16,160	160,878	402,290
Average HH Income	\$48,080	\$55,932	\$54,554

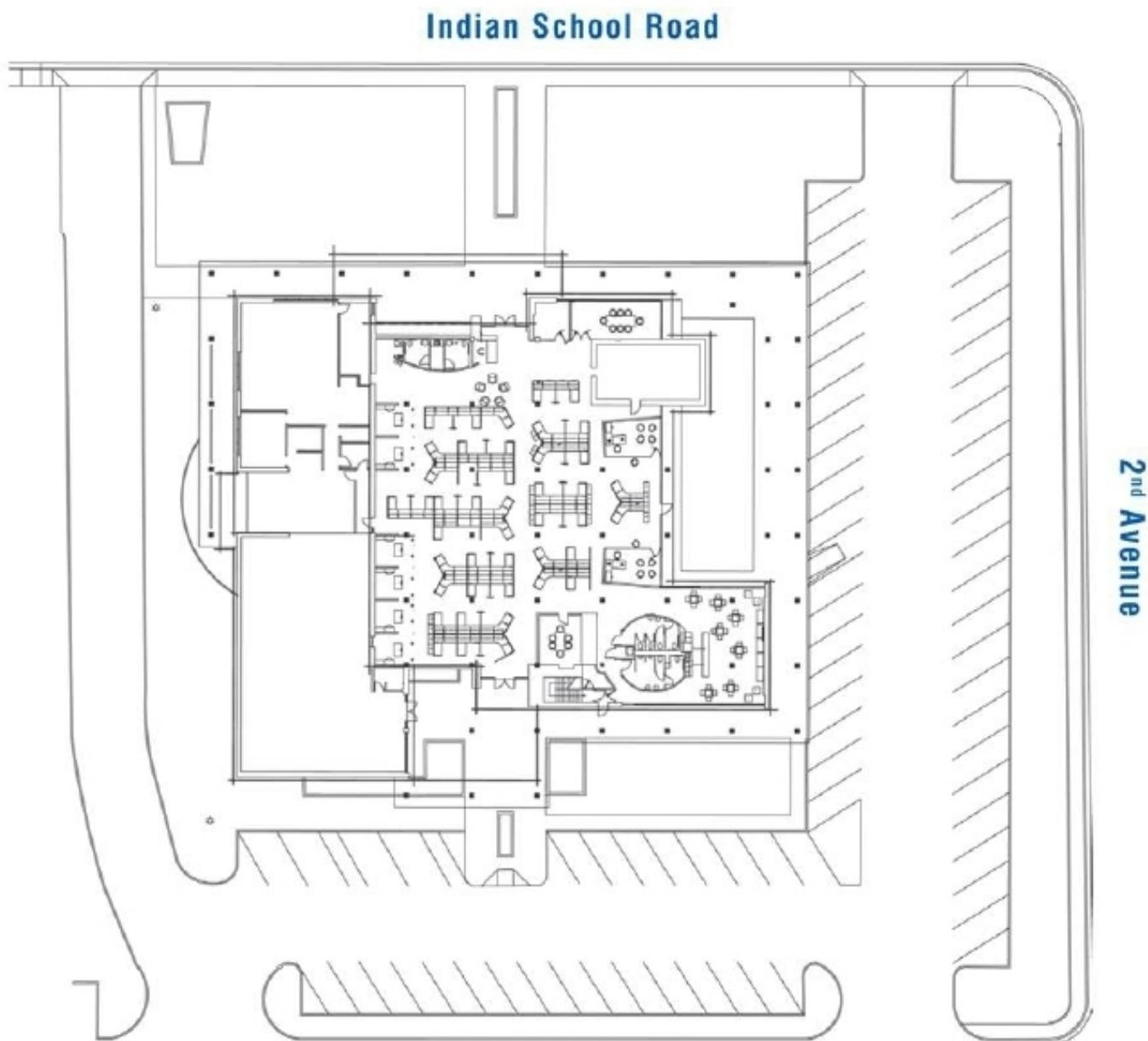
Additional Photos



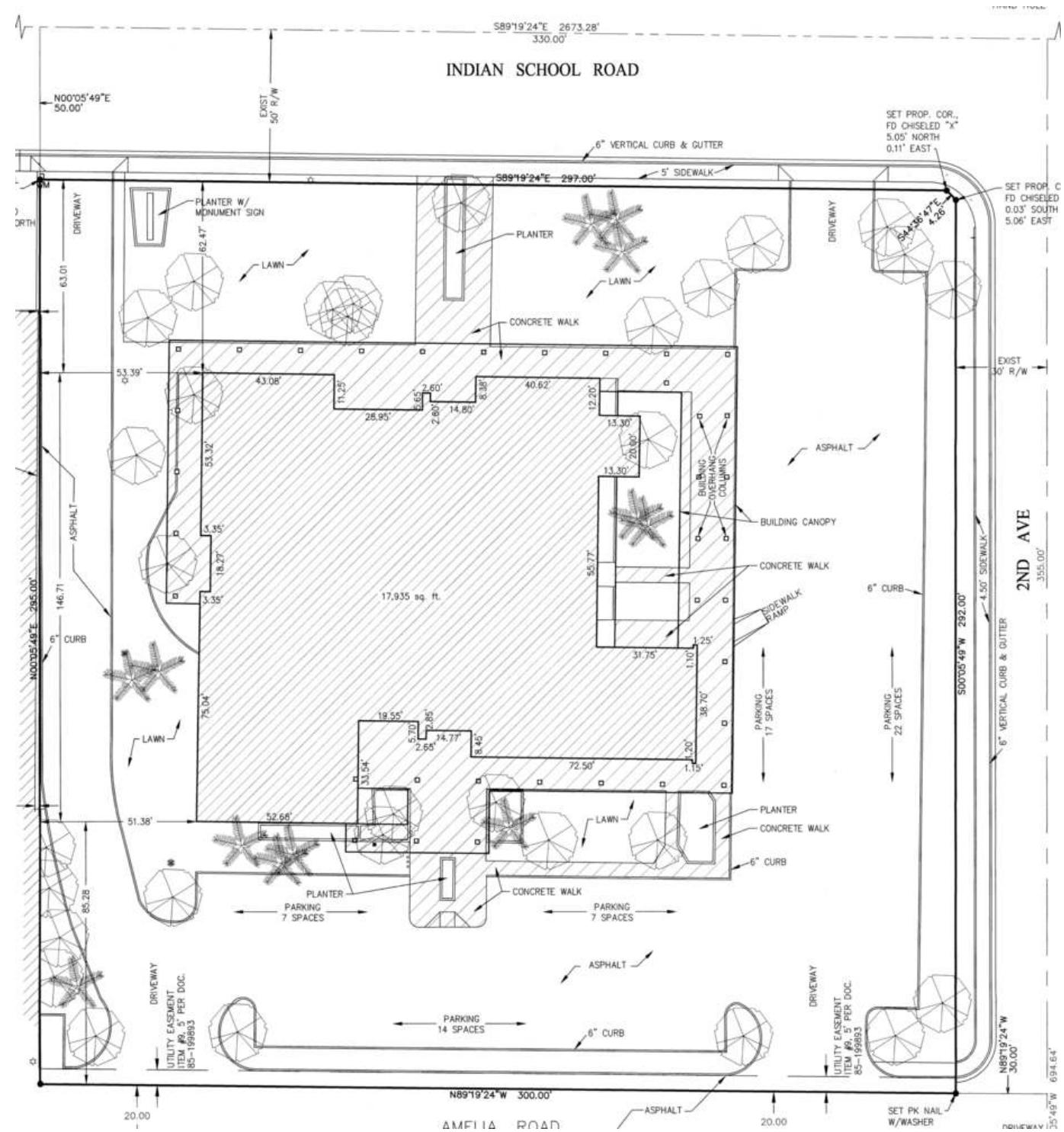
Additional Photos



Floor Plans



Site Plans



1 | LOCATION INFORMATION

[Location Map](#)

[Aerial Map](#)

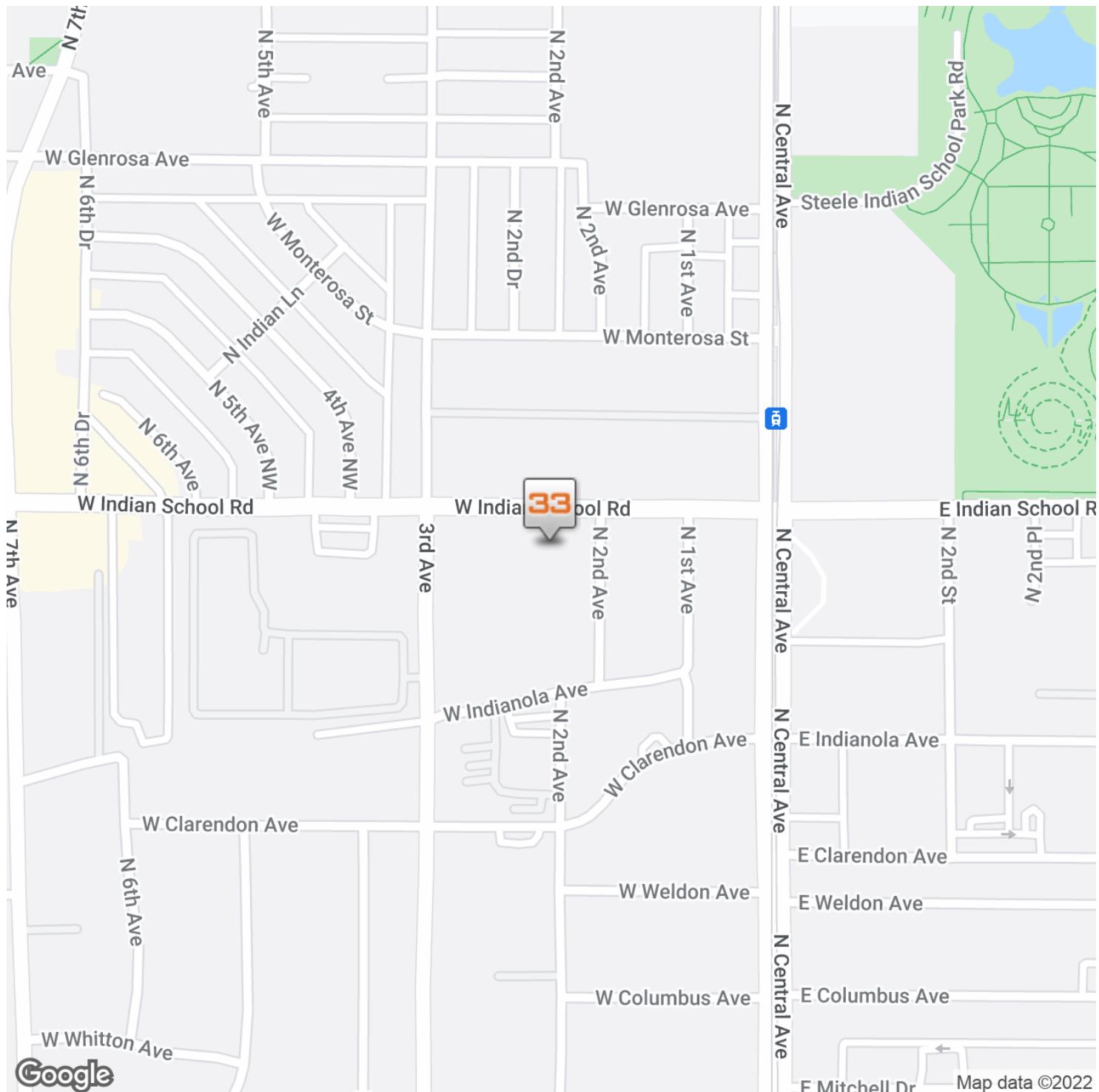
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COMMERCIAL 33

ACQUISITION | CAPITAL | DISPOSITION

201 W INDIAN SCHOOL RD | 2.03 ACRES | PHOENIX, AZ

Location Map



201 W INDIAN SCHOOL RD | 2.03 ACRES | PHOENIX, AZ

Aerial Map

