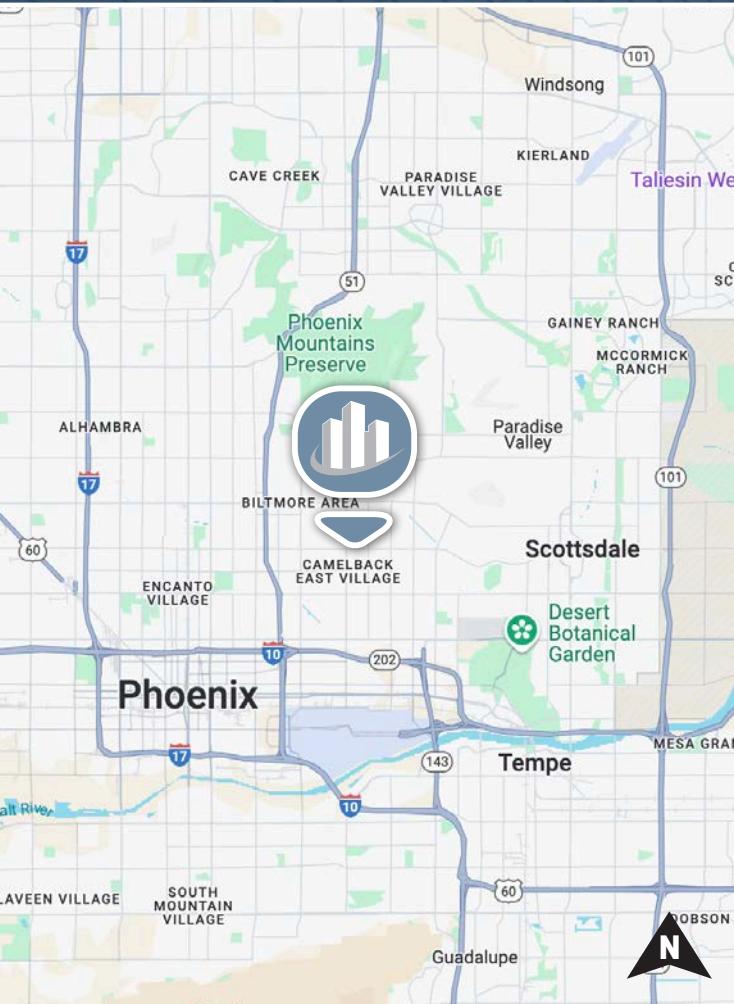


FOR LEASE: Camelback East Office Building

3305, 3307 & 3309 E. Indian School Road - Phoenix, Arizona 85018



Please contact for more information:

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LEASE OVERVIEW

/ Office Leasing Opportunity



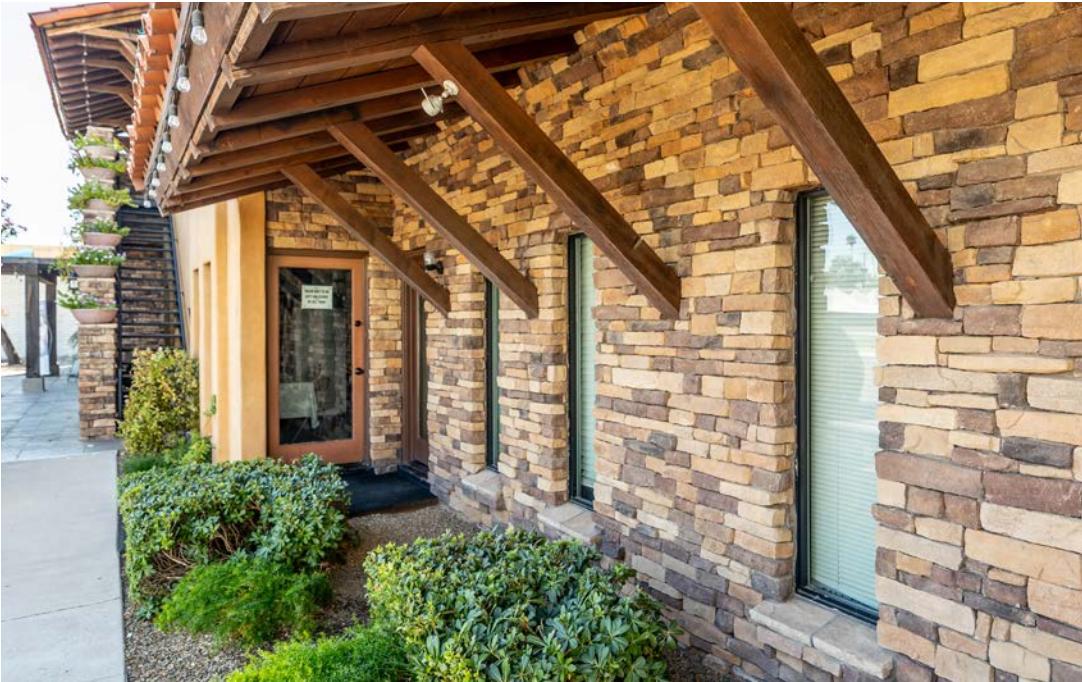
Availability:	±749 - 3,558 SF
Rate:	Negotiable
Use:	Office
Tenancy:	Multi
Total Bldg Size:	±11,400 SF
Zoning:	C-1
Parking:	3.16/1,000 SF (36 surface spaces)
Submarket:	Midtown/Central Phoenix
Traffic Counts:	Indian School Rd: 36,862 VPD 32nd St: 24,200 VPD

HIGHLIGHTS

- High visibility with frontage on Indian School Road (36,862 VPD)
- Easy access and visibility on heavy traffic intersections of approximately 61,000 vehicles per day
- High daytime demographics with nearly 100,000 employees within 3 miles



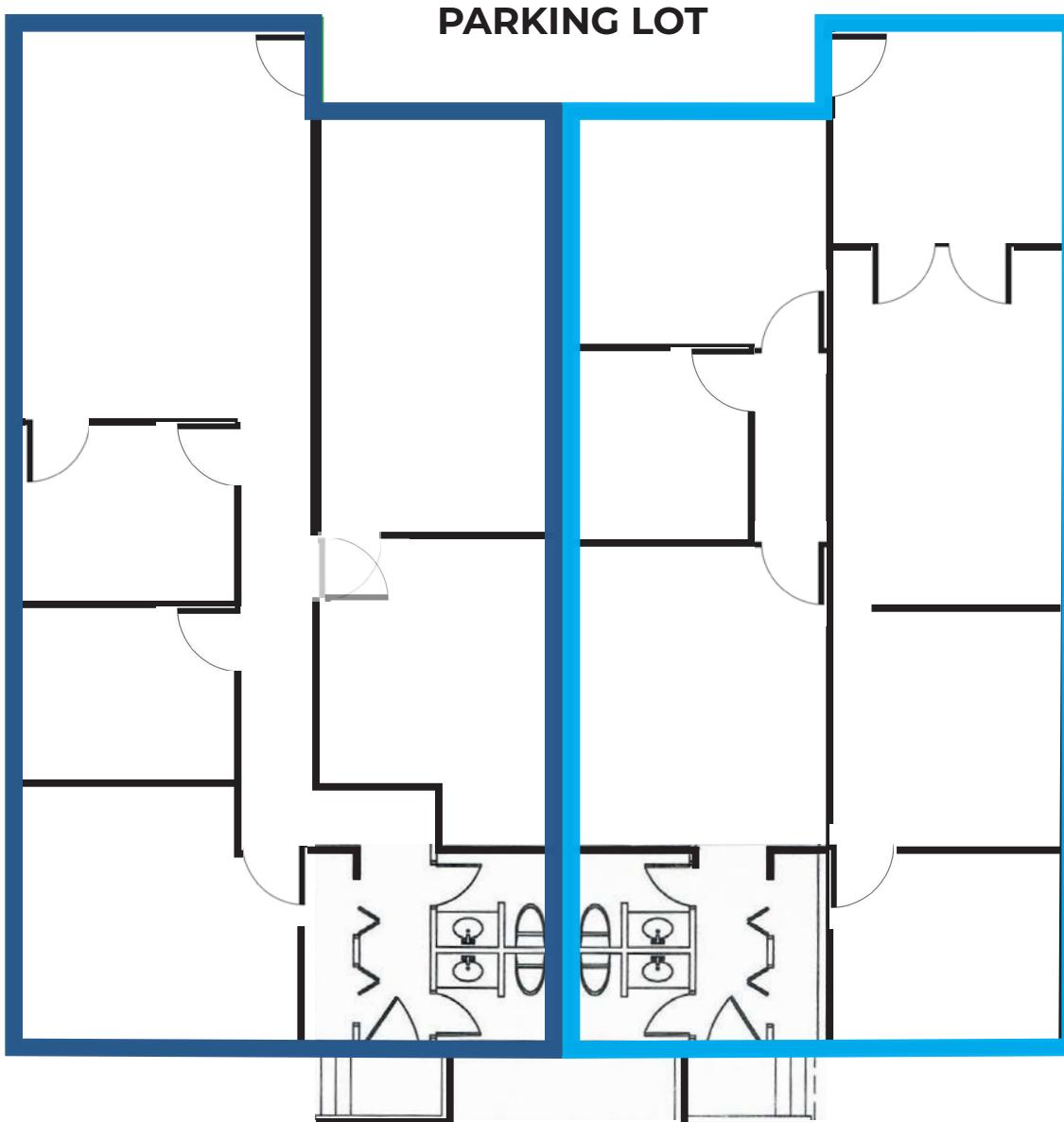
PROPERTY PHOTOS



INTERIOR PHOTOS



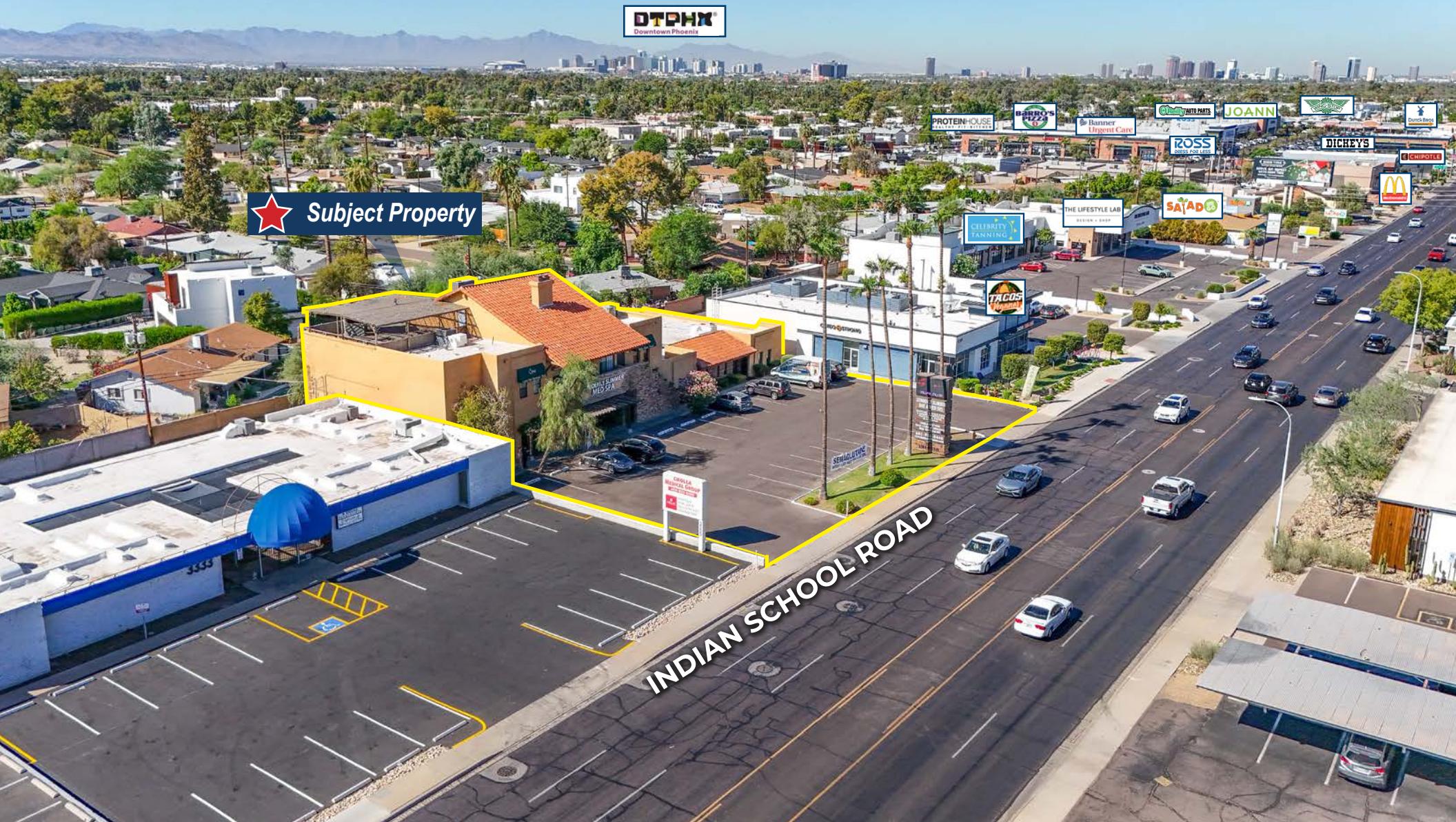
FLOOR PLAN



The existing layout is currently split into two mirrored 1,779 square foot suites. Current floorplan can be demised into as many as 4 smaller suites, or connected to form one 3,558 SF suite depending on tenant needs.



AERIAL VIEW / Indian School Road

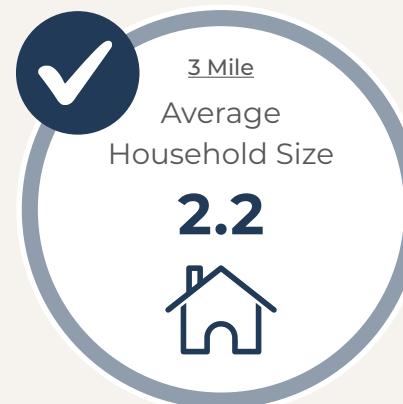


DISTANT AERIAL VIEW / City of Phoenix

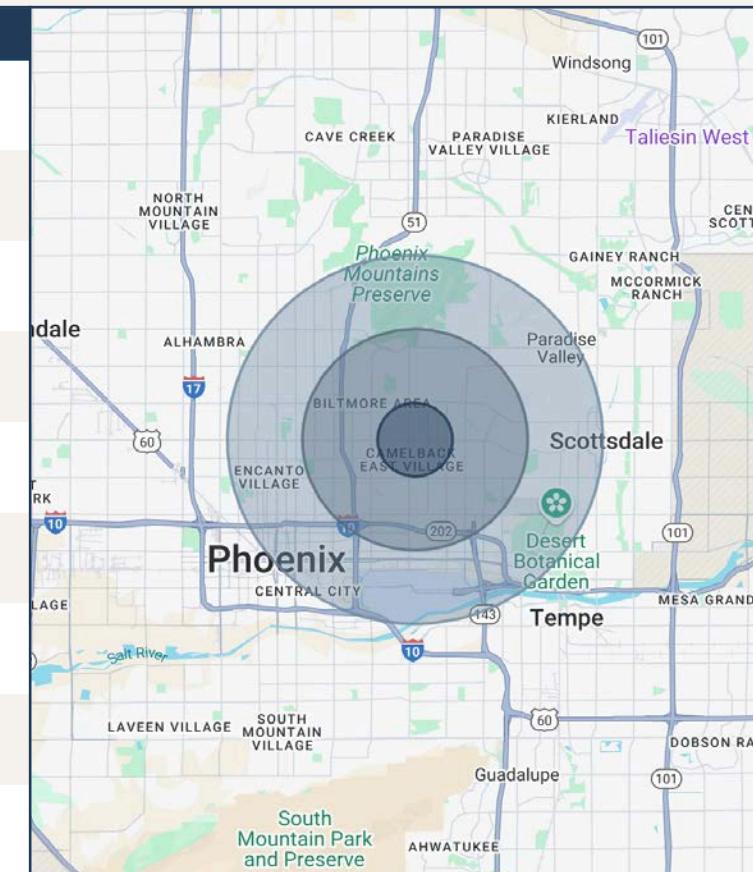


DEMOGRAPHIC HIGHLIGHTS

/ 1-3-5 Mile



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,689	253,370	577,029
Estimated Population:	21,169	154,693	317,515
2029 Proj. Residential Population:	20,497	152,172	323,209
Average Household Income:	\$139,940	\$133,969	\$133,515
Median Age:	37.2	35.4	36.3
Average Household Size:	2.0	2.2	2.1
Consumer Annual Retail Expenditures:	\$546.85 M	\$3.48 B	\$7.42 B
Total Households:	10,778	68,876	150,428
Total Employees:	10,520	98,677	259,514





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.