

# THE ASHBY

## 1313 EAST OSBORN ROAD

Phoenix, AZ 85014



### CONTACTS

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## Property Features

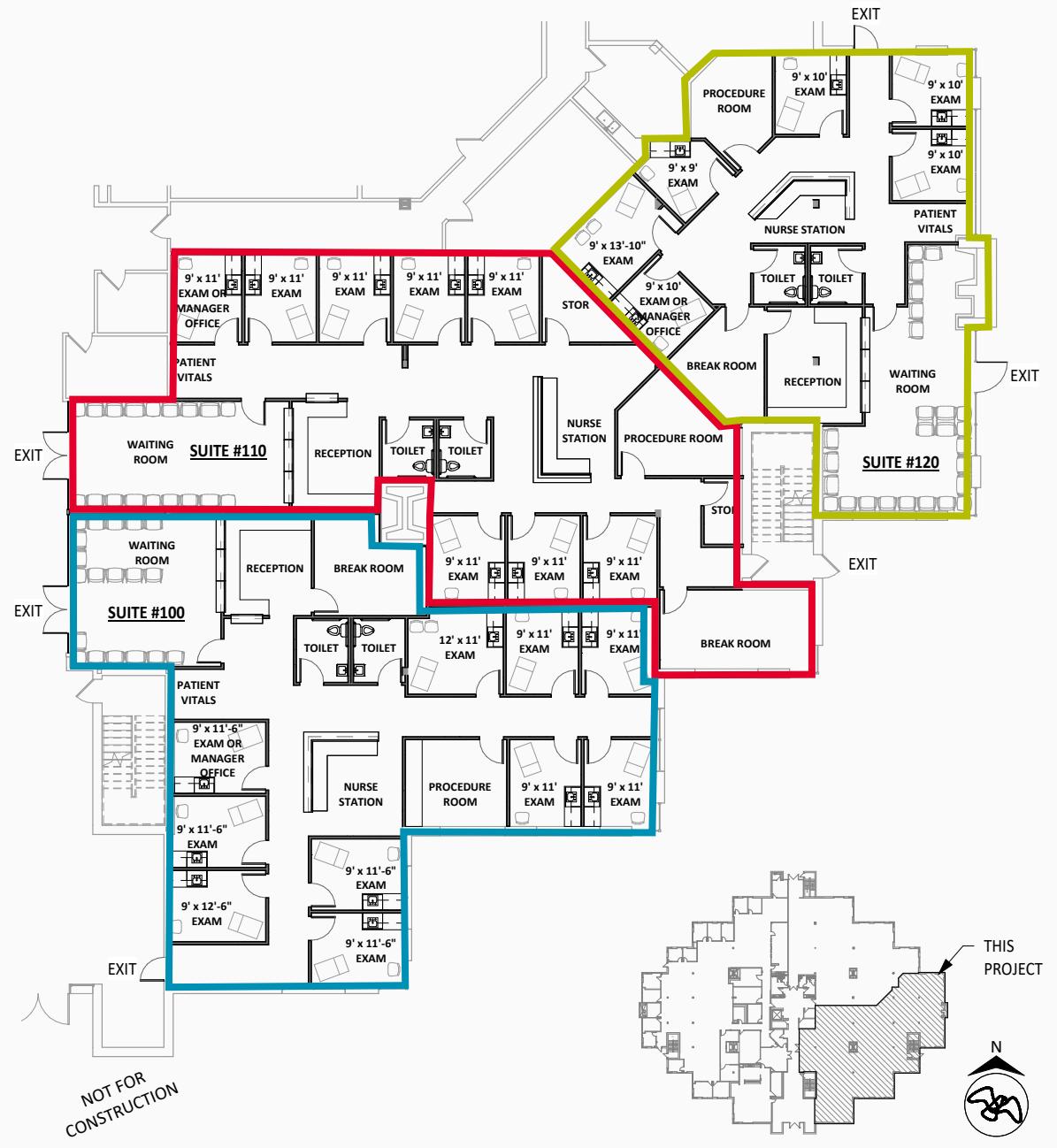
- Spectacular garden-style office building
- Building signage available
- Surface and underground tenant and patient parking options
- Adjacent to the Phoenix Country Club golf course
- Ability to have in-suite restrooms
- Existing common restrooms too
- 1 block from SR-51
- Close to:
  - St. Joes Hospital and Medical Center
  - Banner University Medical Center
  - Phoenix Children's Hospital



# OPTION

01

- Suite 100:  $\pm 3,824$  USF |  $\pm 3,711$  RSF 
- Suite 110:  $\pm 2,579$  USF |  $\pm 2,914$  RSF 
- Suite 120:  $\pm 2,179$  USF |  $\pm 2,462$  RSF 



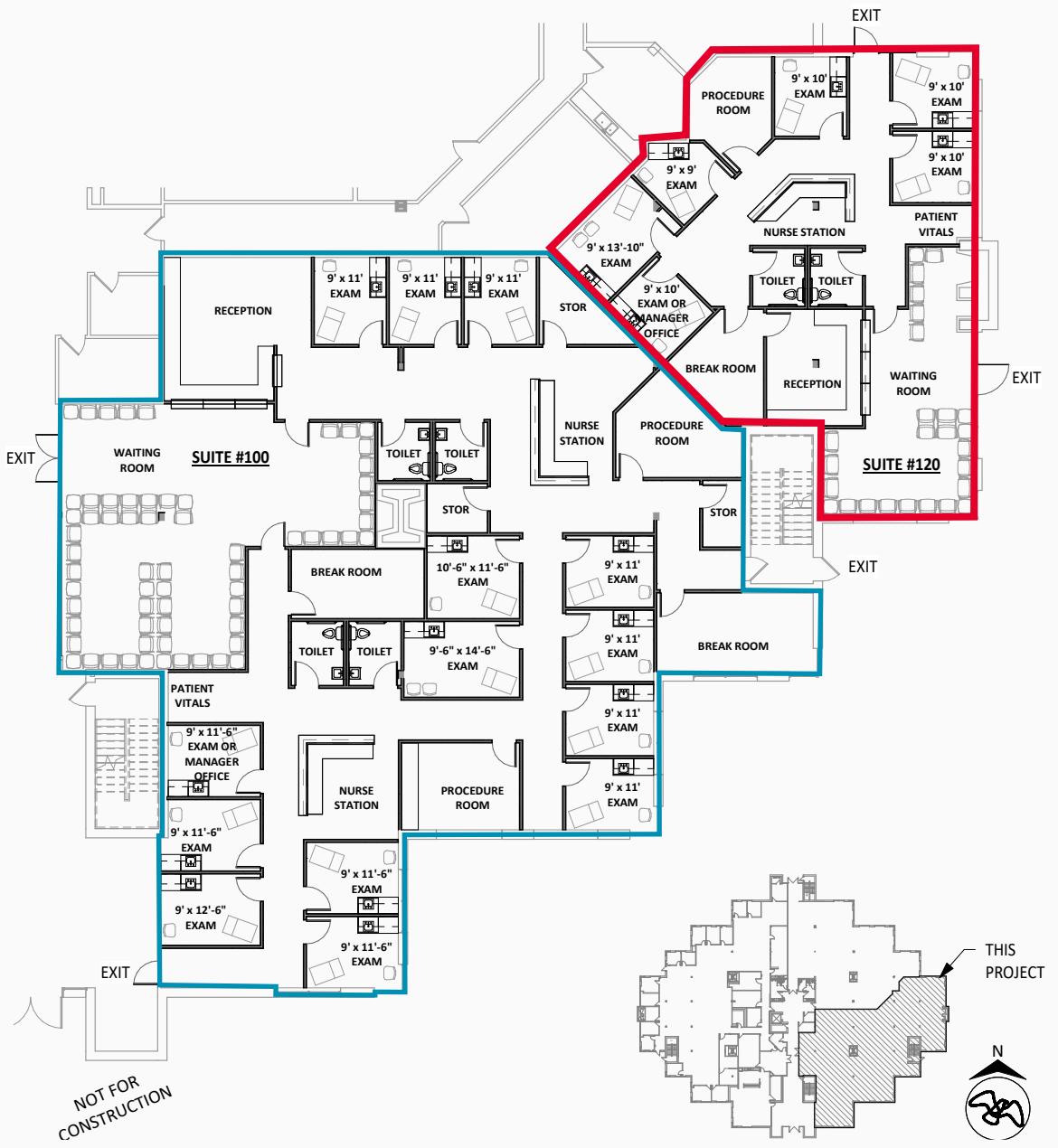
# OPTION

# 02

Suite 100:  $\pm 5,863$  USF |  $\pm 6,625$  RSF

Suite 120:  $\pm 2,179$  USF |  $\pm 2,462$  RSF

# THE ASHBY



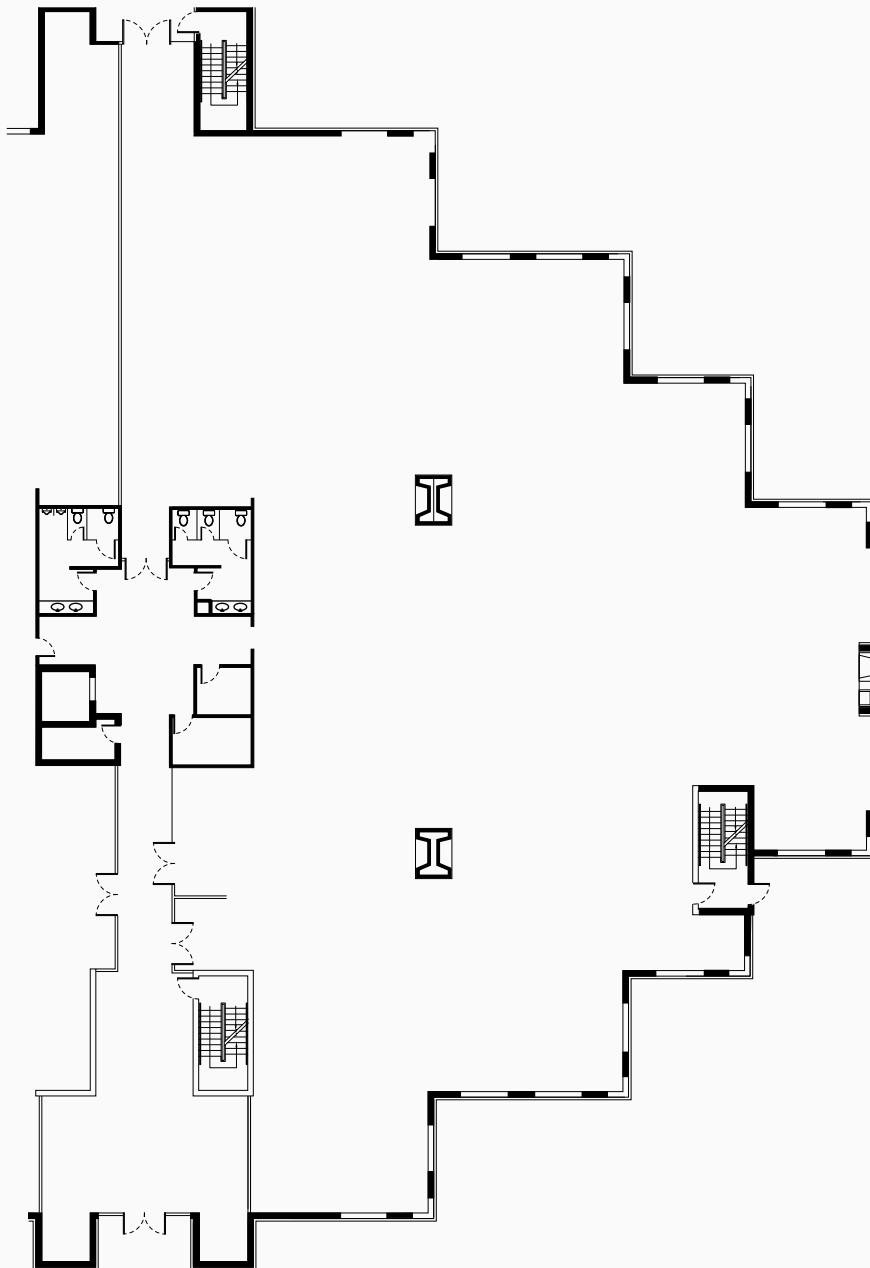
Note: Space is in shell condition. This is a conceptual floorplan

# OPTION

# 03

±16,583 SF

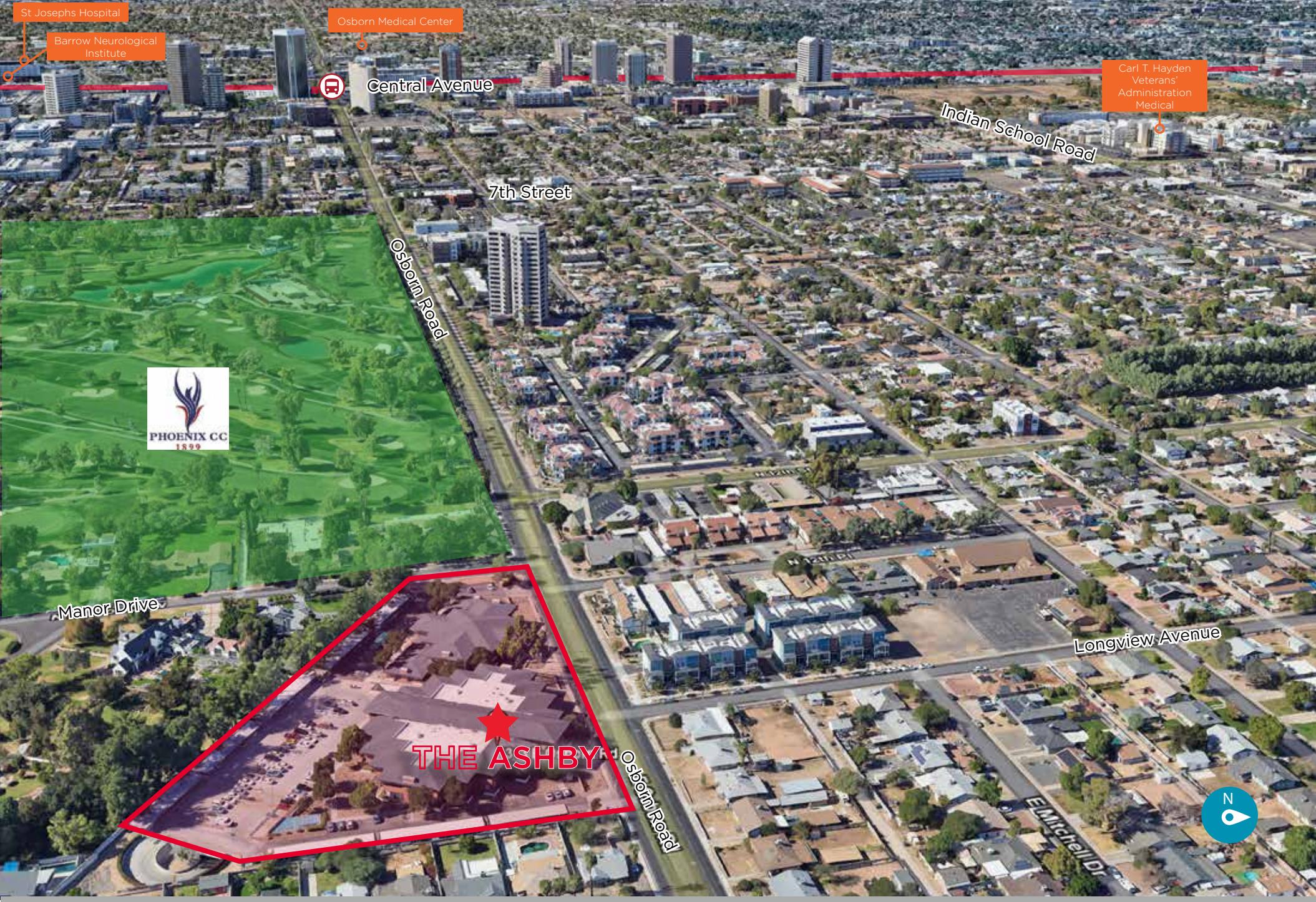
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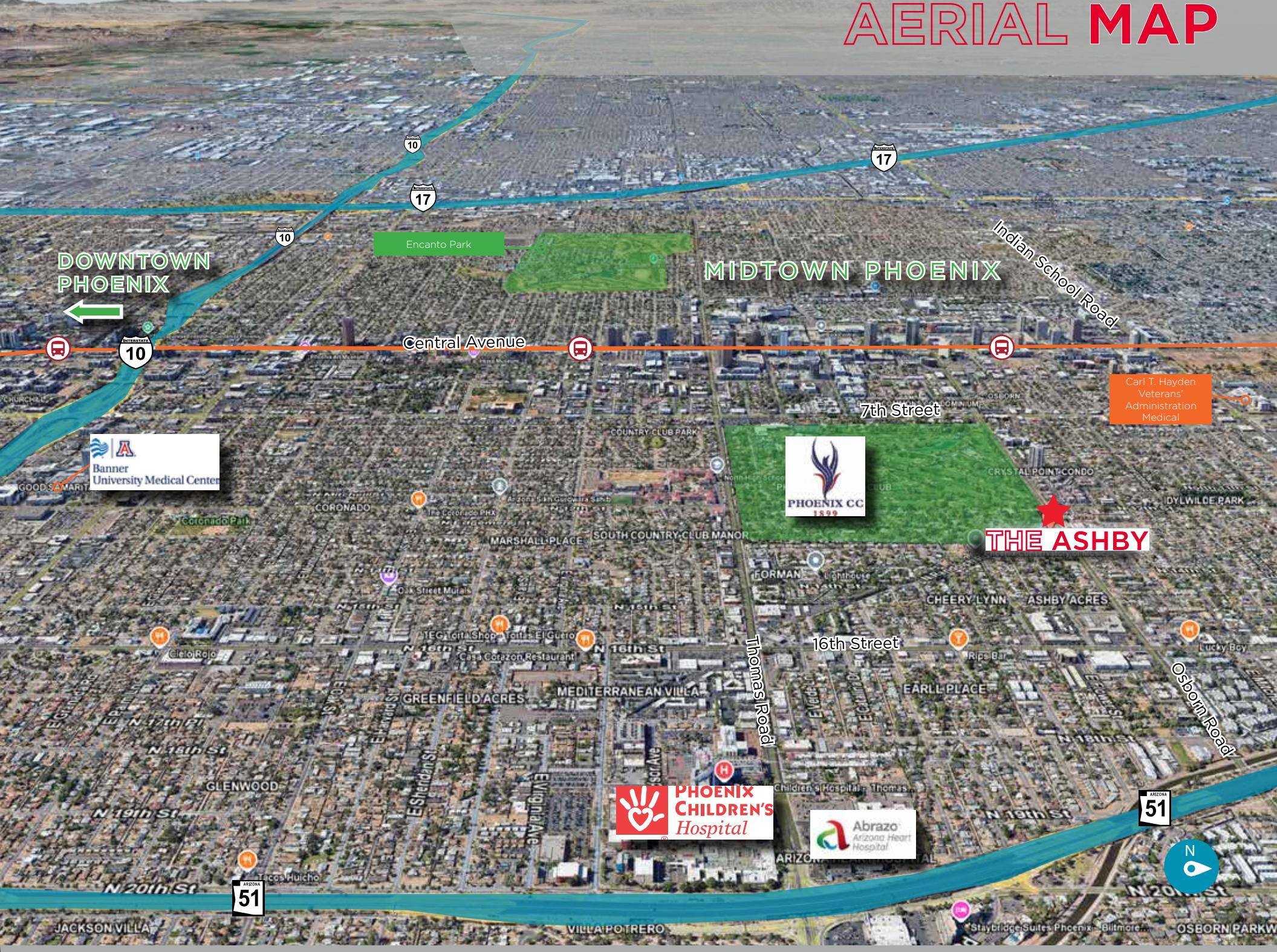
*Note: Space is in shell condition. This is a conceptual floorplan*

# AERIAL MAP

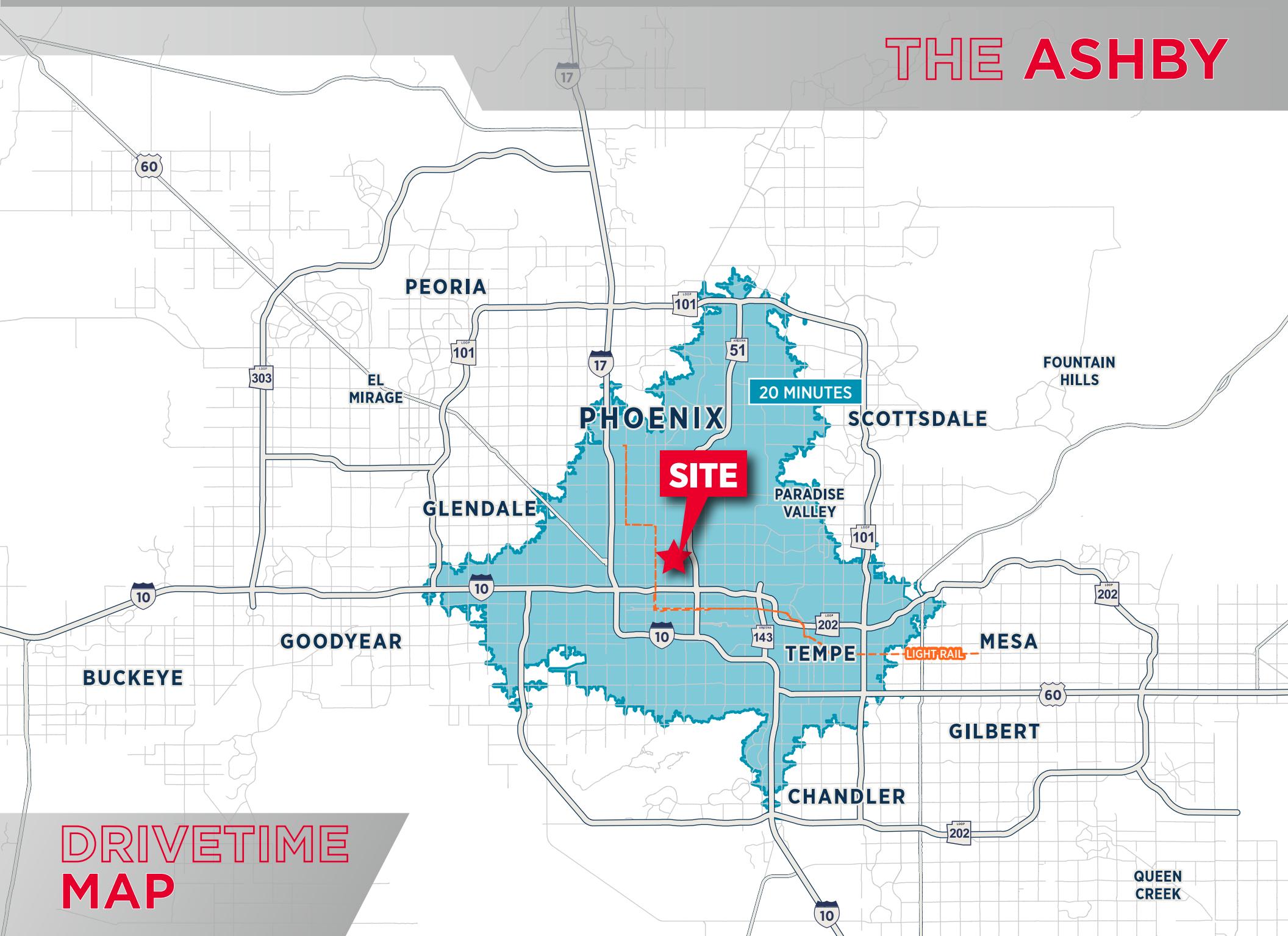
## MIDTOWN PHOENIX



# AERIAL MAP



# THE ASHBY



## Demographics



	1 Mile	3 Miles	5 Miles
2024 Population	20,252	178,270	388,010
2029 Population	20,736	191,427	404,635



	1 Mile	3 Miles	5 Miles
2024 Households	9,347	84,690	161,361
2029 Households	9,778	94,242	173,345



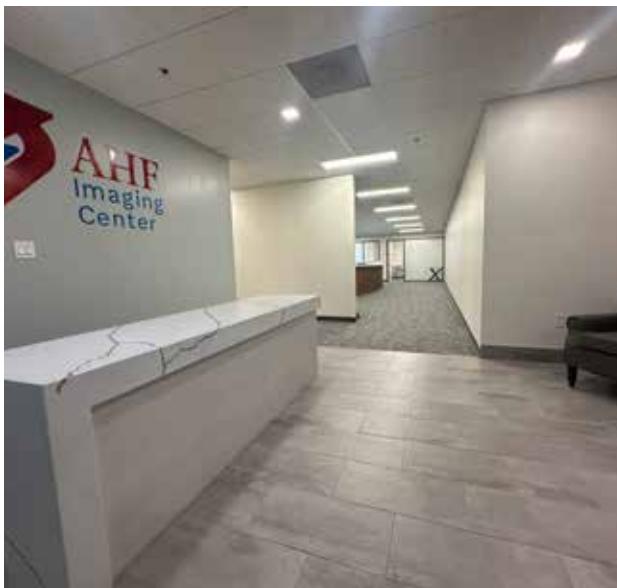
	1 Mile	3 Miles	5 Miles
2024 Home Value	\$498,383	\$521,239	\$515,606
2029 Home Value	\$624,559	\$624,783	\$625,612



	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$67,038	\$69,768	\$68,857
2029 Median Household Income	\$78,210	\$82,981	\$82,873



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**For more information,  
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