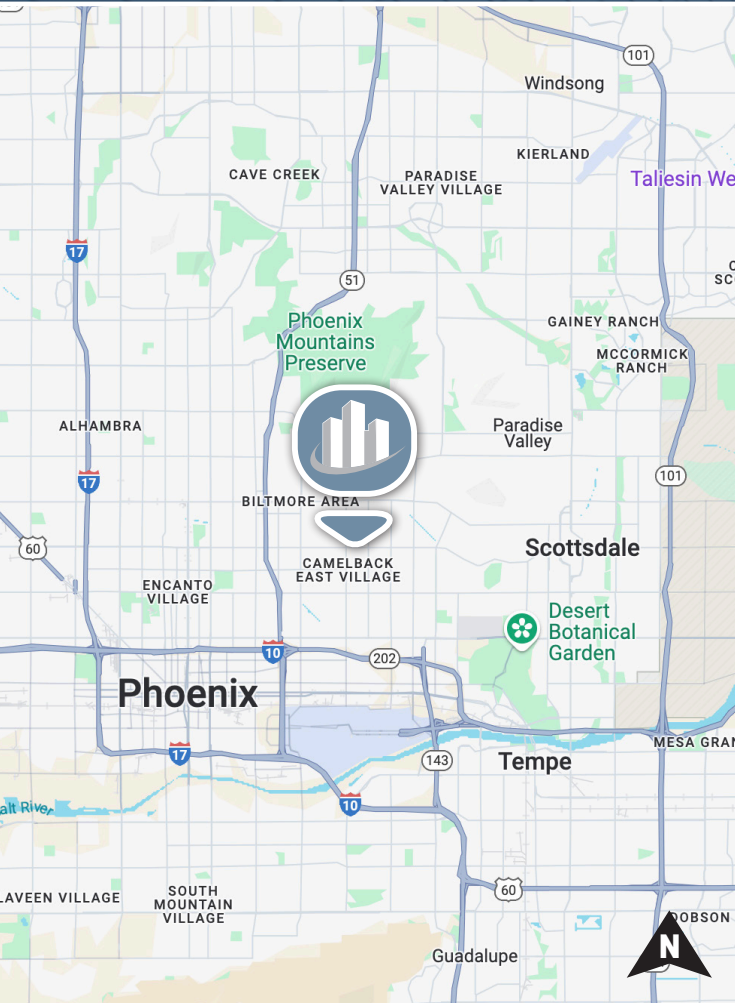


FOR LEASE: Camelback East Office Building

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



Please contact for more information:

Colt Siler

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LEASE OVERVIEW / Office Leasing Opportunity



Availability:	±2,373 SF
Rate:	\$21.50/SF NNN
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

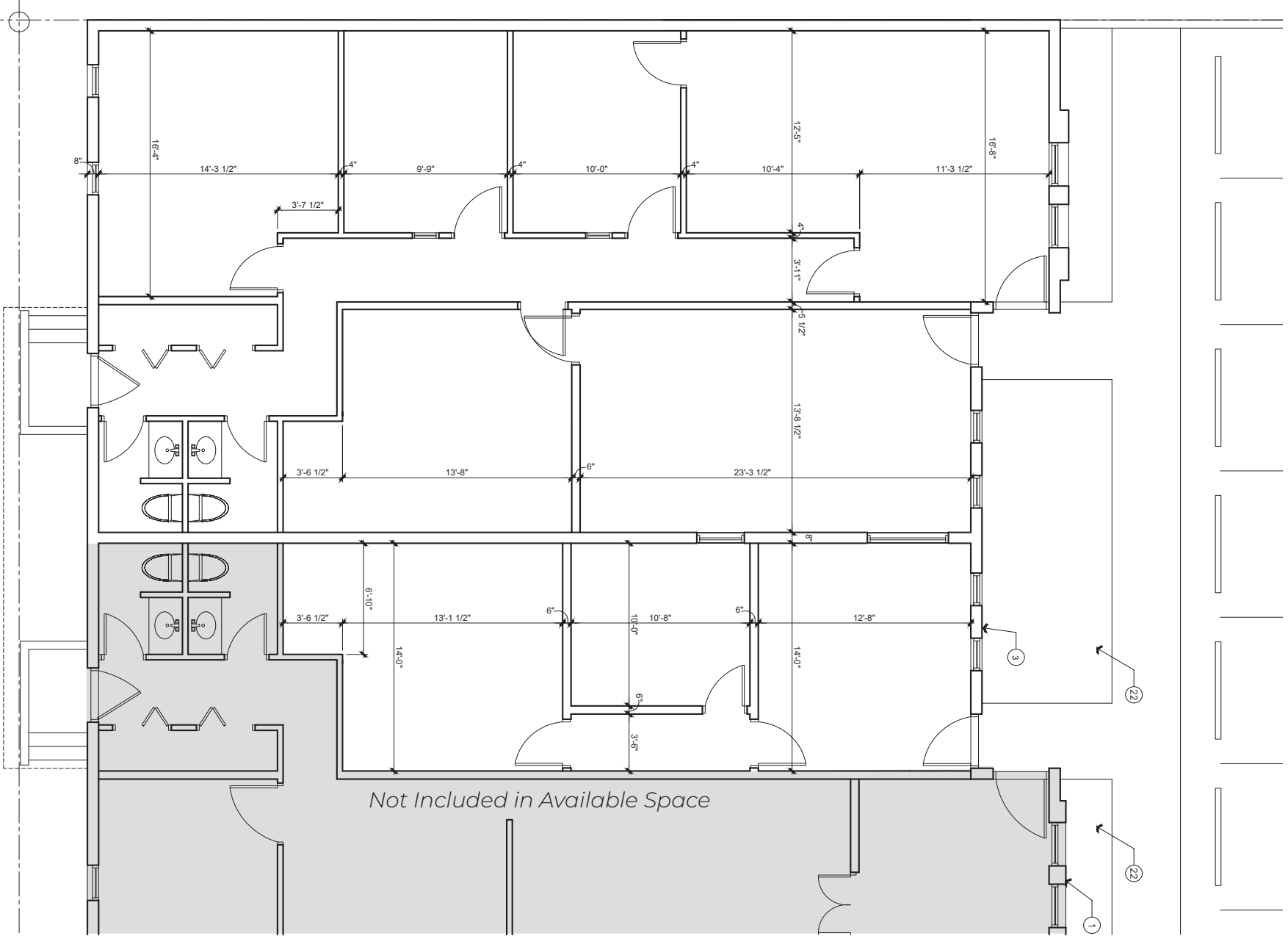
- High visibility with frontage on Indian School Road (36,862 VPD)
- Easy access and visibility on heavy traffic intersections of approximately 61,000 vehicles per day
- High daytime demographics with nearly 100,000 employees within 3 miles



PROPERTY PHOTOS



FLOOR PLAN



PARKING LOT

AERIAL VIEW / Indian School Road



Subject Property

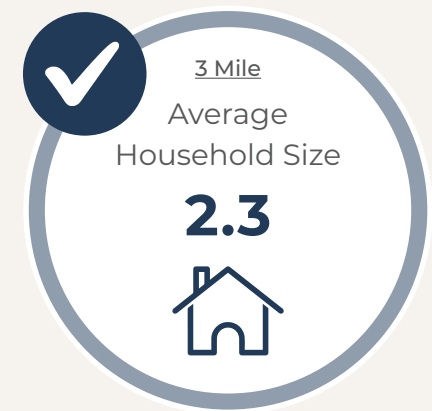
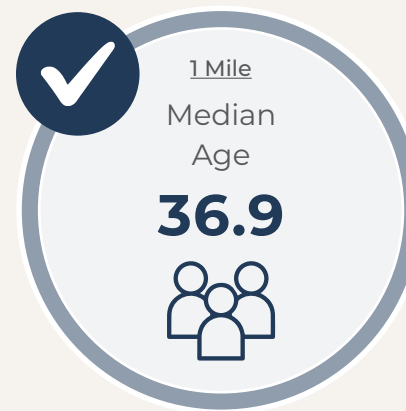
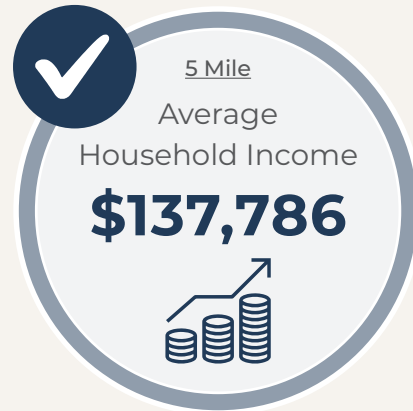
DTPHX
Downtown Phoenix

INDIAN SCHOOL ROAD

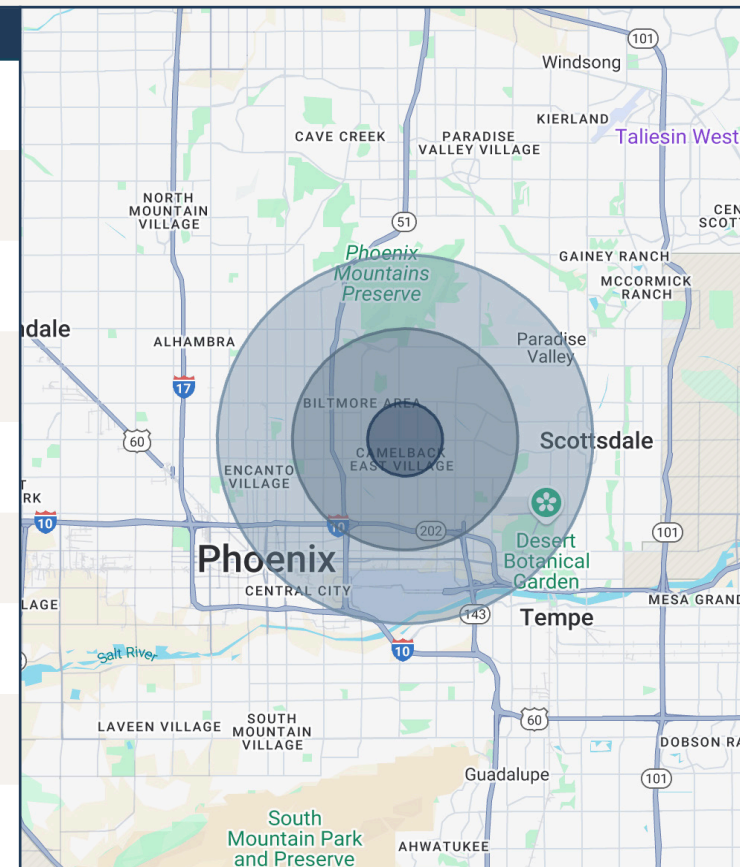
DISTANT AERIAL VIEW / City of Phoenix



DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,338	243,488	573,263
Estimated Population:	21,742	151,281	302,997
2029 Proj. Residential Population:	21,972	152,196	314,981
Average Household Income:	\$133,687	\$135,373	\$137,786
Median Age:	36.9	35.2	36.3
Average Household Size:	1.9	2.3	2.1
Consumer Annual Retail Expenditures:	\$422.06M	\$2.65B	\$5.63B
Total Households:	11,296	66,299	143,897
Total Employees:	9,595	92,207	270,266





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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.