

OFFICE SPACE AVAILABLE FOR LEASE

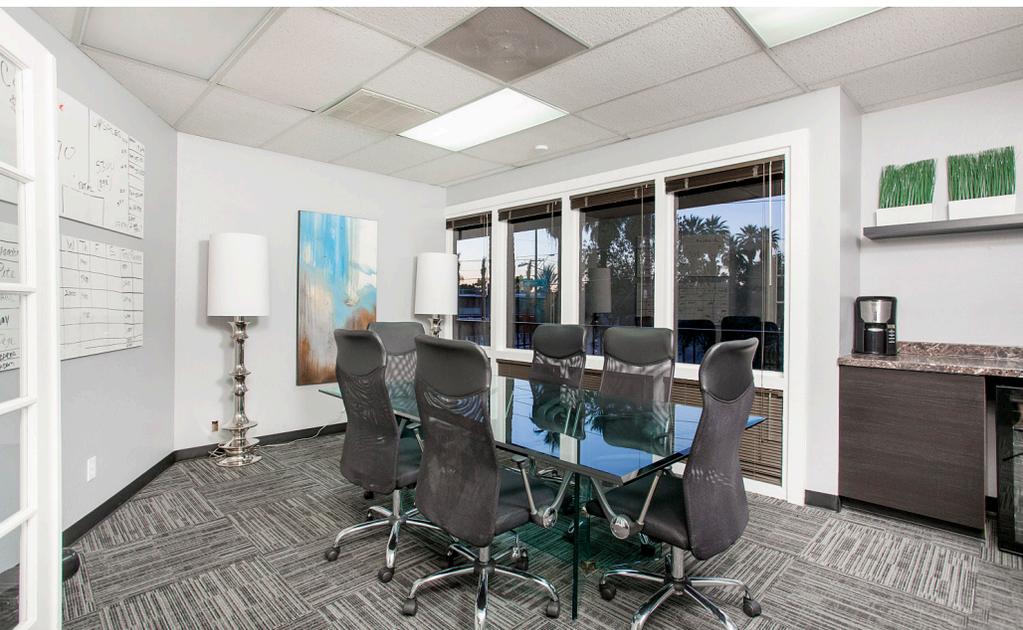
4645 N 12TH ST | PHOENIX, AZ 85014

\$20/PSF

PER YEAR - MOD GROSS

±2,550 SF AVAILABLE

12TH STREET OFFICE PLAZA



PROPERTY DETAILS

- 5,500 SF Multi-Tenant Office
- 3:1,000 Parking Ratio
- Covered Parking Available
- Zoning: C-2, City of Phoenix
- 12th St & Highland
- Just 15 minutes from Sky Harbor International Airport
- High-End Interiors

contact :



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy, however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

02.04.26



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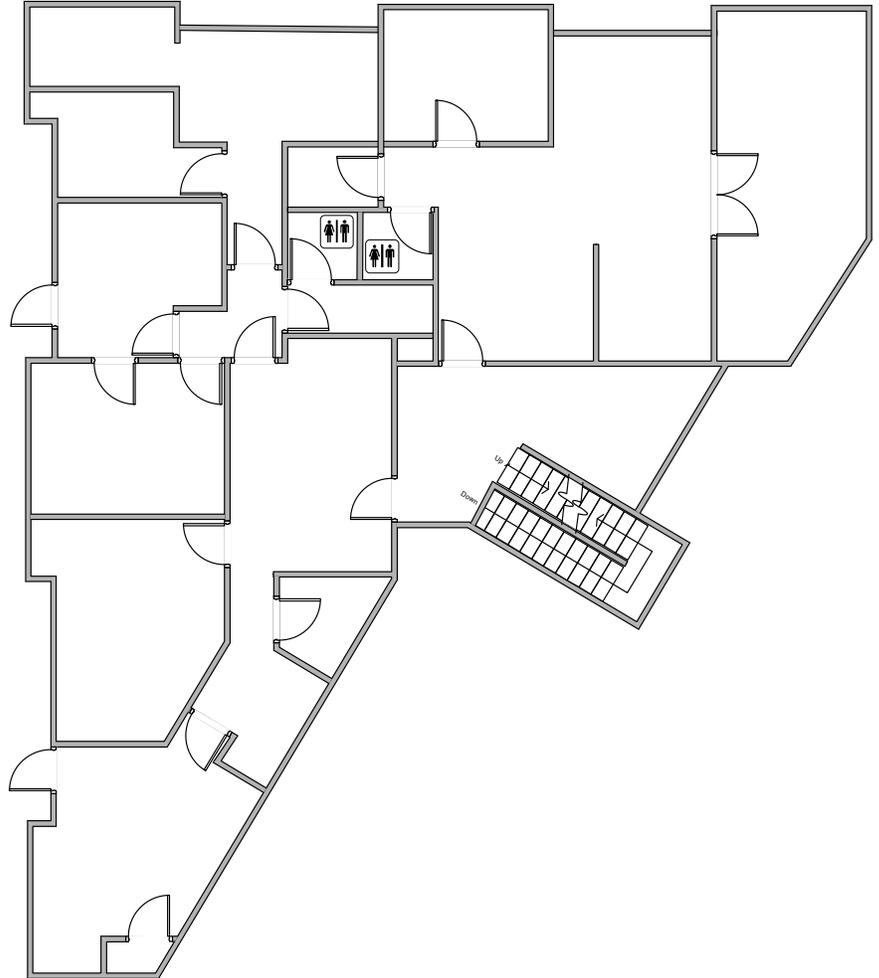
Locally Owned. Globally Connected. CORFAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

12TH STREET OFFICE PLAZA

4645 N 12TH ST | PHOENIX, AZ 85014

**SUITE 100
(FIRST FLOOR)
±2,550 SF**



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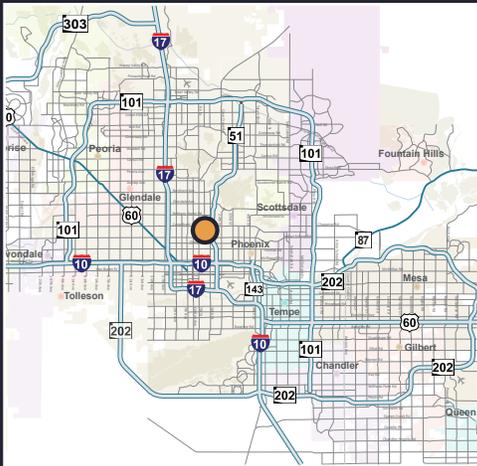
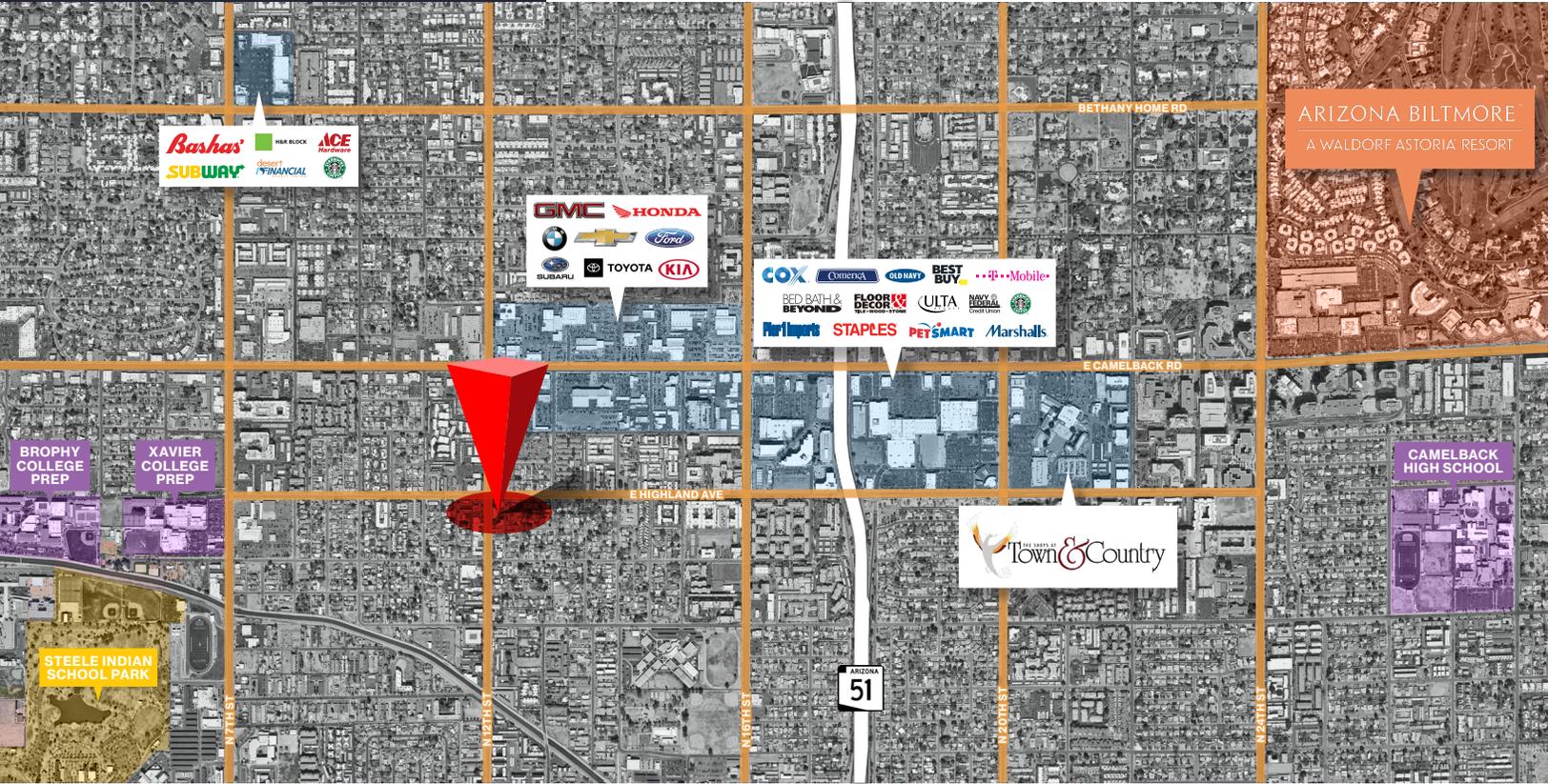
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	22,226	167,496	421,279
Median Age	38.3	40.2	37.2
Bachelor's Degree or Higher	34%	37%	28%
2023 Households	10,441	74,958	167,446
Renter Occupied HHs	7,311	41,525	97,723
Avg Household Income	\$71,679	\$90,492	\$80,974
Median Household Income	\$52,178	\$61,990	\$53,996
Median Home Value	\$312,735	\$364,432	\$327,893
Median Year Built	1975	1968	1969
Avg Household Size	2.1	2.2	2.4
Total Consumer Spending	\$264.9M	\$2.2B	\$4.8B
Daytime Employees	23,232	143,036	321,187
Businesses	2,883	18,336	31,393