ASKING RATE: $20.00 PSF/YR/FS

MULTI-TENANT OFFICE BUILDING

1 W. DEER VALLEY RD., BLDG. 2, PHOENIX, AZ 85027 | **DIRECT VACANCY**

LEASE

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COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL
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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.

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EXECUTIVE SUMMARY

Property Description	Multi-Tenant Office Space For Lease
Location	1 W. Deer Valley, BLDG 2 Phoenix, AZ 85027
Building (SF	± 26,092 SF
Parcel	209-10-811
Zoning	A-1
Year Built	1987
Project Near	SEC of 2nd St. & Deer Valley

AVAILABLE SUITES:

UNIT	SIZE (SF)	RATE
101	±2,135	$20.00 PSF/YR/FS AVAILABLE 05/01/26
205	±350	$20.00 PSF/YR/FS AVAILABLE 03/01/26

OFFICE BUILDING FOR LEASE NEAR DEER VALLEY AIRPORT

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BUILDING 2
BUILDING 1
COVERED PARKING
BUILDING 3

FLOOR PLAN - STE 101

1 W. DEER VALLEY RD. PHOENIX, AZ

- 6 OFFICES
- COMMON RESTROOMS
- AVAILABLE 05/01/26

FLOOR PLAN - STE 205

1 W. DEER VALLEY RD. PHOENIX, AZ

- 1 OFFICE
- COMMON RESTROOMS
- AVAILABLE 03/01/26

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DEMOGRAPHIC SUMMARY

1 West Deer Valley Road, Phoenix, Arizona, 85027

Ring of 5 miles

KEY FACTS

241,556
Population

36.8
Median Age

96,796
Households

$60,438
Median Disposable Income

EDUCATION

9%
No High School Diploma

22%
High School Graduate

33%
Some College

35%
Bachelor's/Grad/Prof Degree

INCOME

$74,737
Median Household Income

$40,730
Per Capita Income

$146,937
Median Net Worth

HOUSEHOLD INCOME

EMPLOYMENT

70%
White Collar

17%
Blue Collar

16%
Services

2.9%
Unemployment Rate

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Phoenix Metropolitan Area

The Phoenix Metropolitan Area (PMA) is the business center of Arizona and a major tourist destination. Phoenix's ability to blend the influences of Old West, Native American, Mexican and Spanish cultures makes it a very dynamic and interesting city to live in or visit. It is the capital city of Arizona, as well the county seat for Maricopa County, adding a strong government and legislative presence to the city.

As the urban center for the entire city, Downtown Phoenix is the political, business and cultural focal point of Phoenix. More than one billion in new construction and renovation projects in the 1990's transformed Phoenix's downtown area into a vibrant core of business, sports, arts and entertainment.

These venues include over 5.6 million square feet of rentable office space, a wide variety of restaurants, Chase Field, U.S. Airways Arena, Phoenix Symphony Hall, the Dodge Theatre and the Orpheum Theatre. The City of Phoenix recently won a major biotech contract with the International Genomics Consortium by forming the Translational Genomics Research Institute. The research center, a $21 million complex, will boost the state's economy by creating spin-off companies that will commercialize technologies developed at the institution. Supporters of the project also claim the institution will create 15,000 jobs and create demand for at least one million square feet of downtown space during the next decade.

Phoenix has developed into a cosmopolitan urban area affording exceptional quality of life to its four million inhabitants. With the sun shining 86% of the year, the "Valley of the Sun" offers a casual existence where outdoor activities take place year round on large tracks of land and mountains within the city limits. Winter is the favored season with desert temperatures perfect for golf, hiking, biking, boating and other outdoor activities. Snow skiing is just a short drive away, due to Arizona's diversity of elevations.