

# OFFICE CONDO AVAILABLE FOR LEASE

14001 N 7TH STREET | PHOENIX, AZ 85022

# \$25.00

PSF/YR NNN

±3,600 SF AVAILABLE

## PRIME MOON VALLEY CENTER OFFICE CONDO AVAILABLE



## PROPERTY DETAILS

- Building Size: ±6,000 SF
- Office Size: ±3,600 SF
- Parking Ratio: 2.67/1,000
- Zoned C-O
- Parcel: 214-44-062
- Opportunity Zone
- Monument Signage
- Full Medical Buildout

contact :



**Brandon Koplin**

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bkoplin@cpiaz.com

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.

01.28.26



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CDP

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



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## ABOUT THE BUILDING

TOTAL BUILDING SIZE	±6,000 SF
YEAR BUILT	2003
ZONING	C-O, City of Phonenix
PARKING RATIO	2.67/1,000 SF
PARCEL NUMBER	214-44-062
OPPORTUNITY ZONE	Yes



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## PROPERTY PHOTOS



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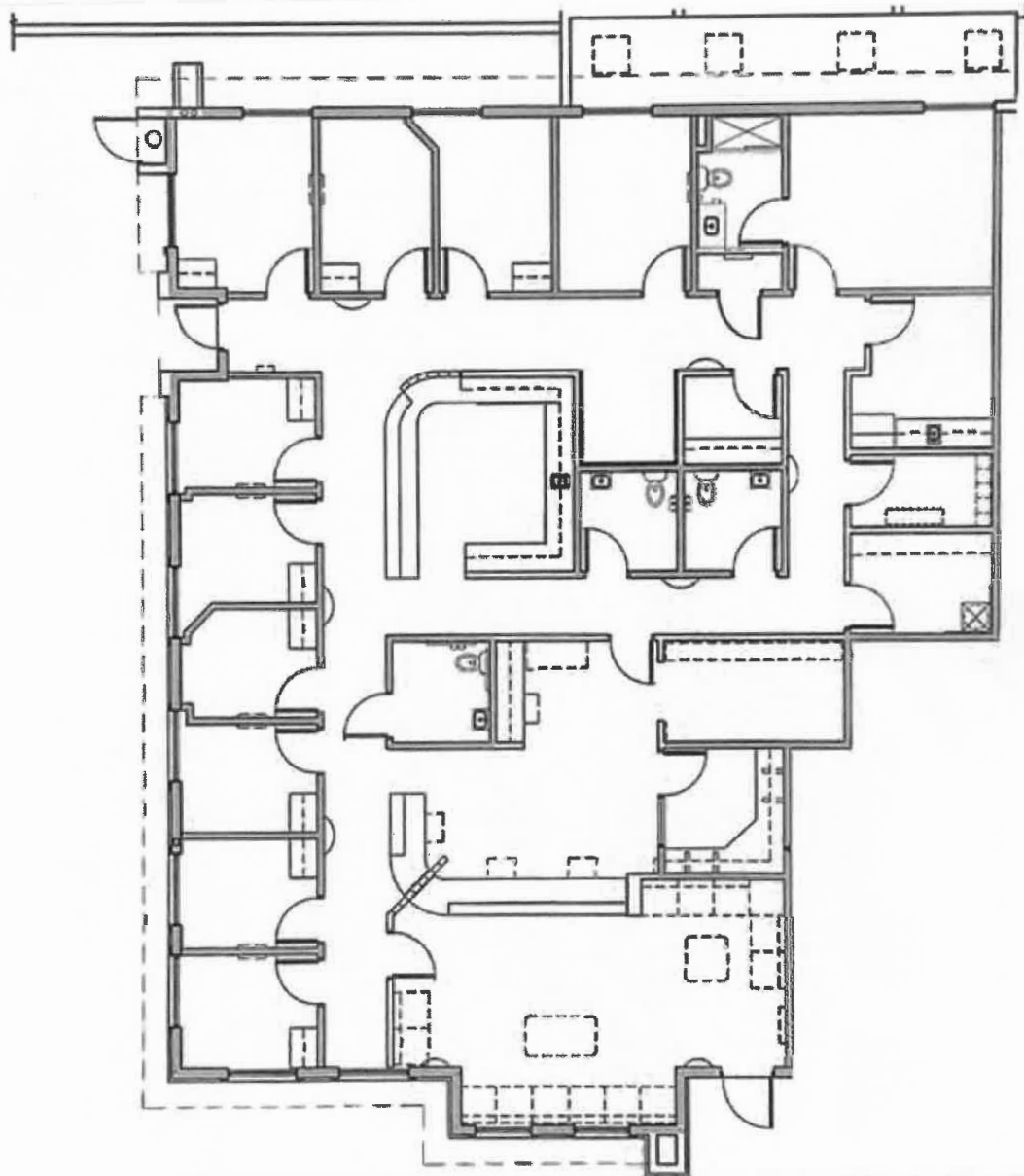
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## AVAILABILITY SUITE A-101

±3,600 SF

\$25 PSF/YR NNN

- ±3,600 SF
- Reception Area
- 4 Offices
- Break Room
- 4 Restrooms
- 100% Air Conditioned
- Sprinklered



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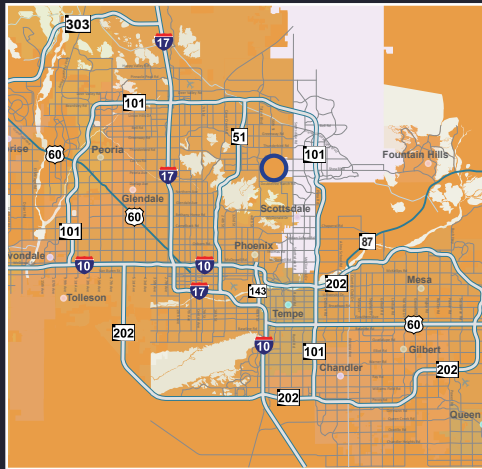
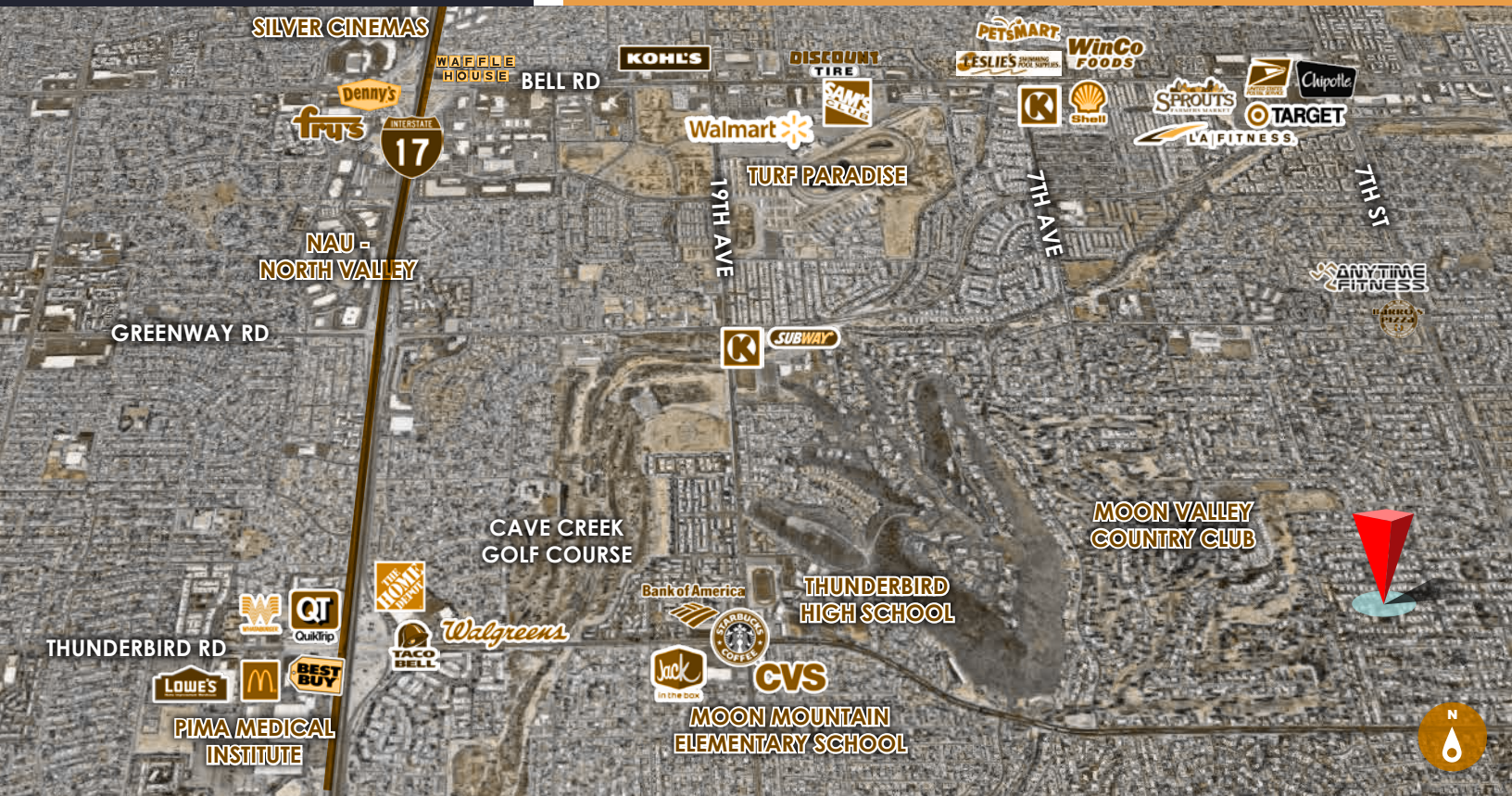
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## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population	8,335	136,774	372,807
Median Age	50.5	38.2	38.2
Bachelor's Degree or Higher	49%	29%	30%
2024 Households	3,545	56,395	152,685
Renter Occupied HHs	490	30,508	75,785
Avg Household Income	\$143,145	\$82,654	\$86,403
Median Household Income	\$118,716	\$60,924	\$65,056
Median Home Value	\$499,212	\$366,265	\$351,128
Median Year Built	1978	1983	1982
Avg Household Size	2.3	2.3	2.4
Total Consumer Spending	\$150.5M	\$1.7B	\$4.7B
Daytime Employees	2,116	27,456	137,434
Businesses	379	3,757	16,378