

# 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:

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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.



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Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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## ABOUT THE BUILDING

TOTAL BUILDING SIZE	±6,000 SF
YEAR BUILT	2003
ZONING	C-O, City of Phoenix
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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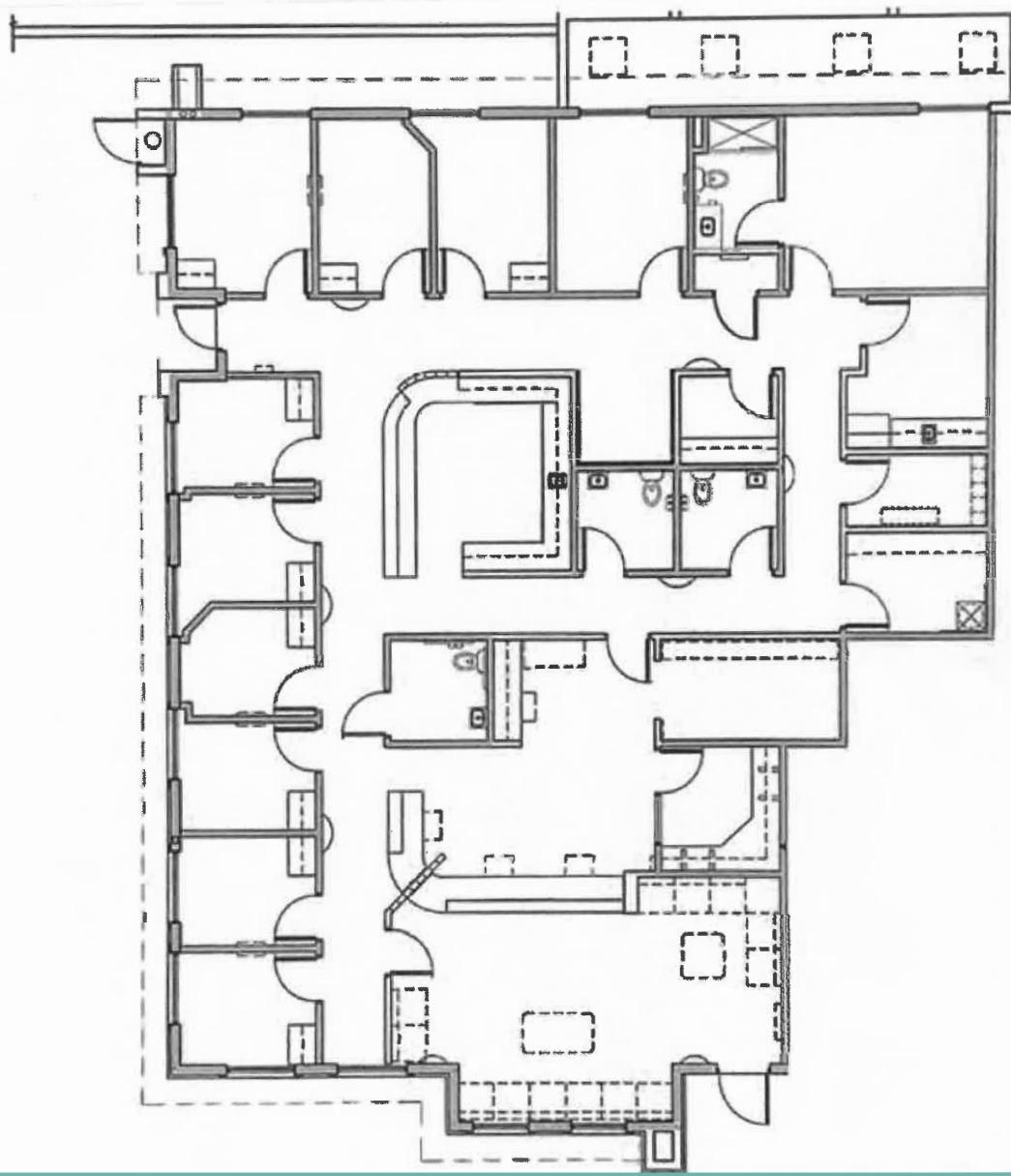
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**AVAILABILITY**  
**SUITE A-101**  
**±3,600 SF**  
**\$25 PSF/YR NNN**

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



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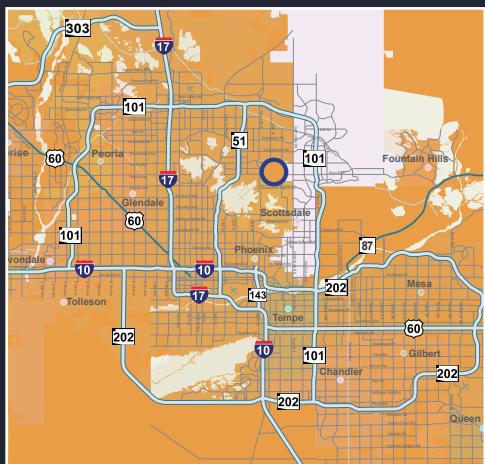
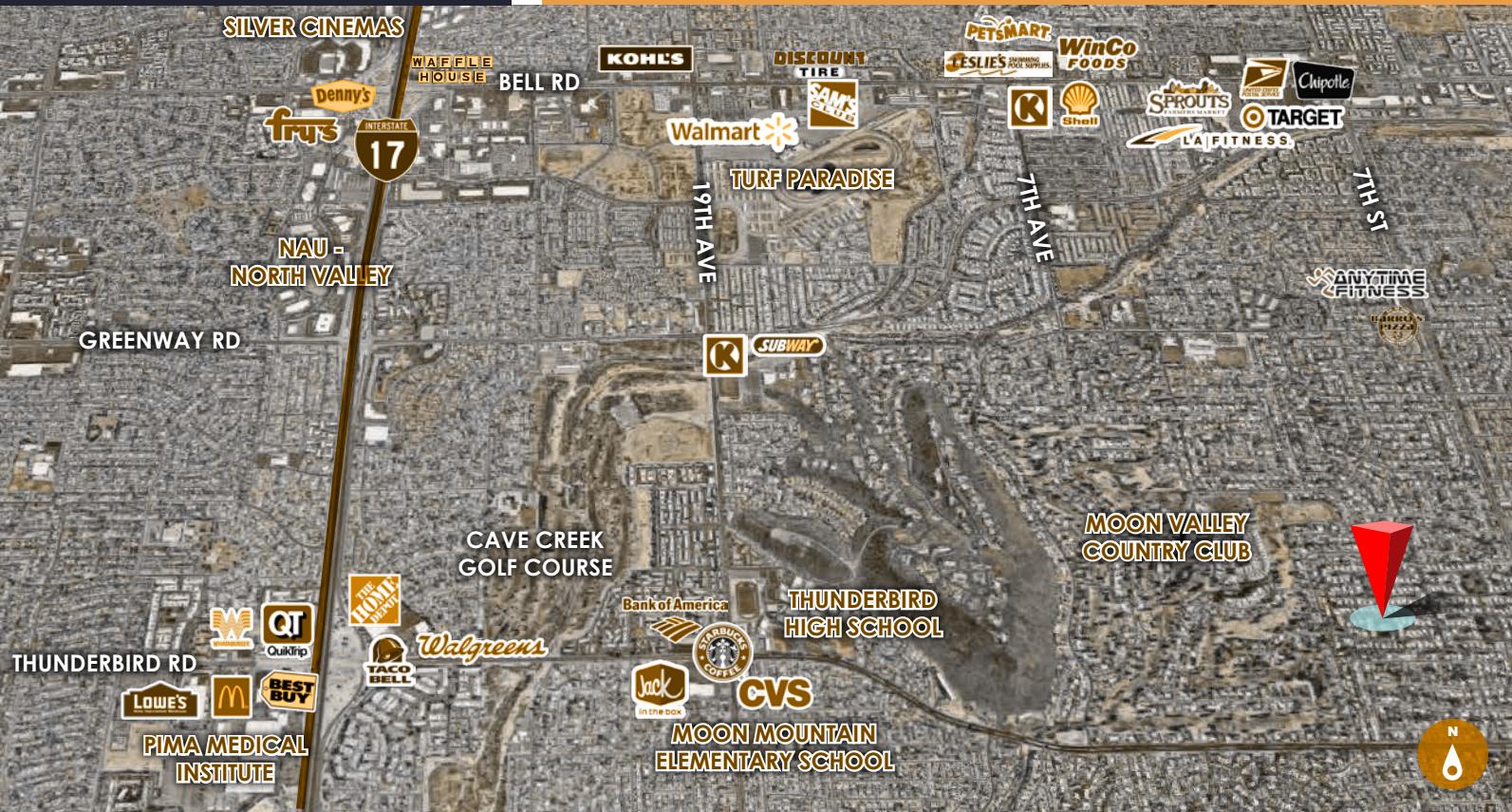
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## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

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

