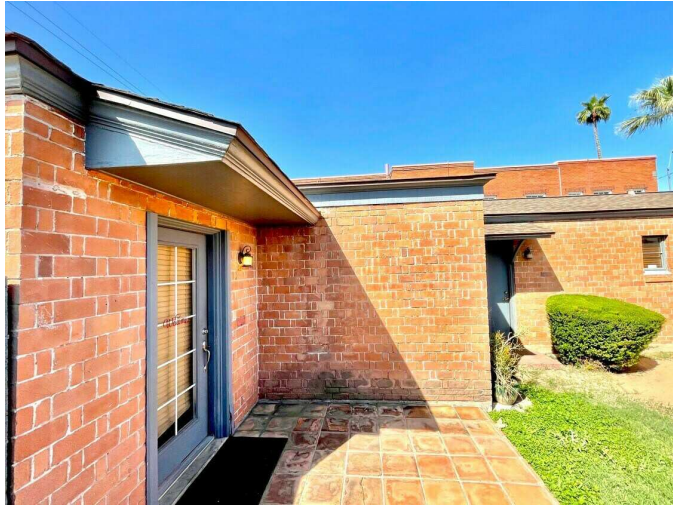


309 West McDowell Road

309 West McDowell Road | Phoenix , AZ 85003



OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (MG)
Building Size:	950 SF
Available SF:	950 SF

PROPERTY OVERVIEW

Chic Live/Work Space in Central Phoenix! This 950 SF unit is located in a stylish red brick building just north of downtown along McDowell Rd. The space features multiple private rooms, a full bathroom, kitchen, and in-unit washer/dryer. Enjoy private yard space, convenient parking, and multiple entrances for added flexibility. Ideal for live/work, creative use, or small office setup in a prime central location.

PROPERTY HIGHLIGHTS

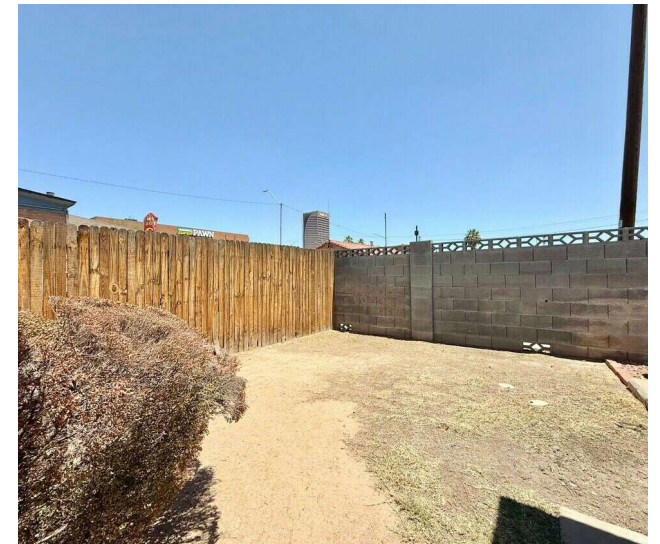
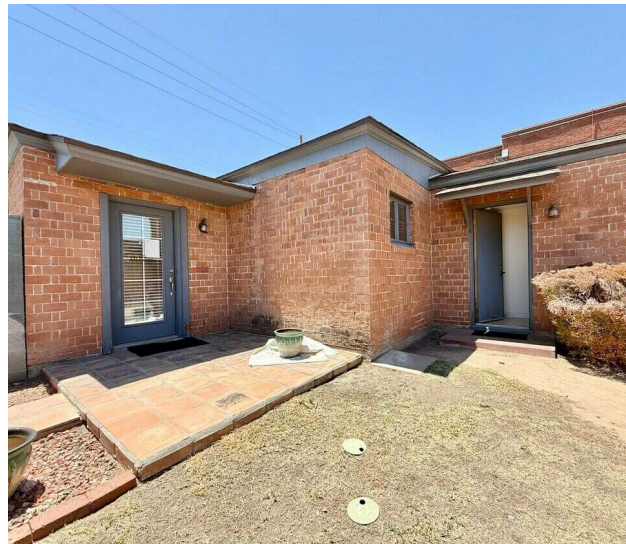
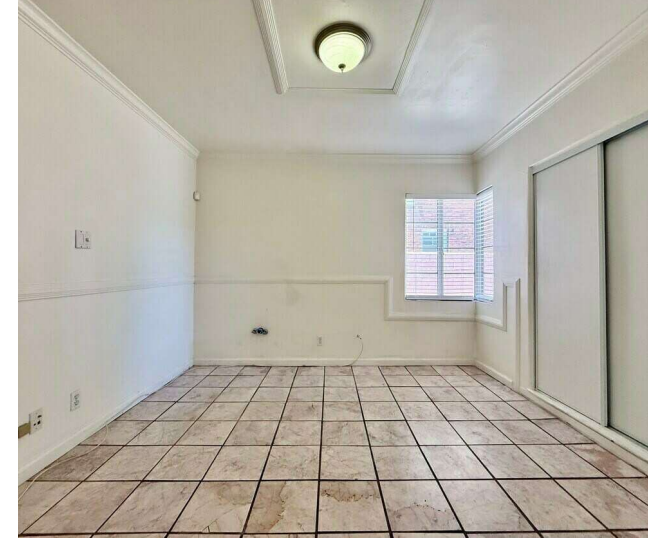
- Live/Work space
- Near I-10
- Private yard
- Convenient parking



LIVE/WORK SPACE FOR LEASE | OFFICE

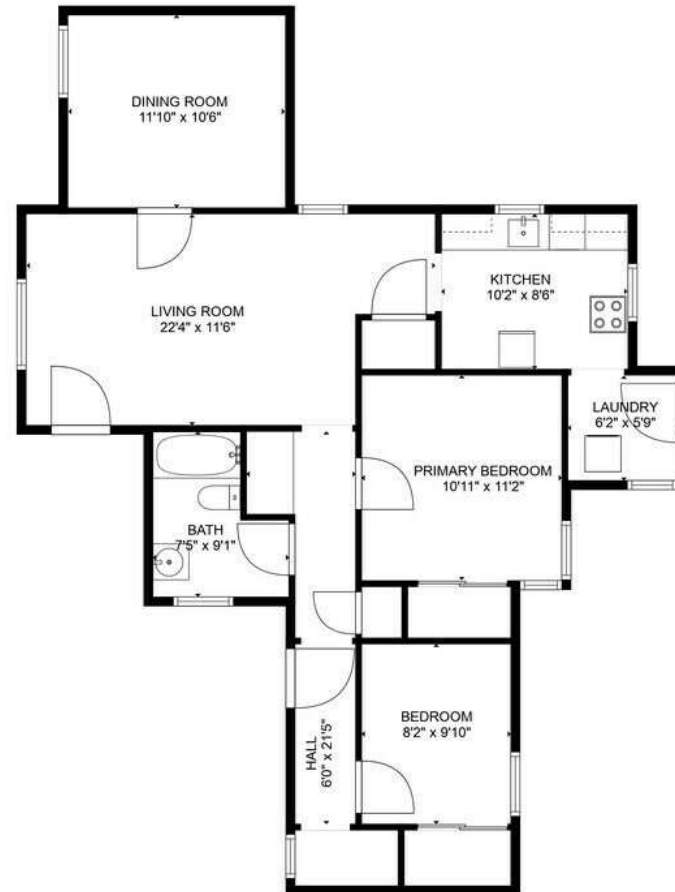
309 West McDowell Road

309 West McDowell Road | Phoenix , AZ 85003



309 West McDowell Road

309 West McDowell Road | Phoenix , AZ 85003



TOTAL: 931 sq. ft
 FLOOR 1: 931 sq. ft
 WALLS: 84 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

309 West McDowell Road

309 West McDowell Road | Phoenix , AZ 85003



309 West McDowell Road

309 West McDowell Road | Phoenix , AZ 85003

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,266	5,542	19,007
Average Age	41	41	40
Average Age (Male)	41	41	40
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	720	3,146	10,519
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$144,772	\$135,348	\$104,553
Average House Value	\$812,984	\$767,540	\$632,959

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	20.1%	20.3%	23.4%

RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	837	3,719	12,174
Total Population - Black	85	327	1,272
Total Population - Asian	76	299	889
Total Population - Hawaiian	3	12	28
Total Population - American Indian	34	118	541
Total Population - Other	73	343	1,527

Demographics data derived from AlphaMap

