

For Lease
2233 N. 7th Street
Phoenix, AZ 85006



FEATURES:

3,025 SF Building
6,692 SF Lot
Zoned C-1 (Phoenix)
Recently Renovated
9 office, 1 conference room, storage
11 parking spaces
Open Contemporary Design
Monument Sign
7th Street Restaurant Row



\$22.00/SF Modified Gross

AT REAL ESTATE SERVICES

2233 N. 7th Street

Phoenix, AZ 85006

John Asher
(602) 432-4336

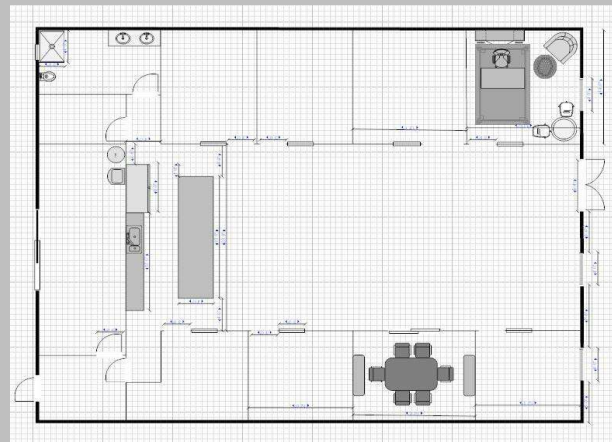
Asher@AT-RES.com

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price or other conditions. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Phoenix, Arizona



- ★ Easy Ingress/Egress from 7th Street
- ★ Pre Wired for Internet & Phones (COX)
- ★ Active Redevelopment Area
- ★ 10+ Restaurants within 2 min walk
- ★ Tenant pays Utilities, Interior Maint, landscape
- ★ Landlord pays Prop Tax, Insurance
- ★ LED Lighting
- ★ Security Alarm & Camera System
- ★ Tall 11' Ceilings



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