

**ASKING RATE: \$18-20 PSF/YR/FS**



## **MULTI-TENANT OFFICE BUILDING**

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

**LEASE**

**Bob Deininger**  
D 480.522.2772  
M 480.229.1976  
bdeininger@cpiaz.com

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

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.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.

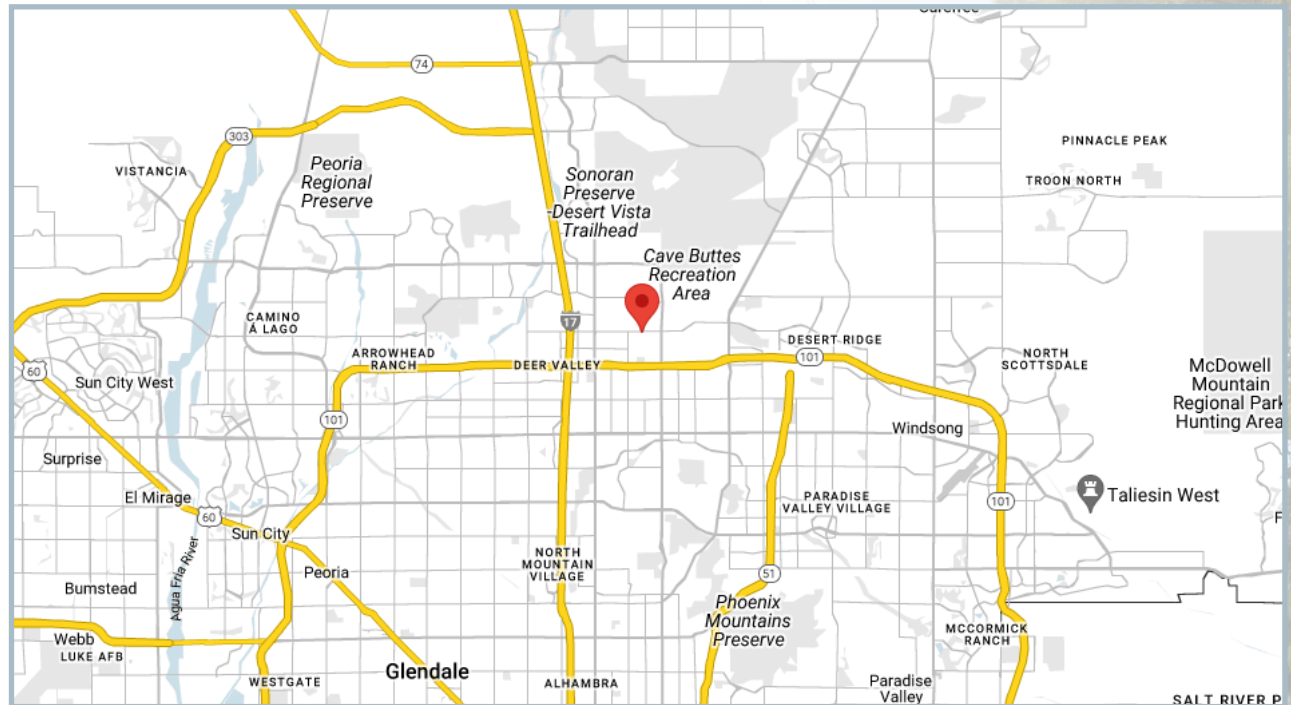
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## EXECUTIVE SUMMARY

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
102	±726	\$18.00 PSF/YR/FS
203	±1,210	\$18.00 PSF/YR/FS



## OFFICE BUILDING FOR LEASE NEAR DEER VALLEY AIRPORT

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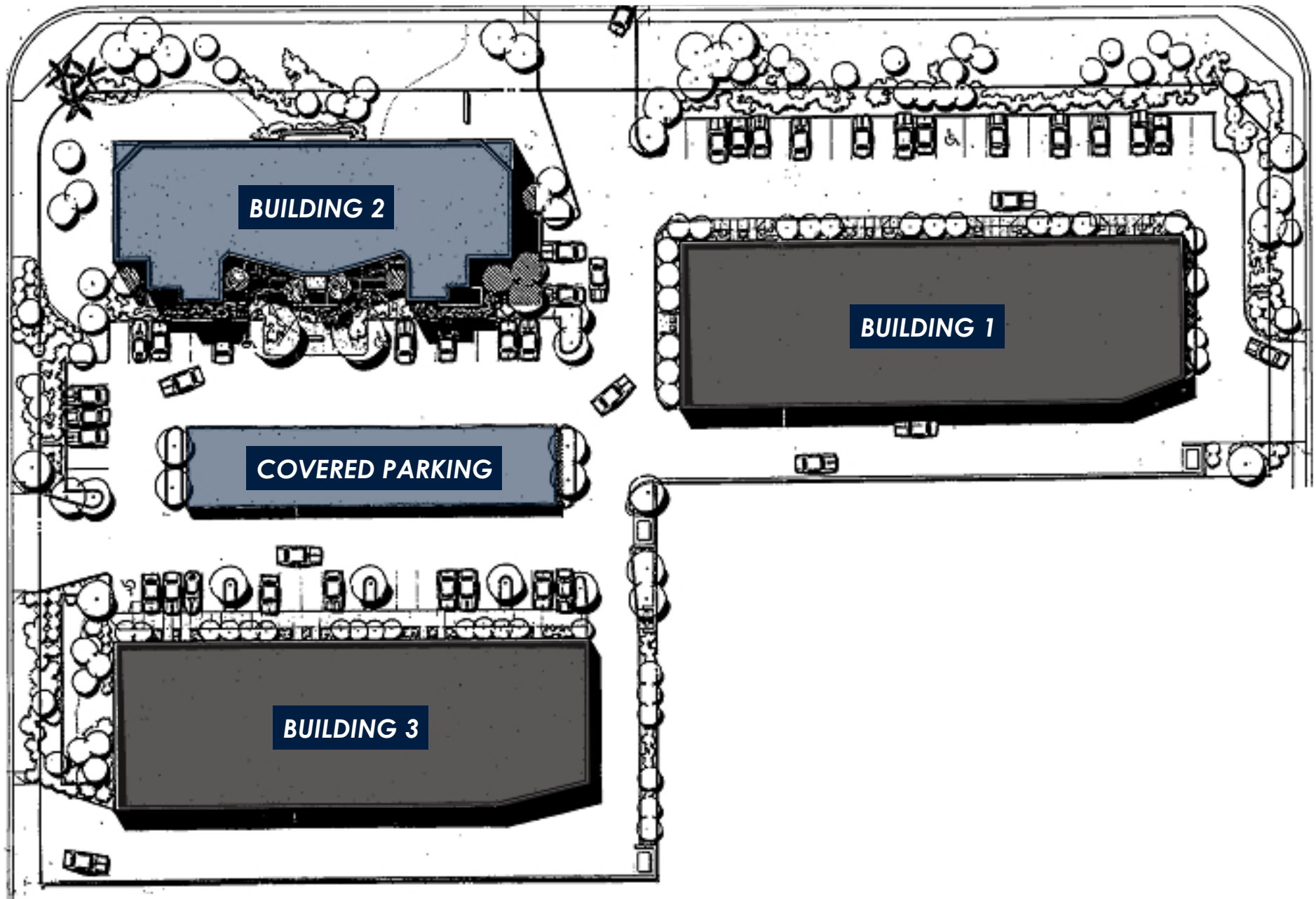


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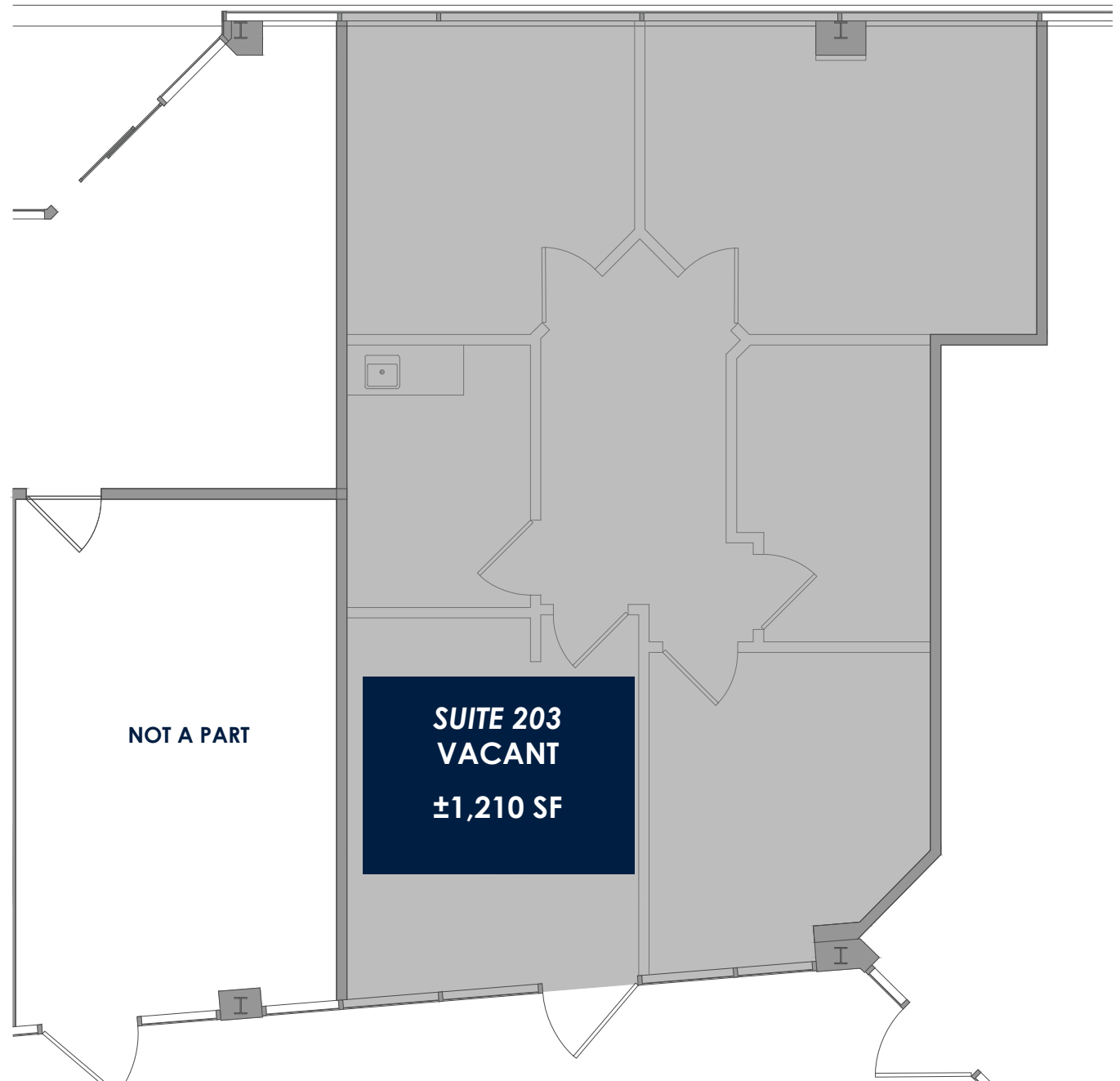




- 3 OFFICES
- COMMON RESTROOMS



- RECEPTION
- 4 OFFICES
- BREAK ROOM
- COMMON RESTROOMS







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# LEASE



## DEMOGRAPHIC SUMMARY

1 West Deer Valley Road, Phoenix, Arizona, 85027

Ring of 5 miles

### KEY FACTS

241,556

Population



96,796

Households

36.8

Median Age

\$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



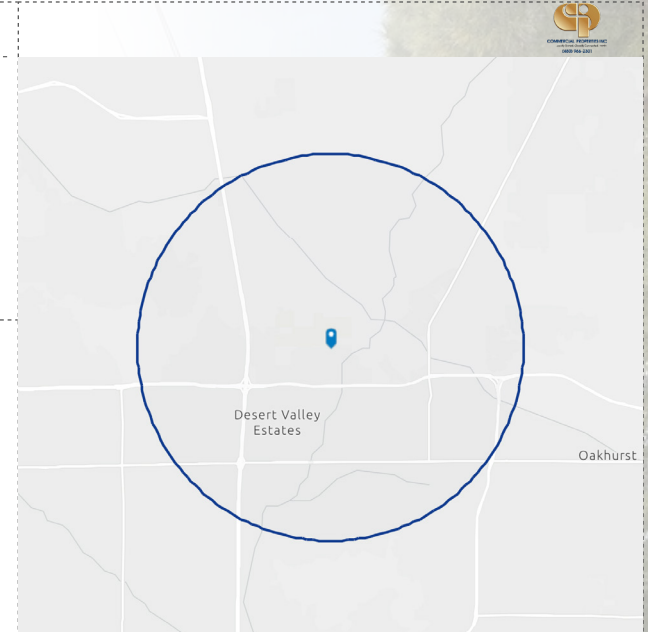
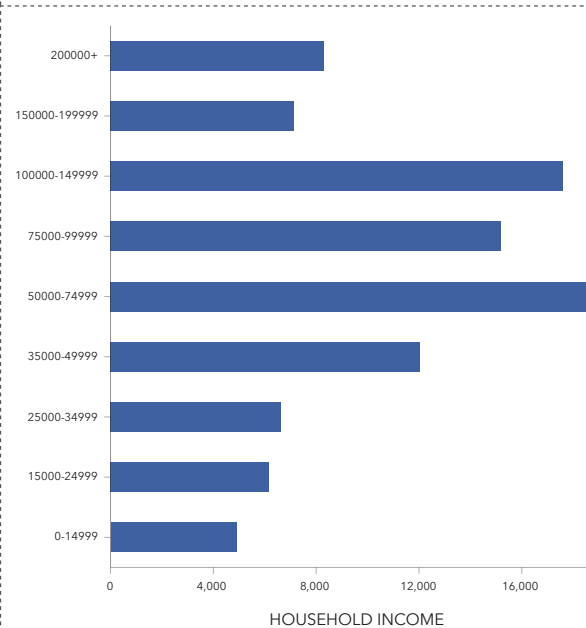
\$40,730

Per Capita Income



\$146,937

Median Net Worth



### EMPLOYMENT



White Collar

70%



Blue Collar

17%



Services

16%

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,

