



FOR SALE

11070 N. 24th Ave

Phoenix, AZ 85029

Freestanding Office Building

For Sales Information, Please Contact:

±11,408 RSF

OFFICE SPACE

A-1 Zoning

VERSATILE ZONING

Elevator Served

DIRECT ACCESS TO BOTH FLOORS



REECE ELLERTSON

Medical Office Brokers

602.399.0943 · Reece@arizonamob.com

AARON KUHL

Medical Office Brokers

602.525.1491 · Aaron@arizonamob.com

ARIZONAMOB.COM



SALE HIGHLIGHTS

\$2,224,560

Price

\$195

Price Per Foot

±11,408

Square Feet

Medical/Office Space

A-1

City of Phoenix

Zoning

PROPERTY HIGHLIGHTS

±11,408 SF Standalone Building

Flexible two-story layout with private and open office configurations

A-1 Zoning

Accommodates a wide variety of office and commercial uses

Elevator-Served Building

Convenient access to both floors

Abundant Private Offices

Ideal for administrative, professional, or medical users

Excellent I-17 Access

Minutes from Metrocenter, Loop 101, and major employment centers

Flexible Owner-User Configuration

Adaptable to a wide variety of office and professional users

Covered Parking Spaces

Reserved parking for providers and staff

FF&E Available

Furniture, fixtures, and equipment can be included

EXECUTIVE SUMMARY

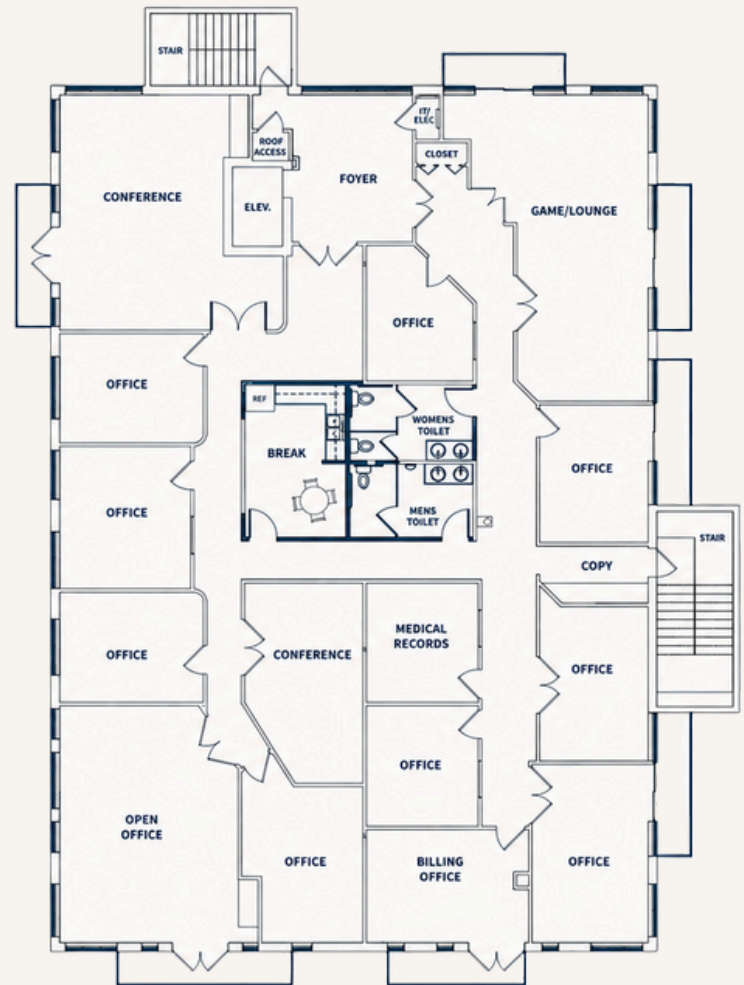
11070 N. 24th Avenue is a ±11,408 SF standalone office building offering a flexible two-story layout suitable for a wide variety of office, medical, educational, nonprofit, and professional service, and flex users. The property features a combination of private offices, open work areas, conference rooms, and support spaces designed to accommodate a range of operational needs.

Conveniently located near Interstate 17 and the Metrocenter redevelopment, the building provides excellent accessibility to major employment and population centers. With elevator service, abundant parking, and A-1 zoning, the property offers exceptional functionality and flexibility in one of North Phoenix's most active corridors.

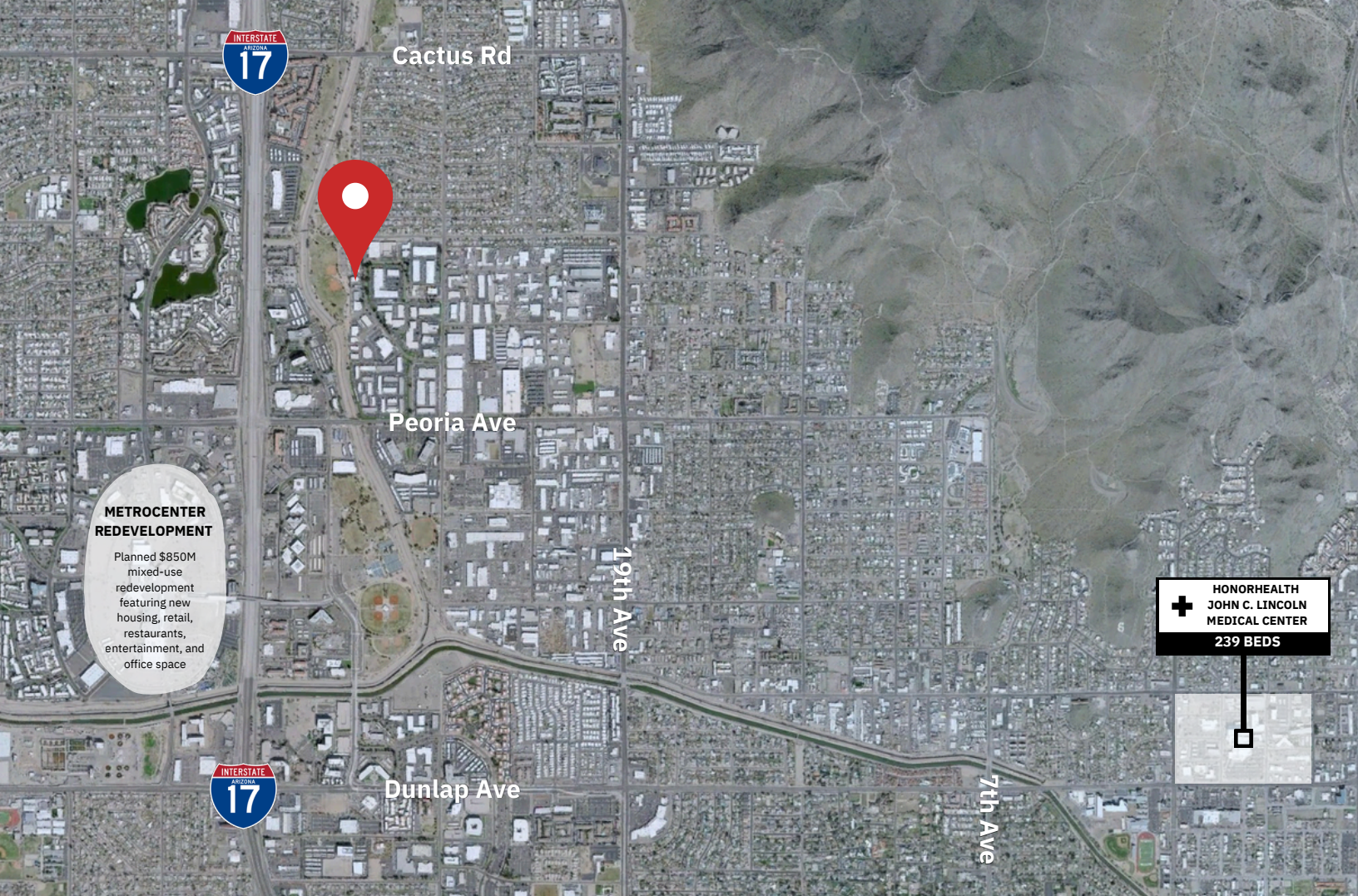
FLOOR PLANS



FLOOR 1



FLOOR 2



METROCENTER REDEVELOPMENT

Planned \$850M mixed-use redevelopment featuring new housing, retail, restaurants, entertainment, and office space

HONORHEALTH JOHN C. LINCOLN MEDICAL CENTER
239 BEDS

DEMOGRAPHICS

\$239M

HEALTHCARE SPENDING
WITHIN 5 MILE RADIUS

430,448

2025 POPULATION
WITHIN 5 MILE RADIUS

\$91,205

AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILE RADIUS

2.5

AVERAGE HOUSEHOLD SIZE
WITHIN 3 MILE RADIUS

DRIVE TIMES

2 min I-17

5 min Metrocenter Redevelopment

10 min Honor Health John C. Lincoln

20 min Downtown Phoenix

20 min Sky Harbor International Airport



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MOB
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DISCLAIMER

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