

MIDTOWN FREESTANDING OFFICE

2517 North 7th Street | Phoenix, Arizona 85006

± 1,900 SF **FOR LEASE**



\$29.75 MG

Utilities & Janitorial Included

1,900 SF

Building Size

37,801 VPD

7th Street

C-2 Zoning

5/1,000 Parking



- ✓ Stand Alone Office with High-End Creative Finishes
- ✓ Very Efficient Office Layout Perfect for Professional Uses
- ✓ Located near Downtown Phoenix, Retail Amenities & I-10 Freeway
- ✓ Excellent Monument & Building Signage with 7th Street Frontage
- ✓ Space comes with Abundant Parking

J.T. TAYLOR

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M: (480) 225-6484

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JAMES VAN DOREN

D: (480) 634-6934

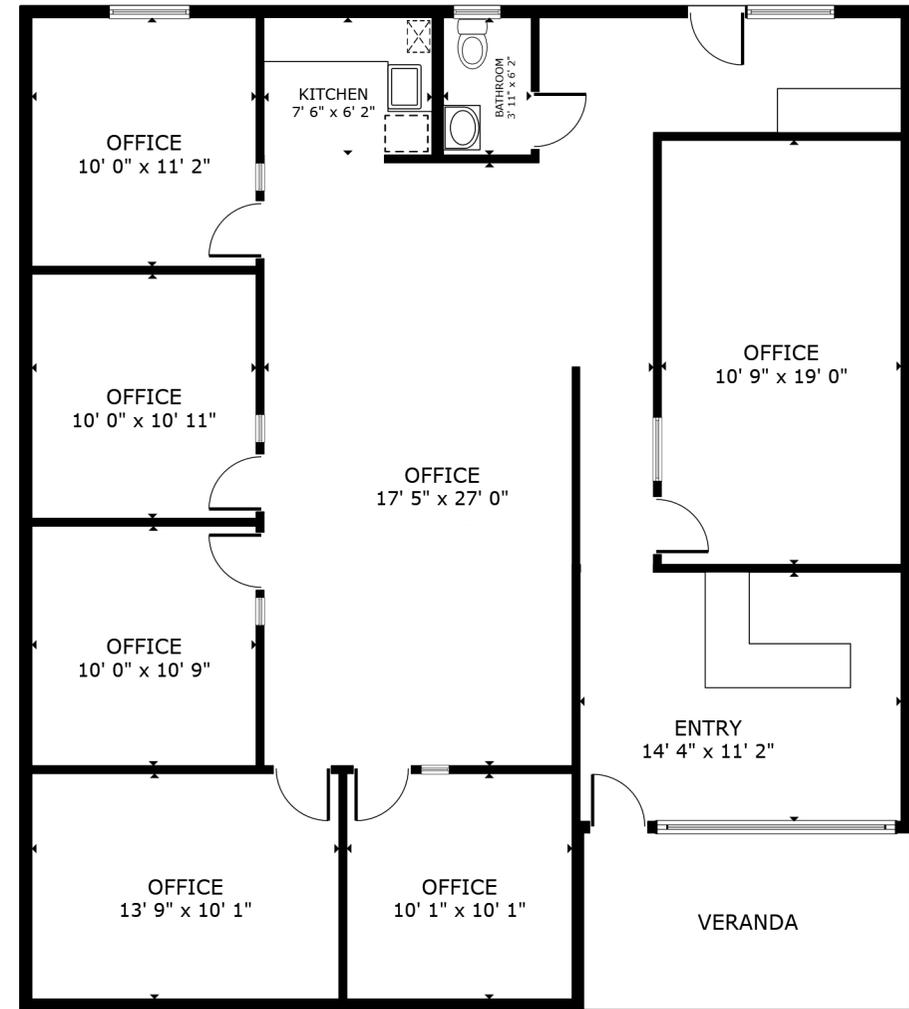
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ORION
INVESTMENT REAL ESTATE

FLOOR PLAN

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FLOOR PLAN

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AREA DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	51,048	338,348	704,324
Estimated Population:	16,364	173,507	399,843
Average Household Income:	\$123,277	\$97,864	\$107,551
Annual Consumer Expenditures:	\$918.99 M	\$7.77 B	\$16.24 B
Median Age:	37.0	34.0	33.8
Average Household Size:	1.8	2.0	2.3
Housing Units:	9,531	85,600	175,059
Total Households:	10,111	93,206	185,340
Total Businesses:	3,170	15,000	29,552

