

OFFICE SUITES AVAILABLE FOR LEASE IN MIDTOWN PHOENIX

\$14-15/PSF

PER YEAR + ELECTRIC

±4,589 TOTAL SF AVAILABLE

4408 N 12TH ST | PHOENIX, AZ 85014



PROPERTY DETAILS

- ±10,800 SF Project
- Multi-Tenant Building
- R-5 Zoning, City of Phoenix
- Parcel No: 155-14-045
- Building Has 5 Separate Electrical Meters
- Building Is Set Up To Be Single or Multi-Tenant
- Needs Extensive Tenant Improvements

contact:



Brandon Koplin

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bkoplin@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.

03.11.26



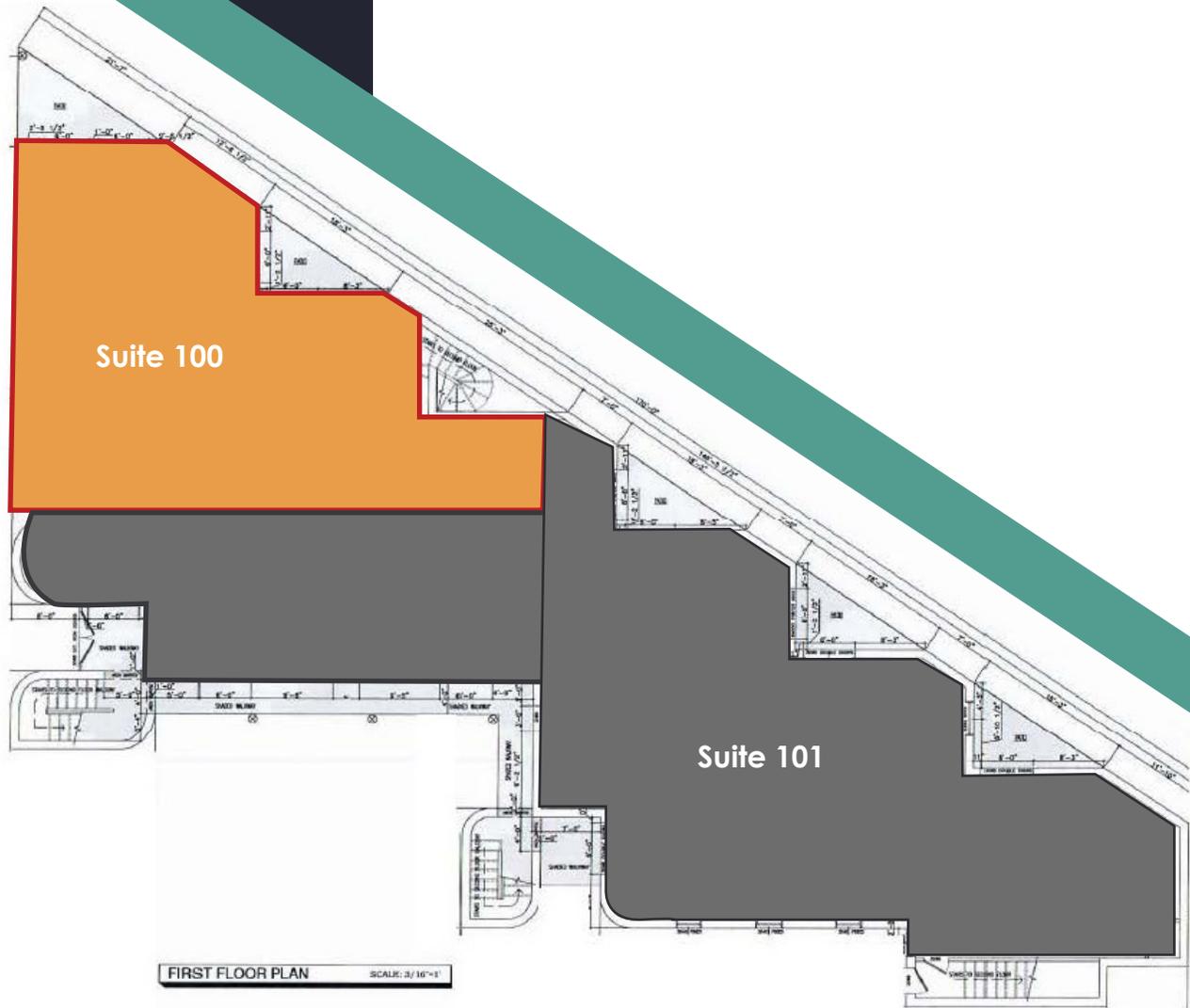
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

FIRST FLOOR

- SUITE 100: $\pm 1,500$ SF
 - \$15.00 PSF/YR + ELECTRIC
 - 2 RESTROOMS
 - WAITING AREA



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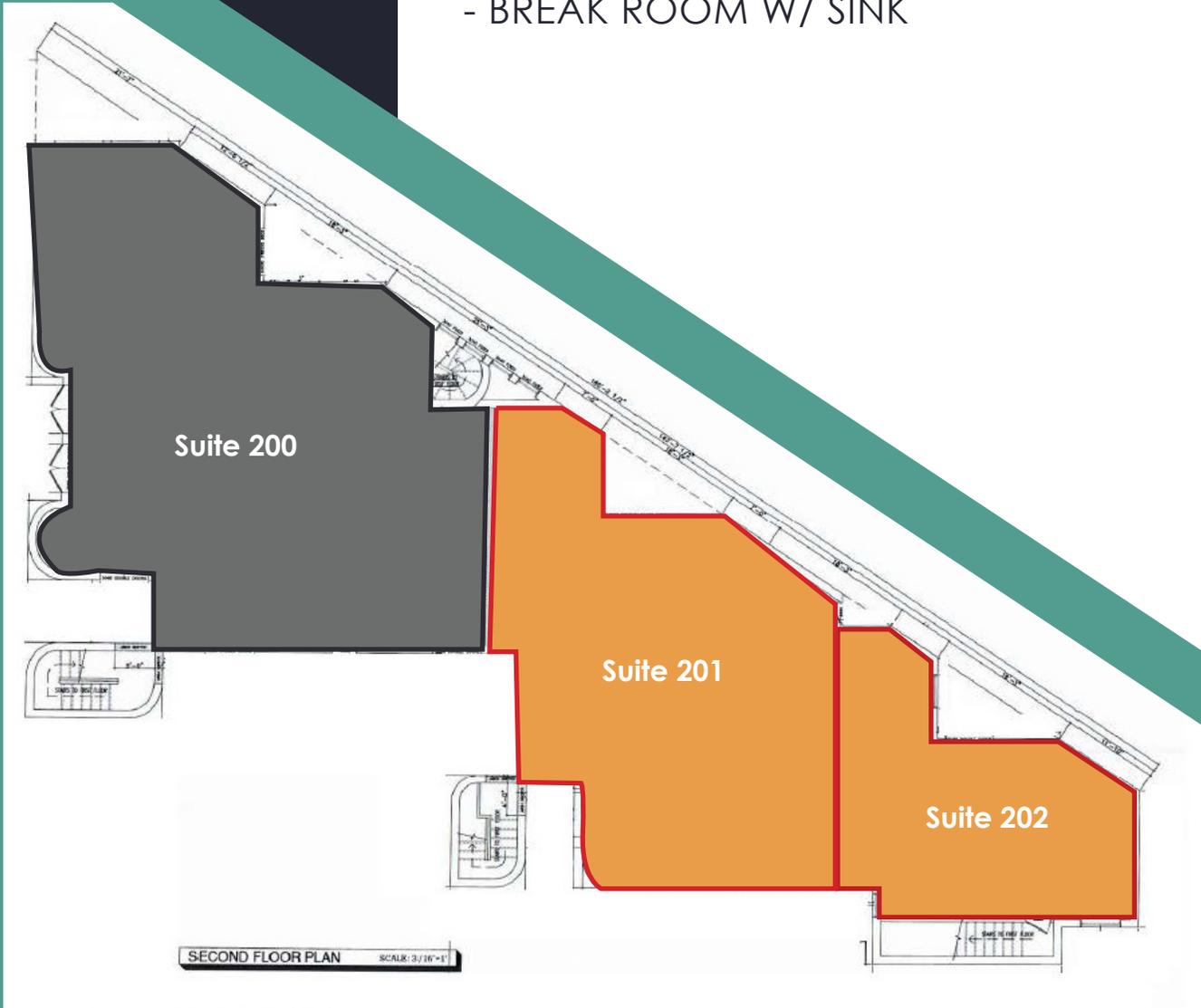
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SECOND FLOOR

- SUITE 201: ±1,589 SF
- \$14.00 PSF/YR + ELECTRIC
- SUITE 202: ±1,500 SF
- \$14.00 PSF/YR + ELECTRIC
- BREAK ROOM W/ SINK



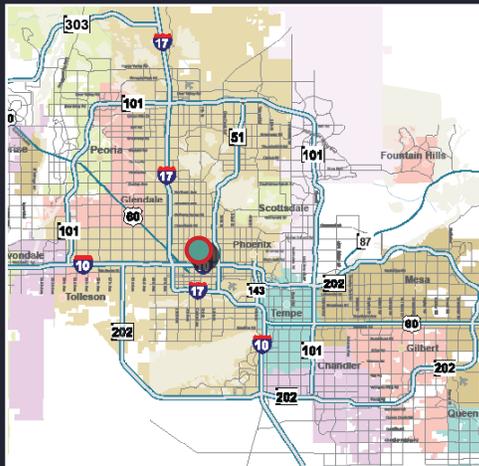
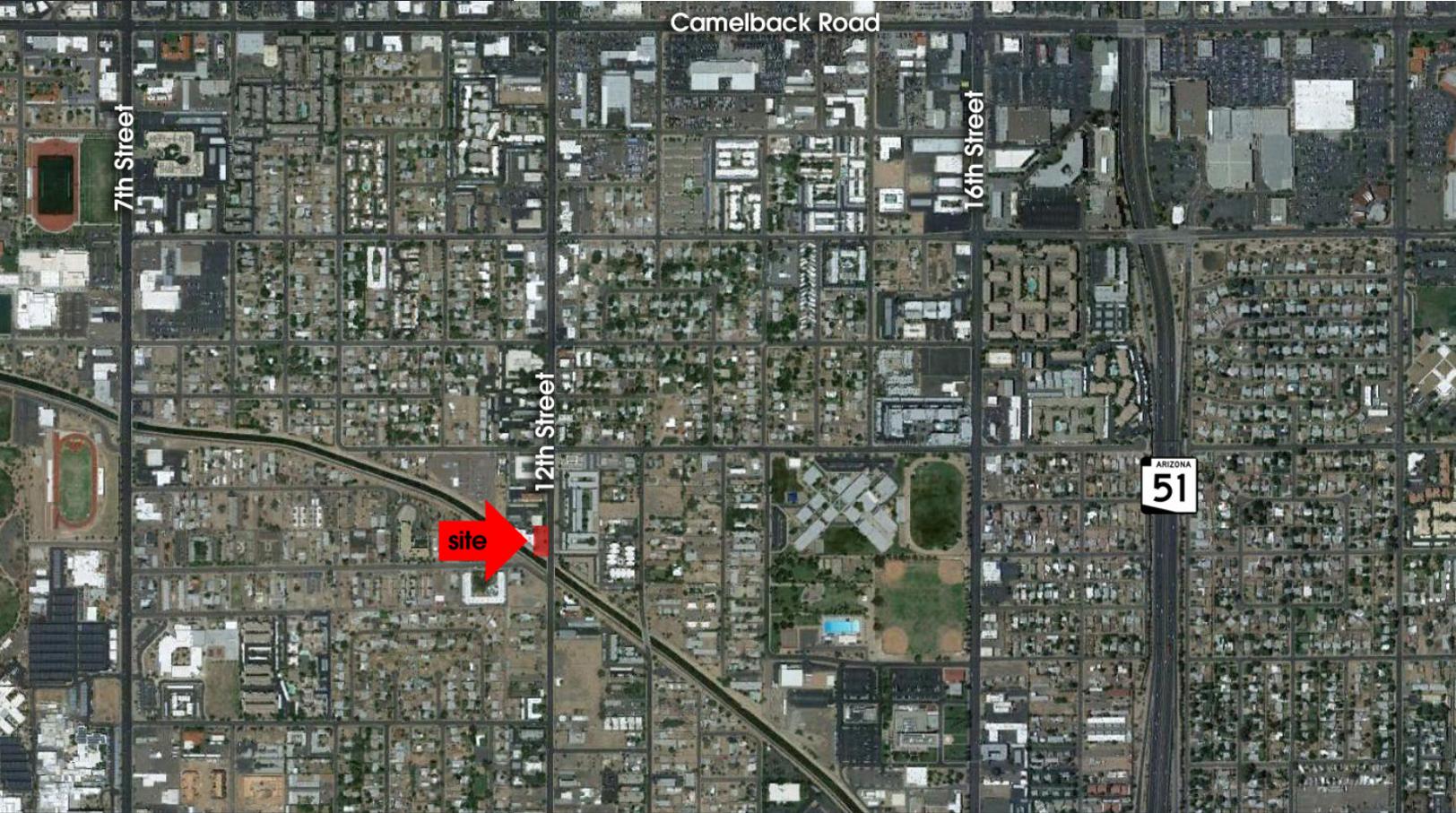
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	19,615	162,722	407,026
Median Age	33.8	36.9	35
Bachelor's Degree or Higher	40.6%	46.1%	38%
2023 Households	10,271	77,700	169,538
Renter Occupied HHs	7,416	43,147	94,685
Avg Household Income	\$85,471	\$114,167	\$104,707
Median Household Income	\$62,559	\$76,565	\$68,879
Median Home Value	\$459,143	\$561,538	\$514,447
Avg Household Size	1.9	2.07	2.3
Daytime Employees	16,406	145,957	330,941
Businesses	1,166	11,276	21,322