

AVAILABLE: 4,613 SQUARE FOOT TURN-KEY OFFICE BUILDING WITH 23 PARKING SPACES



JAMES FLYNN ARCHITECTURE!

PRICE

- \$2,191,175 (\$475 per sqft)

PROPERTY HIGHLIGHTS

- Rare Opportunity to Purchase a Standalone Turn-Key Office Building in the Heart of Uptown Phoenix
- Positioned in Close Proximity to Major Freeway Access on SR-51 and I-17
- Includes Conference Rooms, Private Offices, Meeting Spaces and Bullpen

DESIGN/STYLE:

One-of-a-kind Modern office, designed by James Flynn one of the premier architects in Arizona history.

LOCATION:

In close proximity to major business districts, including Downtown Phoenix, Biltmore Office District, etc.

PARKING:

23 Existing Parking Spaces, 16 covered. Perfect for executive offices and staff.

ACCESS:

Easily accessible from major freeways, convenient for those living in all areas of Metro Phoenix.

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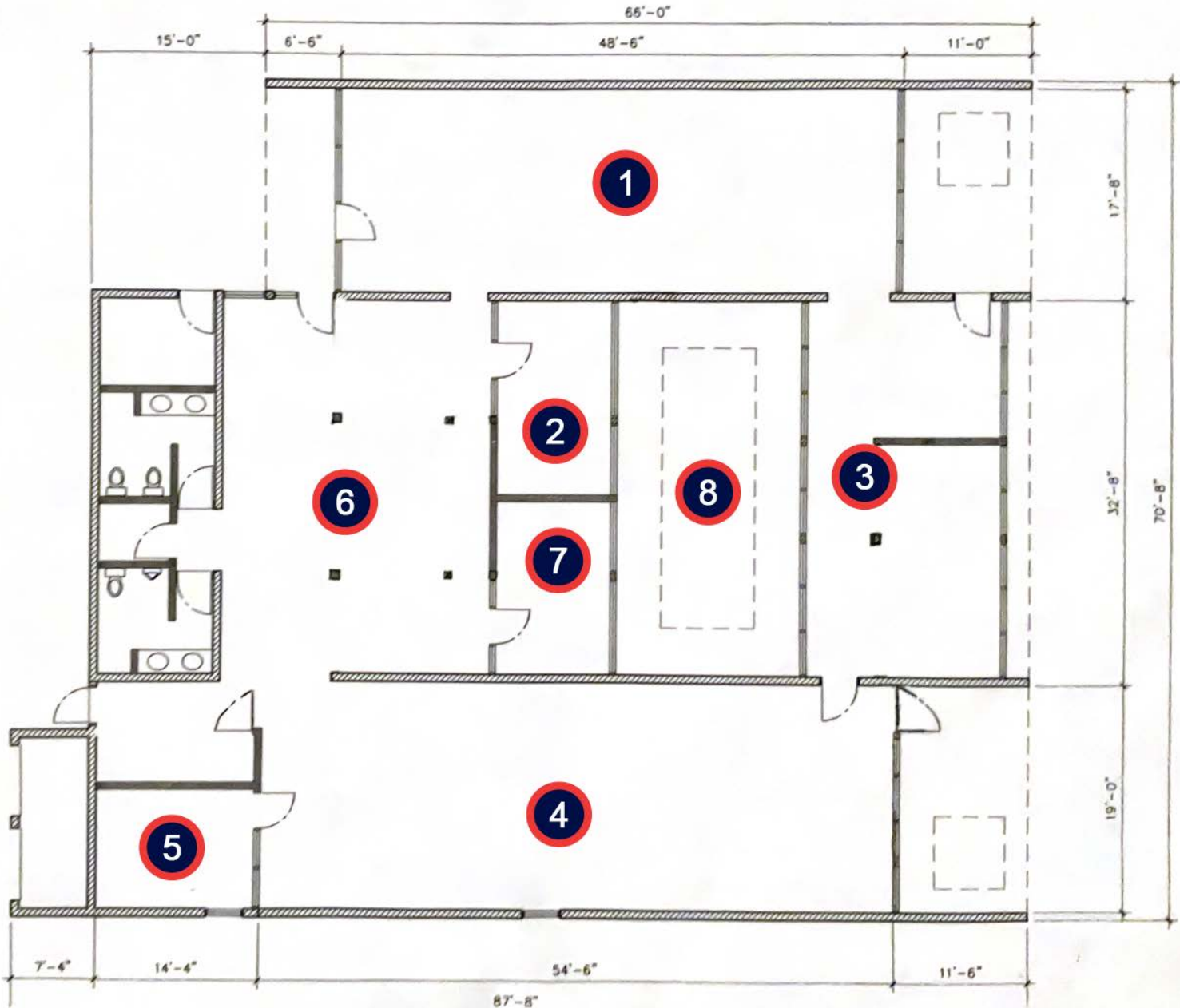


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MARYLAND AVE



Biltmore Office District



Downtown
Phoenix

AVAILABLE
4,613 SF
Office Bldg.

Madison
Traditional
Academy

Maryland
Greens
Apartments

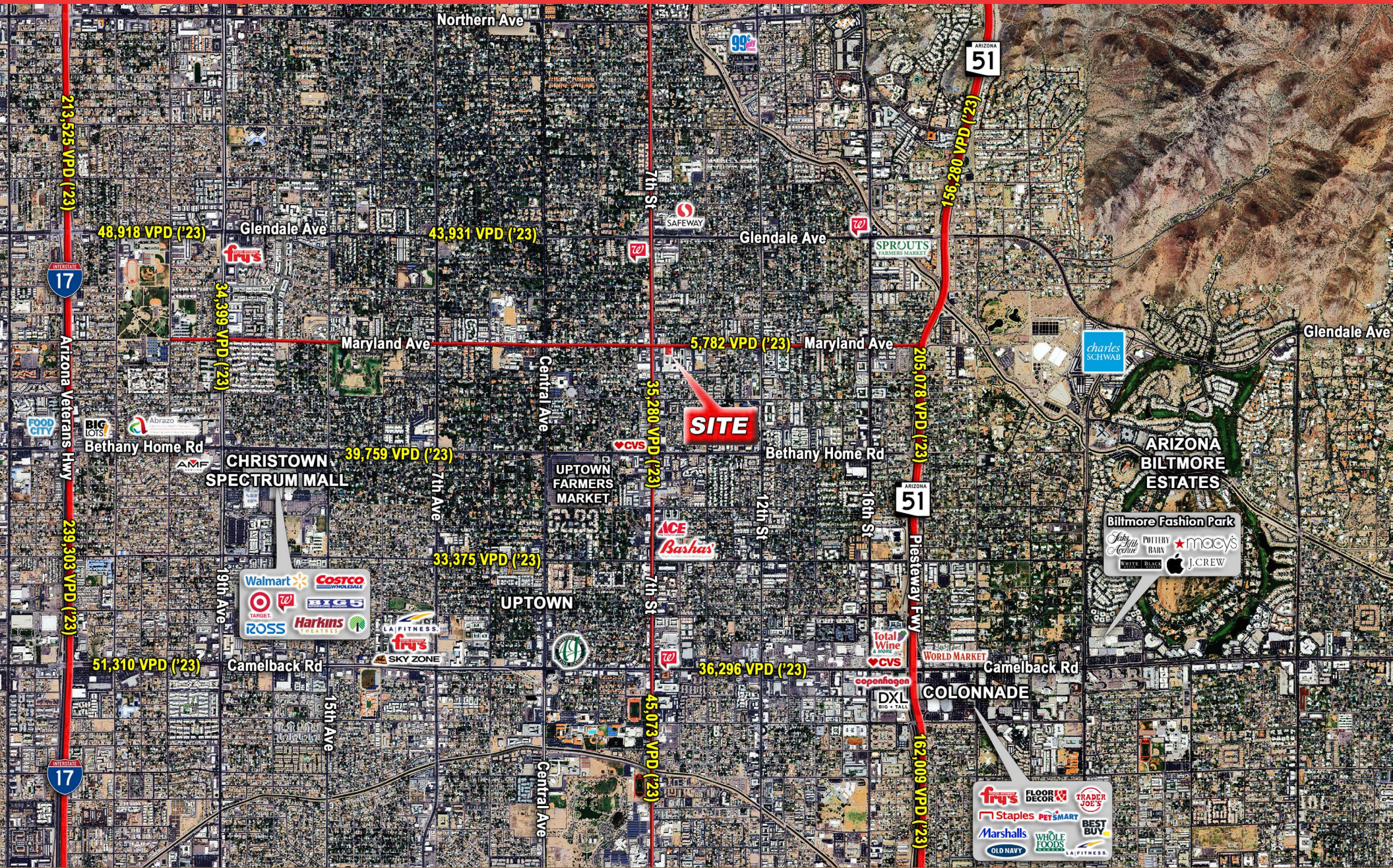
Alta North
Central

E Maryland Ave

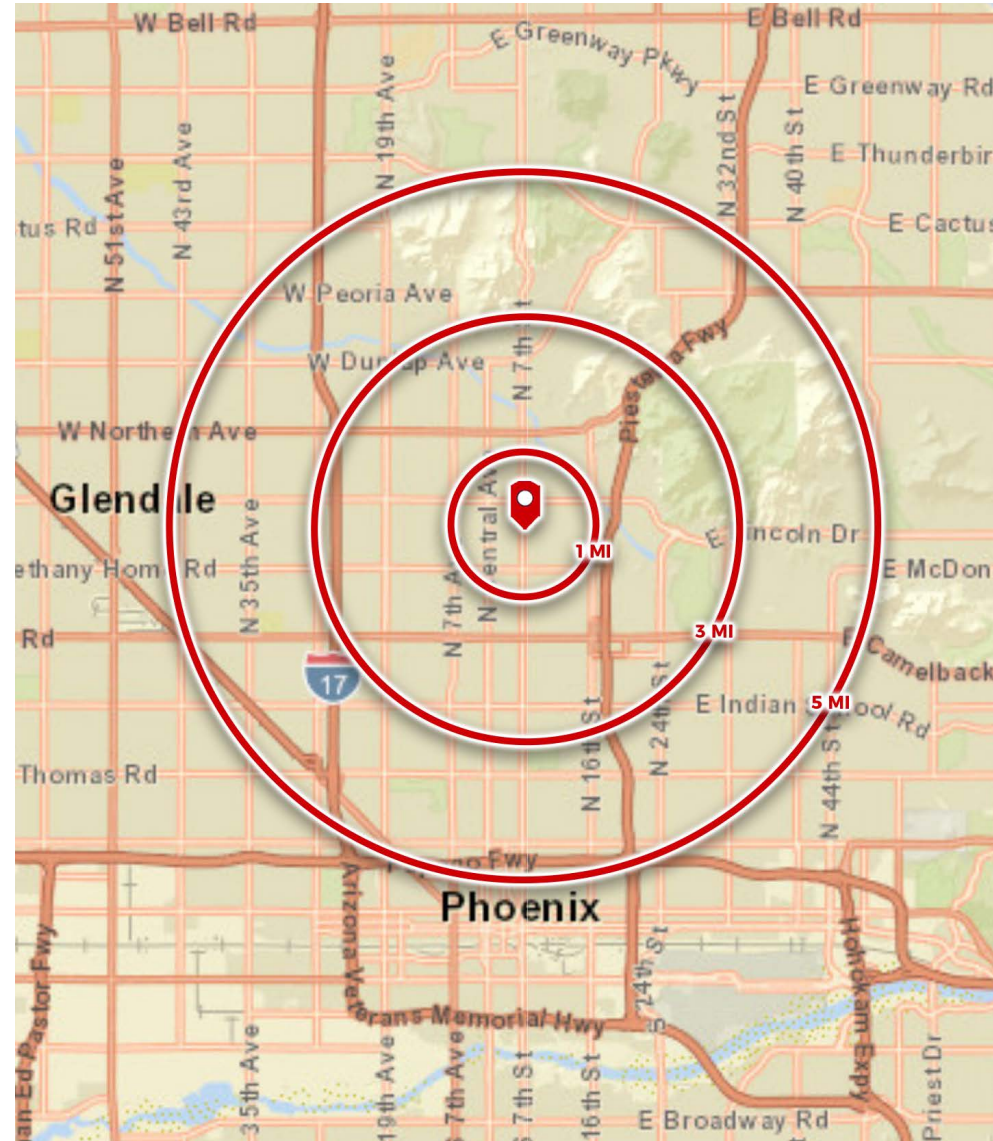
N 7th St

E Maryland Ave

Sierra Vista Dr



| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|-----------|
| POPULATION SUMMARY | | | |
| 2000 Total Population | 15,885 | 138,541 | 379,689 |
| 2010 Total Population | 14,774 | 129,418 | 354,689 |
| 2024 Total Population | 16,737 | 149,128 | 397,057 |
| 2029 Total Population | 17,180 | 152,285 | 402,633 |
| 2019-2024 Annual Rate | 0.52% | 0.42% | 0.28% |
| 2024 Total Daytime Population | 17,015 | 186,706 | 478,155 |
| Workers | 9,805 | 121,200 | 289,899 |
| Residents | 7,210 | 65,506 | 188,256 |
| HOUSEHOLD SUMMARY | | | |
| 2000 Households | 7,792 | 60,509 | 151,111 |
| 2010 Households | 7,133 | 58,154 | 141,965 |
| 2024 Households | 8,062 | 69,837 | 165,301 |
| 2029 Households | 8,387 | 72,713 | 171,114 |
| 2024 HOUSING UNIT SUMMARY | | | |
| Owner Occupied Housing Units | 54.0% | 42.2% | 43.9% |
| Renter Occupied Housing Units | 37.9% | 47.7% | 47.1% |
| 2024 HOUSEHOLD INCOME & HOME VALUE | | | |
| Average Household Income | \$147,114 | \$115,496 | \$106,407 |
| Average Home Value | \$705,107 | \$621,810 | \$581,665 |
| 2024 POPULATION BY RACE/ETHNICITY | | | |
| Total | 16,736 | 149,128 | 397,058 |
| White Alone | 72.9% | 57.3% | 49.5% |
| Black Alone | 3.9% | 8.3% | 8.0% |
| American Indian Alone | 2.2% | 3.7% | 3.5% |
| Asian Alone | 2.8% | 4.0% | 4.0% |
| Pacific Islander Alone | 0.1% | 0.2% | 0.2% |
| Some Other Race Alone | 6.0% | 12.8% | 19.9% |
| Two or More Races | 12.1% | 13.7% | 14.9% |
| Hispanic Origin | 17.7% | 28.9% | 39.4% |
| Diversity Index | 60.8 | 78.0 | 83.5 |
| 2024 POPULATION BY AGE | | | |
| Total | 16,736 | 149,129 | 397,058 |
| 0 - 4 | 5.0% | 5.3% | 5.8% |
| 5 - 9 | 4.9% | 5.0% | 5.5% |
| 10 - 14 | 4.7% | 4.8% | 5.5% |
| 15 - 24 | 10.7% | 11.9% | 14.8% |
| 25 - 34 | 14.0% | 18.5% | 17.2% |
| 35 - 44 | 14.2% | 14.8% | 14.1% |
| 45 - 54 | 12.7% | 11.9% | 12.0% |
| 55 - 64 | 12.3% | 11.3% | 11.0% |
| 65 - 74 | 11.4% | 9.3% | 8.4% |
| 75 - 84 | 7.2% | 5.2% | 4.3% |
| 85 + | 2.9% | 2.1% | 1.6% |
| 18 + | 82.3% | 82.0% | 79.9% |
| 2024 Median Age | 42.4 | 37.9 | 35.9 |
| 2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT | | | |
| Total | 12,485 | 108,884 | 271,792 |
| Some College, No Degree | 14.3% | 19.0% | 18.6% |
| Associate Degree | 5.3% | 8.7% | 8.2% |
| Bachelor's Degree | 34.0% | 27.9% | 23.6% |
| Graduate/Professional Degree | 24.6% | 17.9% | 14.6% |



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