

FOR LEASE

WELLINGTON COURT

4201 N 16TH ST | PHOENIX, AZ 85016



AARON NORWOOD
PARTNER
anorwood@levrose.com
480.294.6016

BRYN NORWOOD
ADVISOR
bnorwood@levrose.com
480.508.7442

LEVROSE
COMMERCIAL REAL ESTATE

TCNO
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS

LISTING ADDRESS	4201 N 16TH ST PHOENIX, AZ 85016
LEASE RATE	\$22.00/SF FS
AVAILABLE SF	SUITE 180: ±730 SF SUITE 250: ±5,031 SF (Divisible to ±2,500 SF)
BUILDING SF	±28,026 SF
LOT SIZE	±1.16 AC
ZONING	C-2, City of Phoenix

PROPERTY HIGHLIGHTS

- Parking: 90 Spaces; 3.3/1,000 SF
- Walkable to shops & restaurants
- Instant access to the 51 freeway
- Close proximity to Camelback Corridor
- 5-7 minutes north of Downtown Phoenix
- Centrally located near major employers and medical centers



FLOOR 1 FLOORPLAN

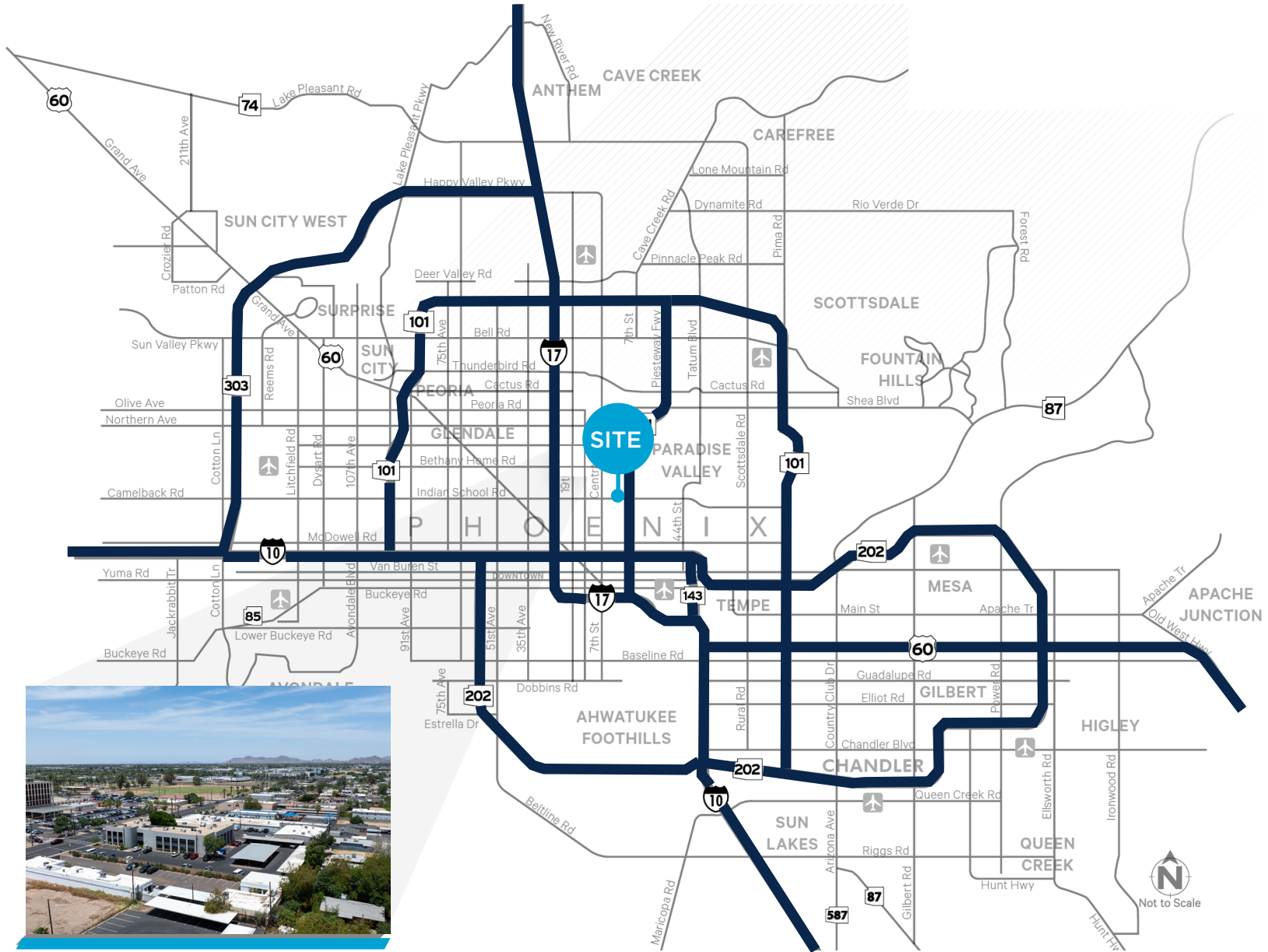


FLOOR 2 FLOORPLAN

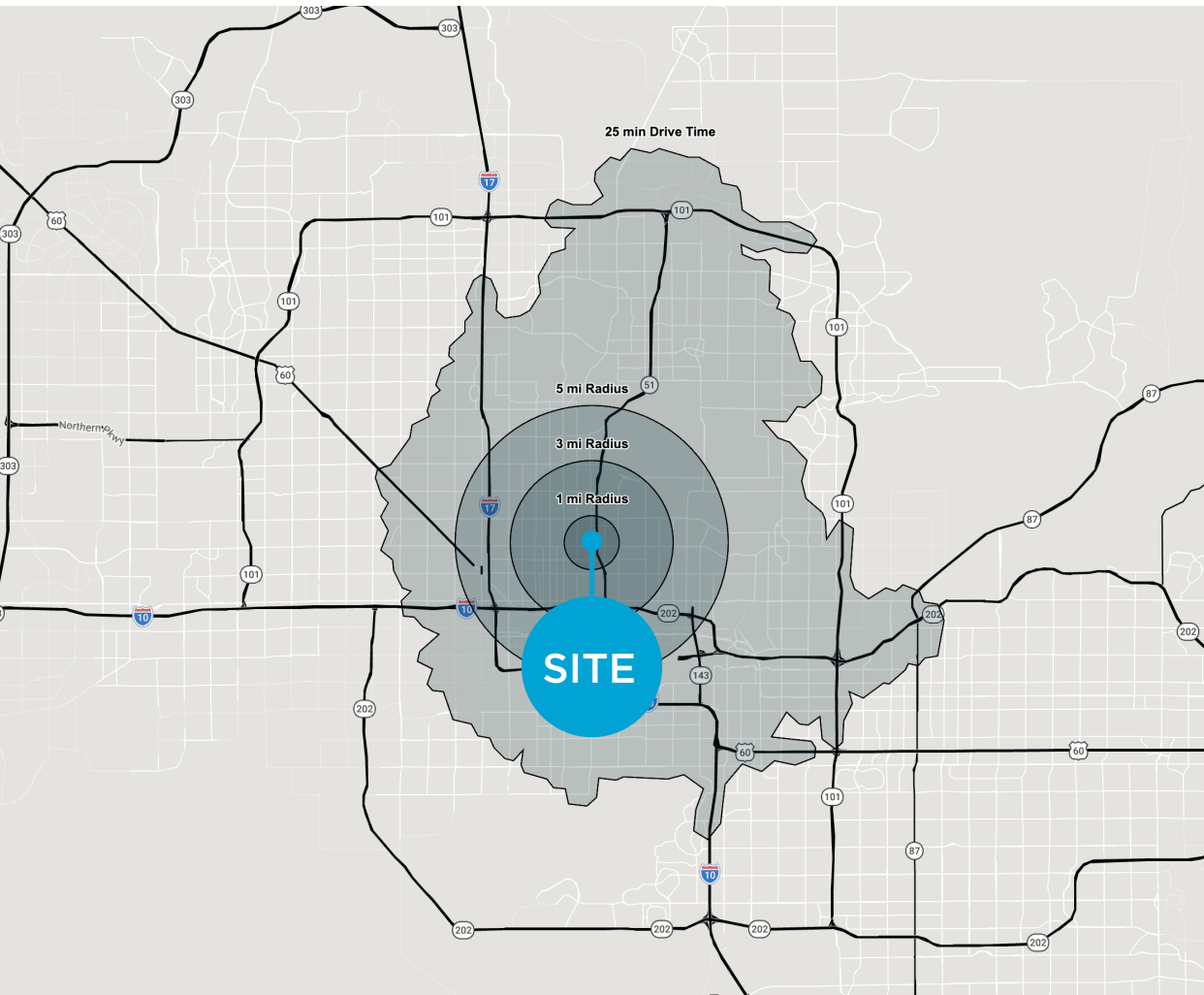




ACCESS TO MAJOR FREEWAYS



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	23,503	169,938	387,440
2030	22,826	168,929	385,625

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	12,206	82,890	169,012
2030	12,135	84,587	174,129

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$107,758	\$123,359	\$117,894

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	13,608	136,054	283,046

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,727	15,467	28,637

LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AARON NORWOOD
PARTNER
anorwood@levrose.com
480.294.6016

BRYN NORWOOD
ADVISOR
bnorwood@levrose.com
480.508.7442

WWW.LEVROSE.COM