

OFFICE CONDO AVAILABLE FOR LEASE

16843 N. 31ST AVE, BLDG 6 | STE 170 | PHOENIX, AZ 85053



±2,530 SF OFFICE BUILDING

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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Property Summary

Address 16843 N 31st Ave, Bldg 6, Ste 170
Phoenix, AZ 85053

Building Size 2,530 SF

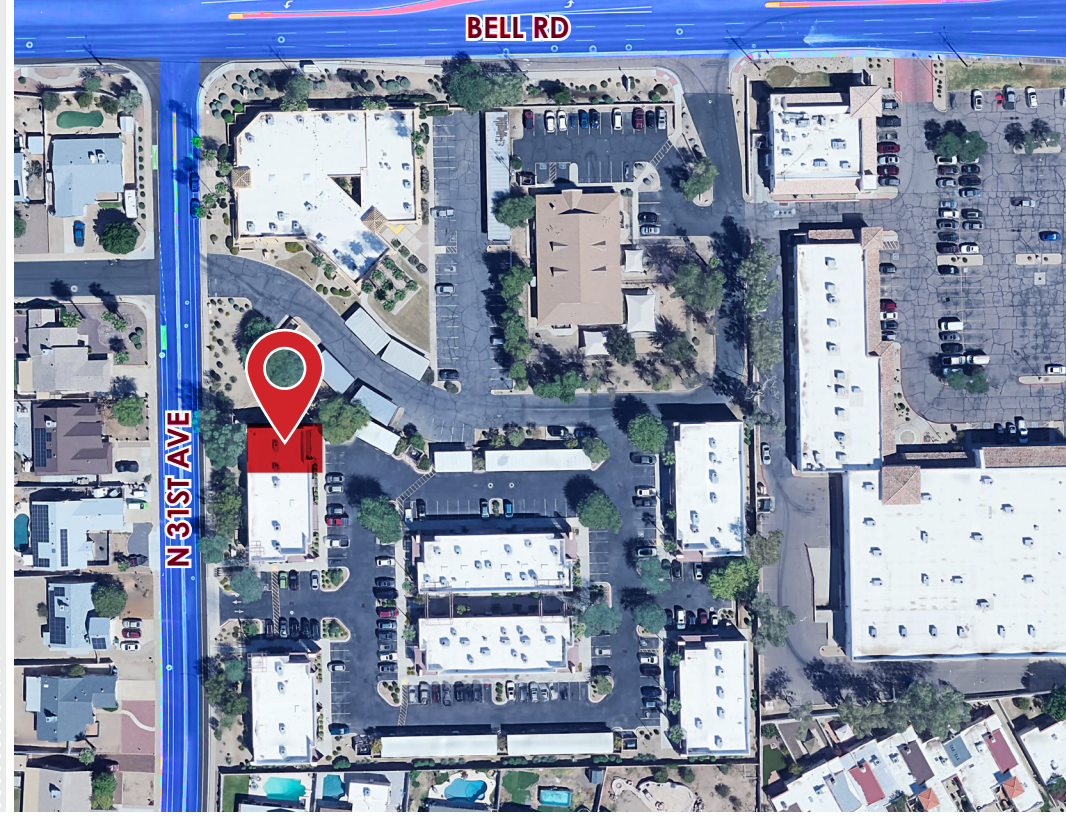
Parcel Number 207-42-299

Year Built/Remodeled 2005 (Remodeled 2021)

Parking Ratio 5.0/1,000

NNN Expenses \$9.21/SF

Lease Rate \$18.00/SF/YR NNN



About the Property

Situated at the southeast corner of Bell Road and 31st Avenue, the property offers premier connectivity within the thriving Deer Valley Airport / North Phoenix submarket. Strategically located just minutes from both Interstate 17 and the Loop 101 Freeway, your employees and clients will benefit from effortless commutes from surrounding communities across the Greater Phoenix metro. The surrounding area is rich with convenience, offering immediate proximity to major retail centers, dining options, banking facilities, and hospitality services.

Set within a meticulously maintained multi-building commercial office park, Building 6 provides an inviting atmosphere with professional exterior finishes and mature landscaping. Ample complex parking ensures easy, hassle-free access for both visitors and staff throughout the workday. Combined with low-maintenance exterior upkeep and a strong corporate neighborhood profile, Suite 170 delivers the ideal combination of comfort, convenience, and modern infrastructure to help your business thrive.



Large Office

Layout with 10 Offices



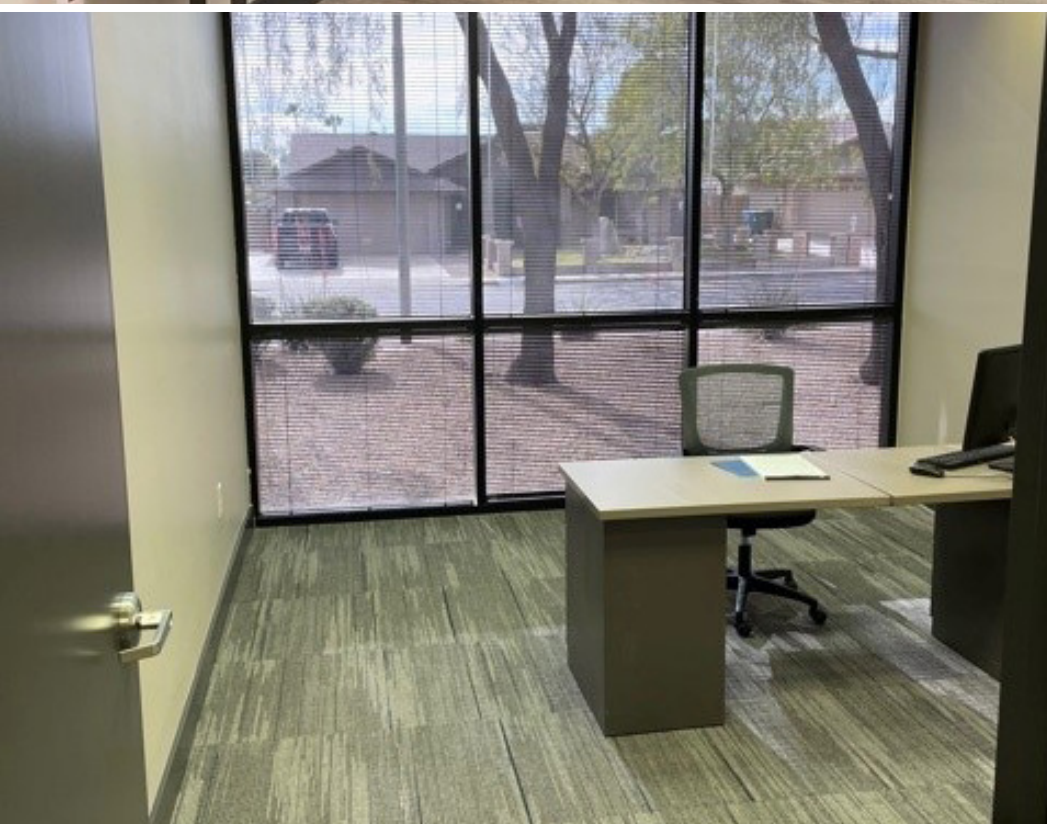
I-17/Black Cyn Hwy

Proximity



Monument

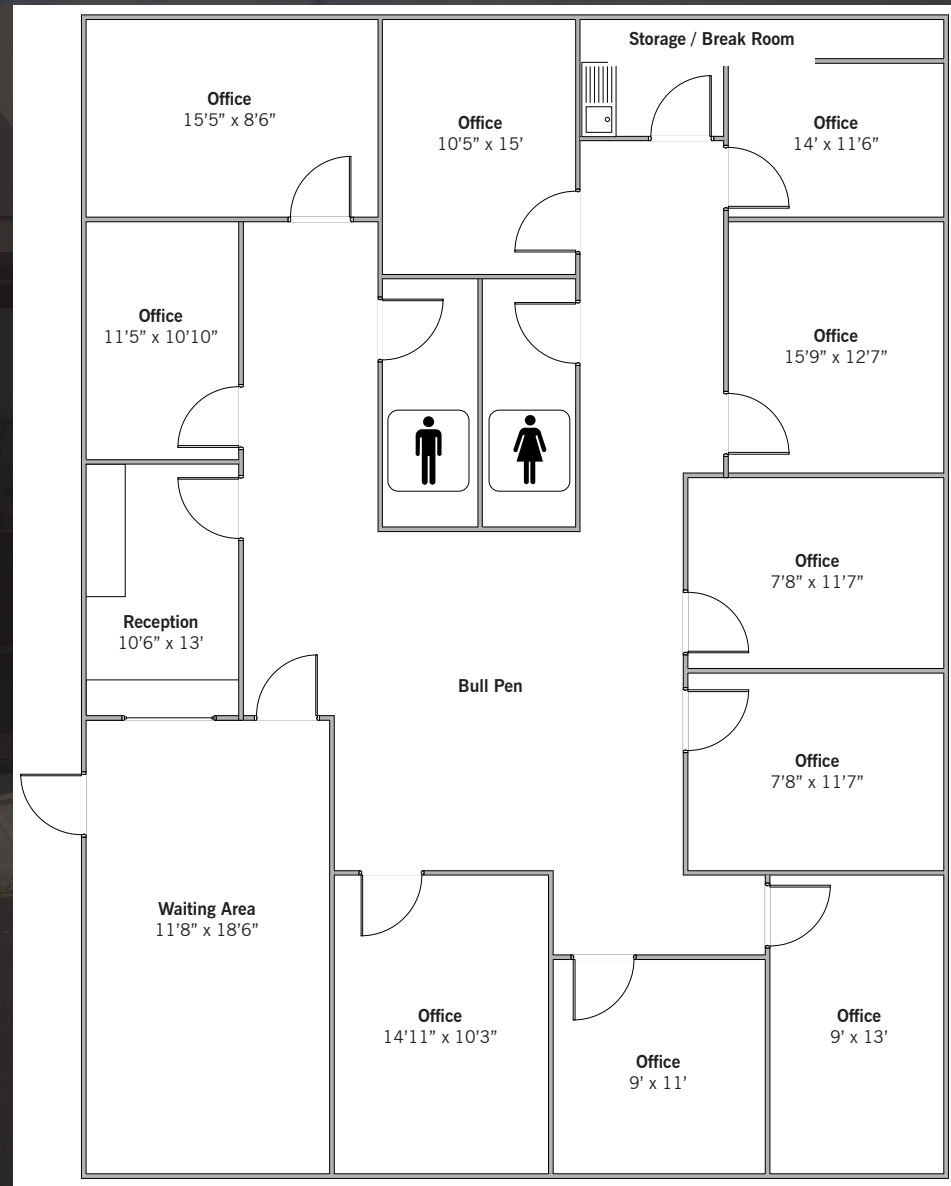
Signage



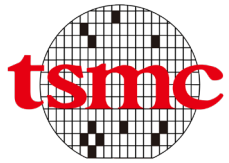


16843 N 31ST AVE | ±2,530 SF

- Reception
- 10 Offices
- Storage/Workspace Room
- Break Room
- Bullpen
- 2 Restrooms



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. 07 27 26



11.8 MILES
FROM PROPERTY

DVT
PHOENIX DEER VALLEY AIRPORT

Honeywell



BARRY GOLDWATER
HIGH SCHOOL



DEER VALLEY
TOWNE CENTER

HONORHEALTH



LOOP
101

UNION SQUARE
SHOPPING MALL



W UNION HILLS RD

Bashas'

SITE

BELL CANYON
PAVILIONS



BELL RD

ARIZONA
BUSINESS PARK

GREENWAY
HIGH SCHOOL

W GREENWAY RD

Location Overview

Deer Valley, AZ

Deer Valley has transformed into one of the most powerful and strategic economic engines in the Phoenix metropolitan area. Celebrated for its unmatched freeway connectivity, massive corporate presence, and access to a vast, skilled workforce, Deer Valley is a critical hub for commerce. The area's dynamic economy is anchored by the Deer Valley Airport—one of the nation's busiest—and is located at the gateway of the \$165B TSMC semiconductor campus, which is driving historic growth.

This powerful combination of a massive employment base and a vibrant, amenity-rich environment makes Deer Valley a premier destination for businesses and a secure, appreciating market for real estate investment.

The area's success and desirability are built on several key pillars, including:

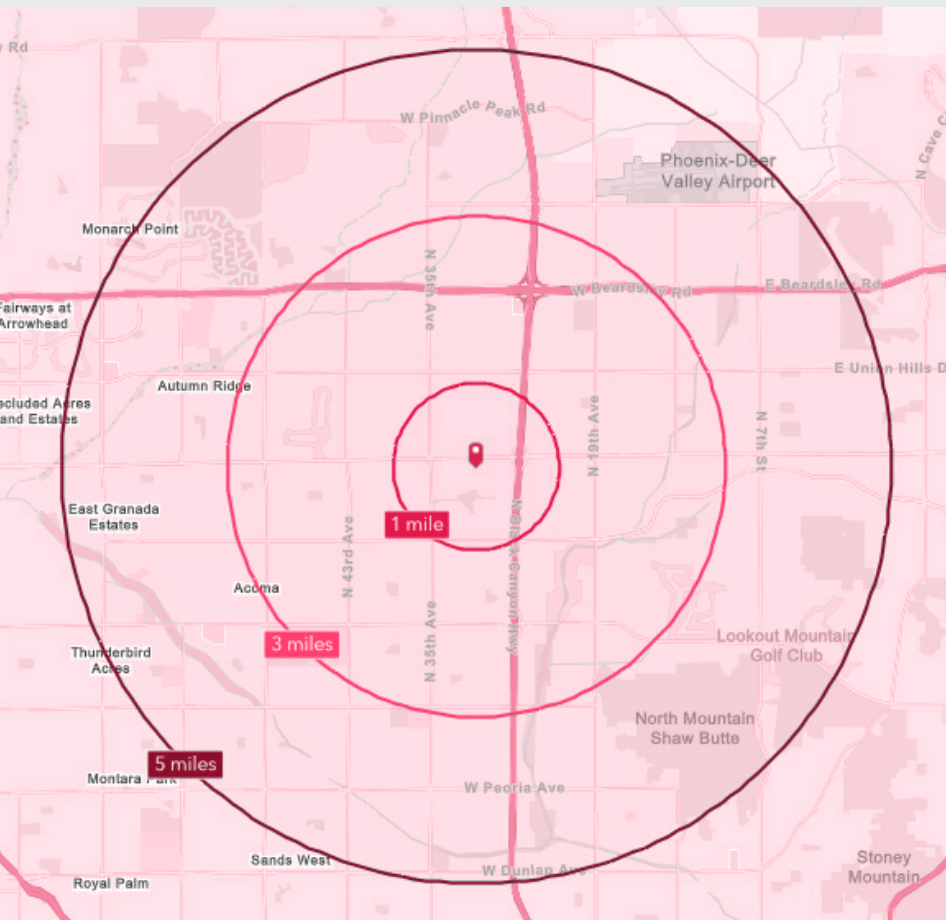
- Strategic Transportation Hub at the nexus of the I-17 and Loop 101 freeways.
- Access to a 3 Million+ Labor Pool within a 30-minute commute
- Major Corporate Employment Corridor, home to USAA, Cigna, Honeywell, and more.
- Abundance of Retail and Dining, including The Shops at Norterra and Happy Valley Towne Center.

This unique blend of logistical access and corporate strength has not gone unnoticed, with the area consistently attracting massive capital investment and national employers.



Demographic Summary

		1 Mile	3 Mile	5 Mile
	Population	16,103	149,131	340,528
	Households	6,299	58,378	133,032
	Average Household Income	\$84,895	\$95,390	\$97,126
	Median Home Value	\$370,183	\$390,329	\$404,121



5 Mile Highlights

38

Median Age

137K

Daytime Employees

26%

**Bachelor's Degree
or Higher**

A Thriving Healthcare & Employment Corridor

The property is strategically positioned at the center of a powerful healthcare and employment ecosystem. It is located near the HonorHealth Deer Valley Medical Center and surrounded by a dense corporate corridor of major employers, including Honeywell and Cigna. This concentration of healthcare services and a massive daytime employee population of over 141,000 creates a secure and reliable patient and customer base, making it an ideal location for service-based tenants.

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For More Information,
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