



**FOR
LEASE OR SALE**

**FULL BUILDING
OPPORTUNITY**

8900
N 22nd Avenue

PHOENIX, AZ

8900
N 22nd Avenue

N 23RD AVE

W DUNLAP AVE

N 22ND AVE

YOUR SIGN HERE

YOUR SIGN HERE

FULL BUILDING OPPORTUNITY



125,172 SF Three-Story Garden Office Building, Built in 1985 and Renovated in 2022



Features a $\pm 4.0/1,000$ SF parking ratio totaling ± 500 parking spaces including ± 355 parking spaces in the three-level parking structure



Building Signage Available



Located within an Opportunity Zone

PROPERTY VIDEO



OPPORTUNITY FEATURES

NORTH SIDE LAYOUT

Comprised of an ±125,172 SF Three-Story Building, located on 3.38 Acres, 5.11 Gross Acres

Located near the Valley Metro Light Rail, offering easy access to downtown Phoenix, Tempe, and Mesa, with 19th Avenue and 25th Avenue & Dunlap stations within walking distance

Features a ±4.0/1,000 SF parking ratio totaling ±500 parking spaces including ±355 parking spaces in the three-level parking structure

Zoned R-5 Multifamily Residence District – Restricted Commercial, previously IND.PK (Industrial Park)

Excellent I-17 freeway access with a full diamond interchange on Dunlap Avenue

Features an interior courtyard providing full 360° glass line

Majority of the 2nd and 3rd floor has been taken back to open office & shell condition – allowing for a wide variety of future uses

Three floors comprised of 41,724 SF floor plates offering flexible size ranges for users of 20,000 SF - 125,172 SF

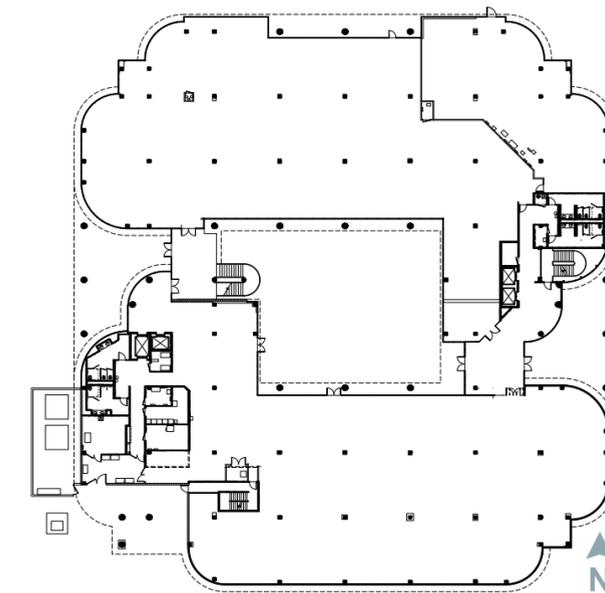
Opportunity Zone potentially allowing a future owner preferential tax treatment per the Department of Treasury and the IRS, if additional capital investment, development or redevelopment occur



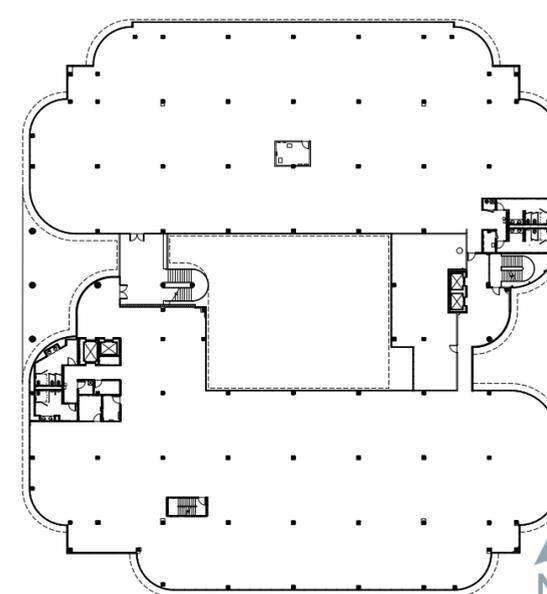
EXISTING FLOOR PLANS

41,724 SF FLOOR PLATES

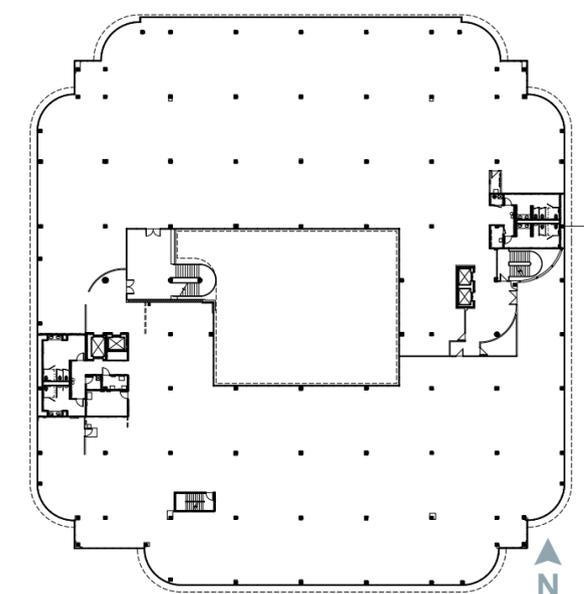
FIRST FLOOR



SECOND FLOOR

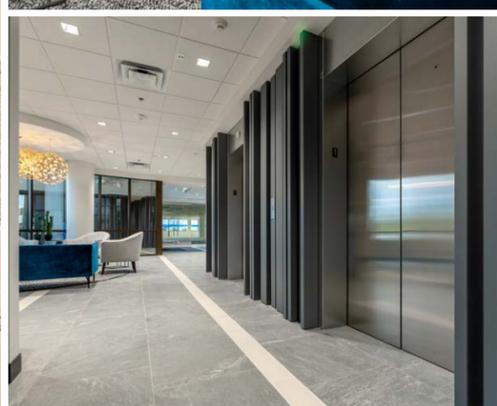
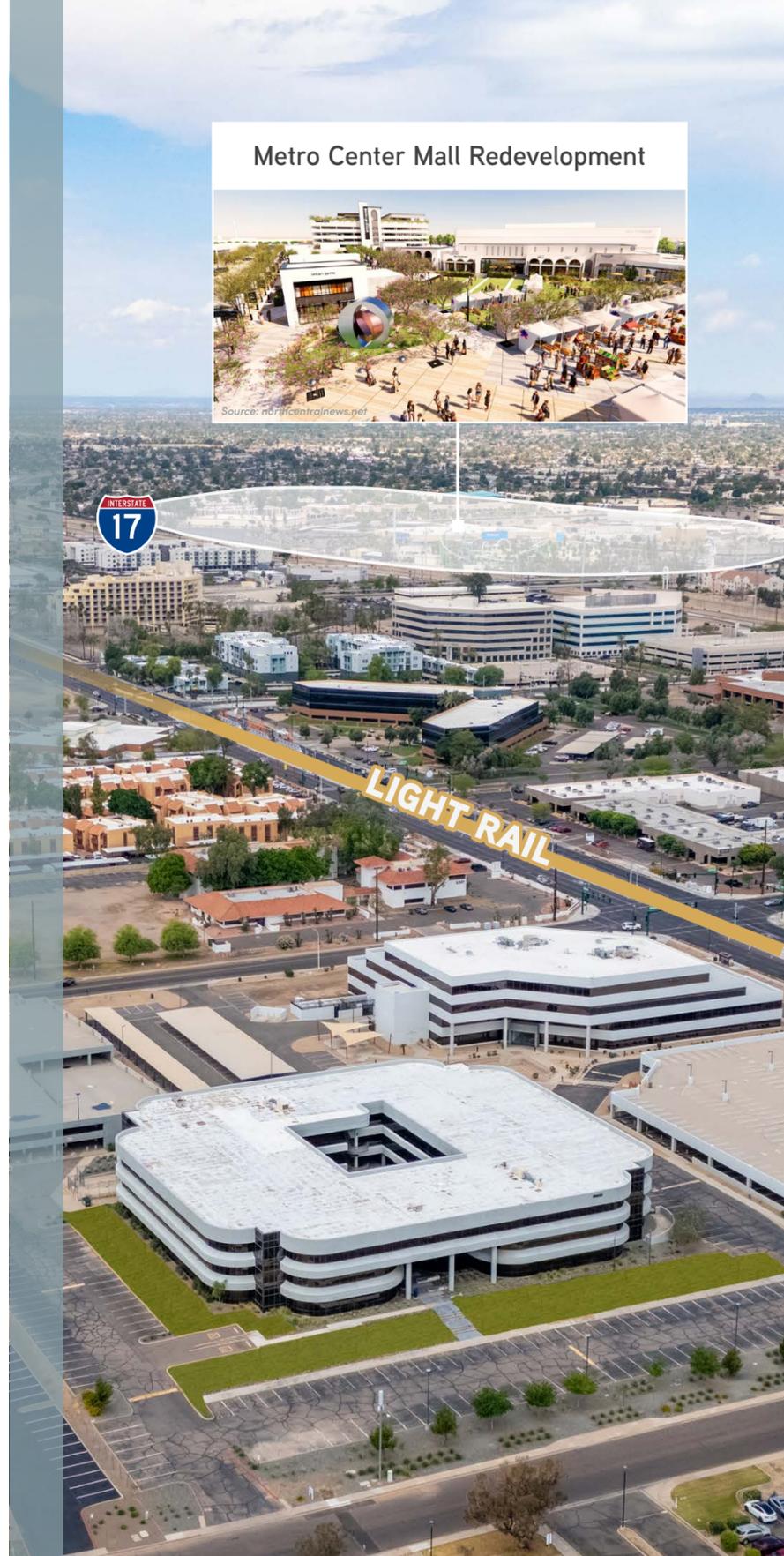


THIRD FLOOR



LOCATION FEATURES

- 1 mile east of the \$850 million **Metrocenter Mall redevelopment** including 2,600 multifamily units and 150k square feet of retail space
- Less than ¼ mile from the **Light Rail's** 19th Ave & 25th Ave stop
- **High job density** with over 40k employees within a 3-mile radius boasting some of the highest employee concentrations in Phoenix
- Immediate access to the **I-17 Freeway**, 5 minutes to **Loop 101** and 8 minutes to the **I-10**
- 20 minutes from **TSMC's** \$165 billion semiconductor fabrication facility campus
- 15 minutes from **Phoenix Sky Harbor Airport** and Downtown Phoenix
- Features **±4.00/1,000 SF Parking Ratio** totaling ±500 parking spaces including ±355 parking spaces in the garage



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	19,120	170,617	446,002
2024 Number of Households	8,225	65,060	169,098
2024 Average Household Income	\$76,097	\$88,500	\$94,685
2024 Median Home Value	\$377,210	\$386,076	\$414,007
2024 Average Household Size	2.30	2.59	2.57
2024 Total Housing Units	8,893	69,552	180,704

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