

# 19825

N. 7TH STREET - PHOENIX AZ 85024

Full Building User Opportunity



# FOR SALE/LEASE

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# FEATURES





Two-Story 97,372 SF  
Office Building



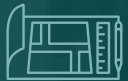
Easy Access to Freeways,  
Labor Markets, Amenities  
and Residential Areas



Plug & Play



Built in 2004



C-2 Zoning



10' - Finished Ceiling  
14' - Deck to Deck



Located on 17.5  
Acres



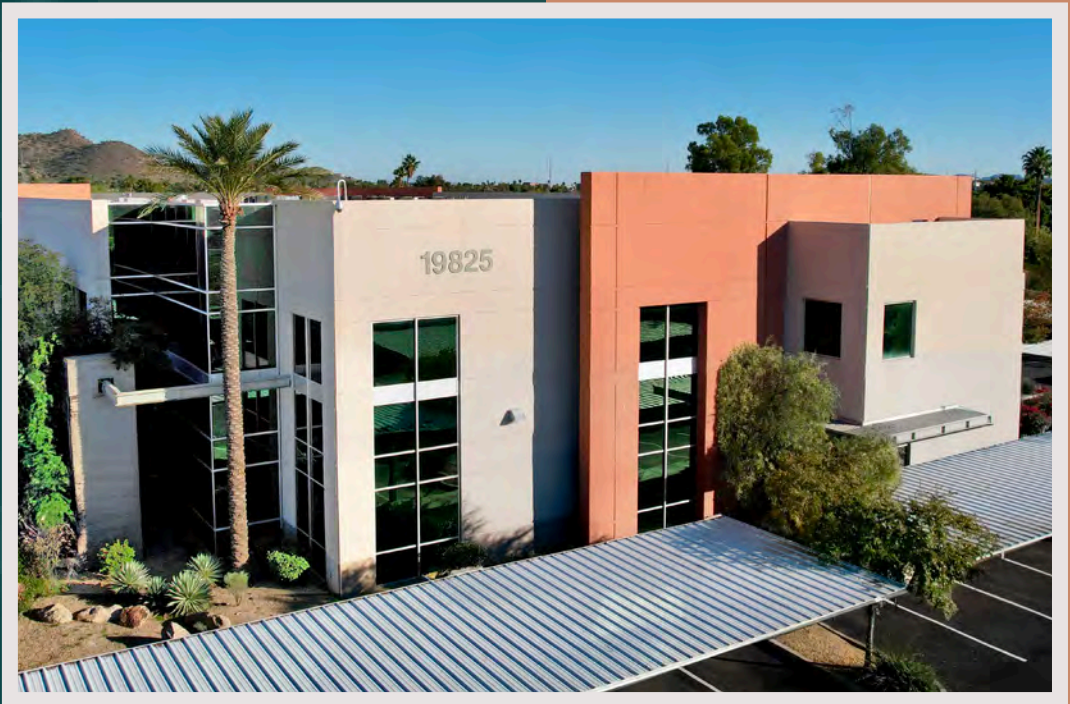
Generator in place  
(1500KW Caterpillar)



318 Parking Stalls  
3.8/1,000 SF

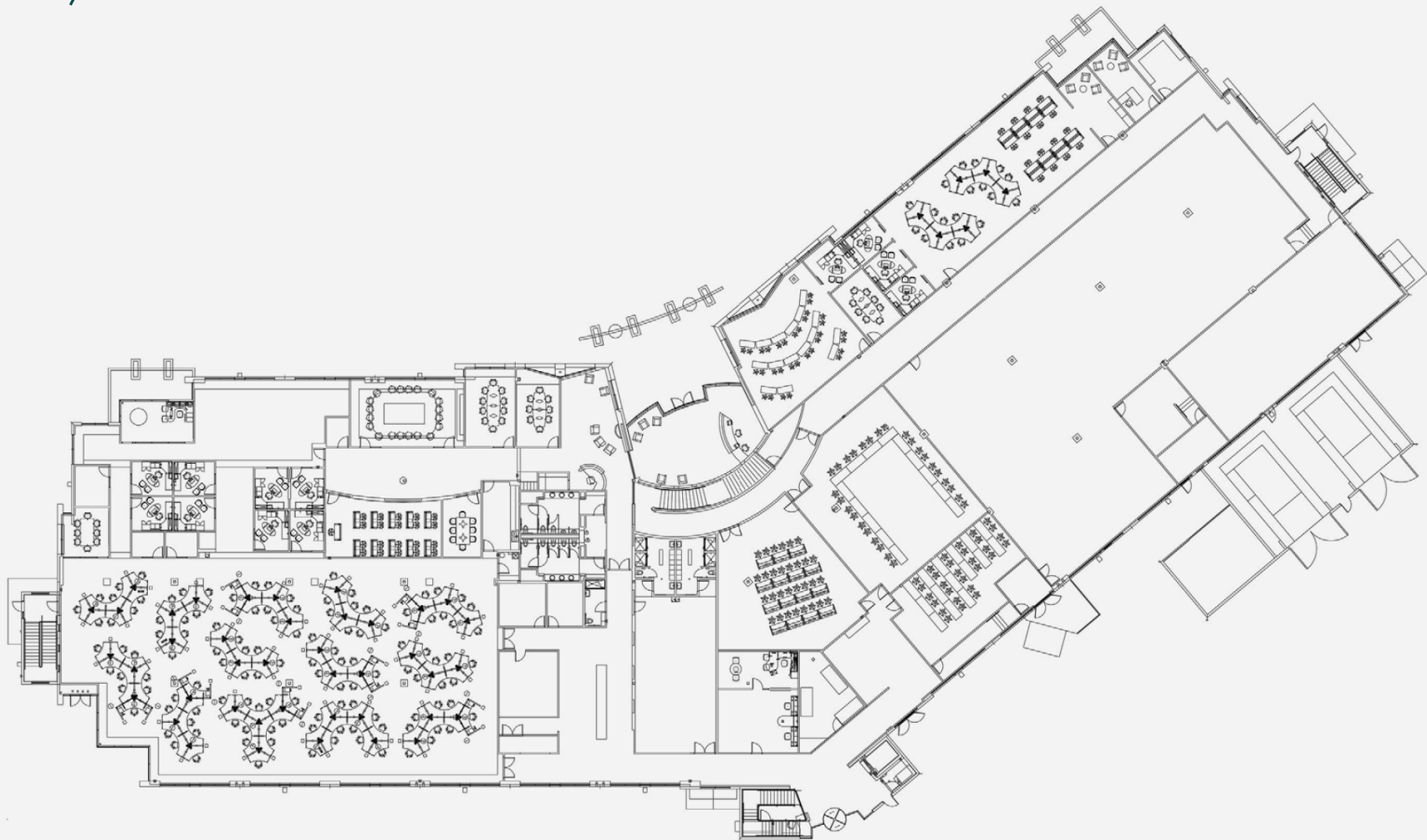


Fenced Site with  
Security Booth



# FIRST FLOOR

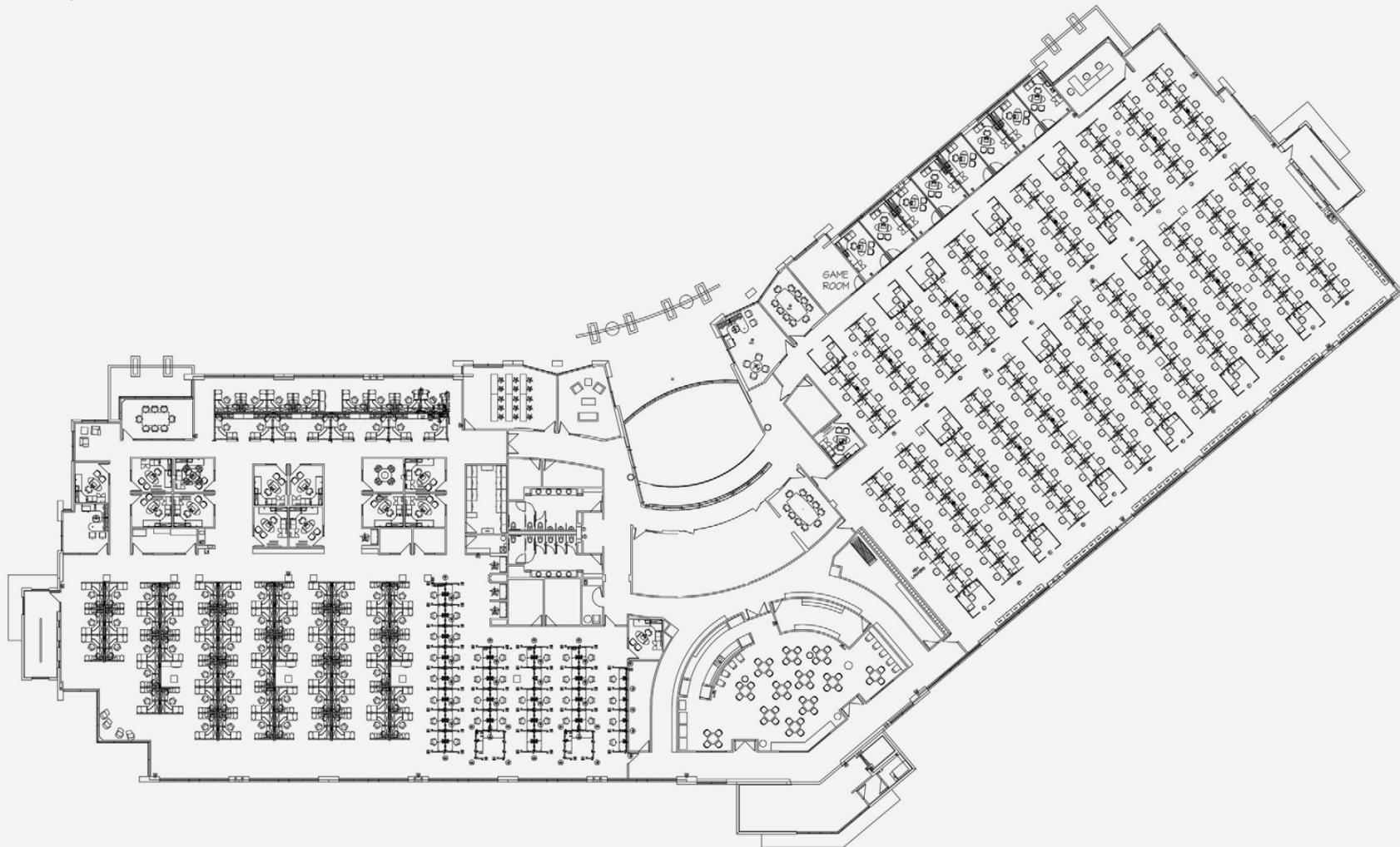
±45,000 SF





# SECOND FLOOR

±45,000 SF





# SITE PLAN







**145,289**  
5-Mile Population



**69,777**  
5-Mile Households



**\$194,595**  
5-Mile Avg HH Income



**48.8**  
5-Mile Median Age



**38.0%**  
5-Mile Bachelor's Degree



**81.8%**  
5-Mile White Collar

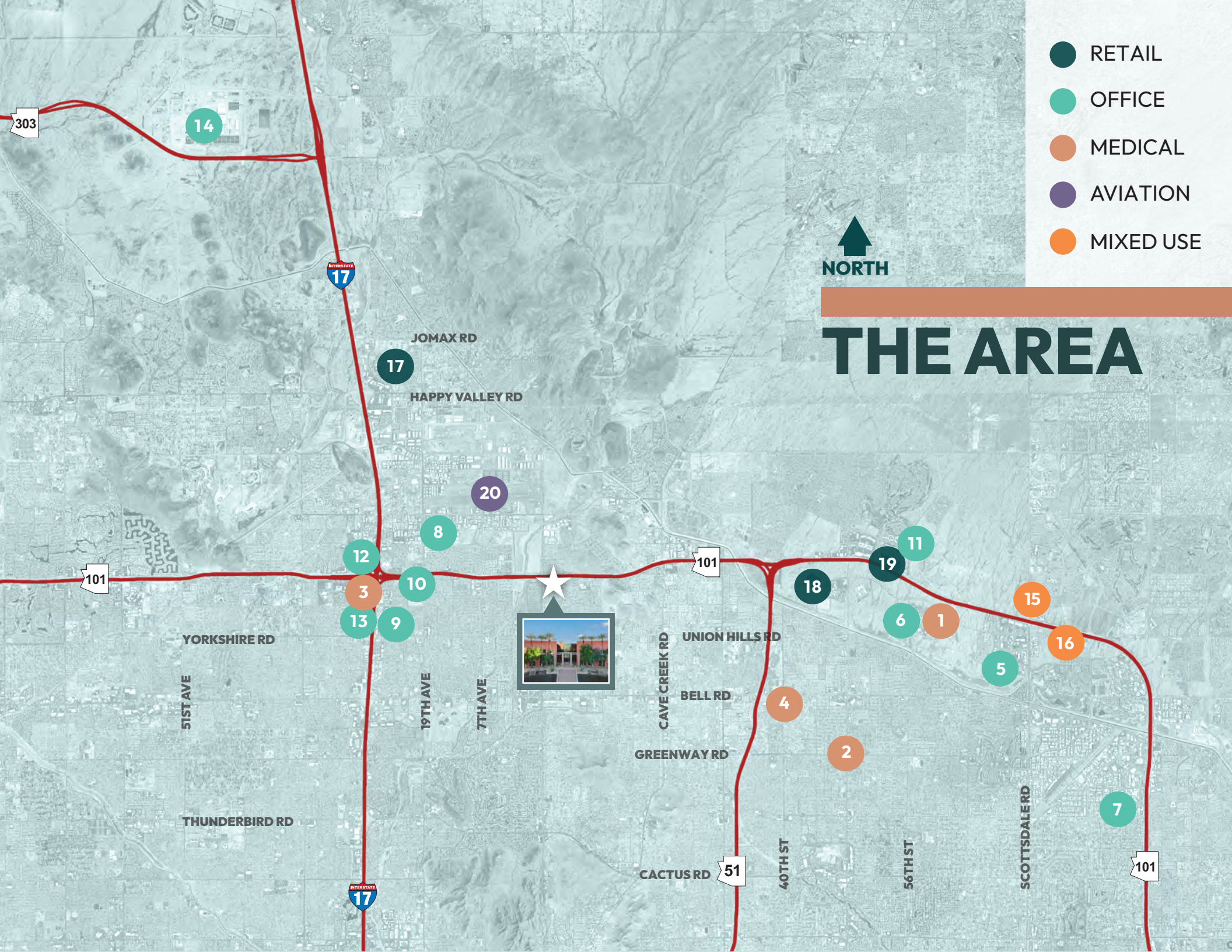




- RETAIL
- OFFICE
- MEDICAL
- AVIATION
- MIXED USE



# THE AREA





### MAYO CLINIC

228.79 Acres | 9,966,092 SF  
World-class medical campus providing advanced specialty care and research.

### BANNER HEALTH

1.99 Acres | 13,727 SF  
Leading nonprofit healthcare system with major corporate, clinical and administrative operations throughout Arizona.

### HONOR HEALTH DEER VALLEY

4.63 Acres | 201,551 SF  
Full-service hospital and regional healthcare campus. 166,000 SF added to \$170 million project.

### ABRAZZO HEALTH

24.92 Acres | 435,287 SF  
Full-service hospital and medical center.

### YREFY

1.98 Acres | 30,108 SF  
Phoenix-based financial services firm specializing in private student loan refinancing and structured lending solutions.

### AMERICAN EXPRESS

89.12 Acres | 336,174 SF  
American Express corporate and operations office.

### VANGUARD

18.61 Acres | 146,668 SF  
Global investment management firm with a significant regional operations presence supporting client services and technology.

### HONEYWELL

21.3 Acres | 929,185 SF  
Aerospace manufacturing and engineering facility supporting aviation and defense technologies.

### ALLIGNED DATA CENTER

7.94 Acres | 200,000 SF  
Large-scale data center campus supporting next-generation load and AI workloads.

### KNIGHT-SWIFT TRANSPORTATION

2.76 Acres | 120,210 SF  
Corporate headquarters and operations hub.

### SPROUTS

2.92 Acres | 93,755 SF  
Central hub where teams collaborate to drive innovation, strategy and growth, supporting the grocer's mission.

### ALBERTSONS

16.84 Acres | 441,517 SF  
Administrative hub for one of the largest grocery retailers in the United States.

### PETSMART

3.71 Acres | 89,799 SF  
Corporate headquarters and administrative hub for a leading PetSmart in the United States.

### TSMC

1,100 Acres | 3,500,000 SF  
World-leading semiconductor manufacturer and the largest dedicated "pure-play" chip foundry in the world. \$165 billion project.

### ARIZONA CARDINALS

183.59 Acres | 7,997,175 SF  
NFL franchise headquartered in the Valley, anchoring major sports, entertainment and employment.

### ASM

24 Acres | 340,000 SF  
Major global supplier of advanced equipment for semiconductor manufacturing.

### USAA

575 Acres | 1,200,000 SF  
A major corporate office and regional hub for USAA Bank.

### DISCOUNT TIRE

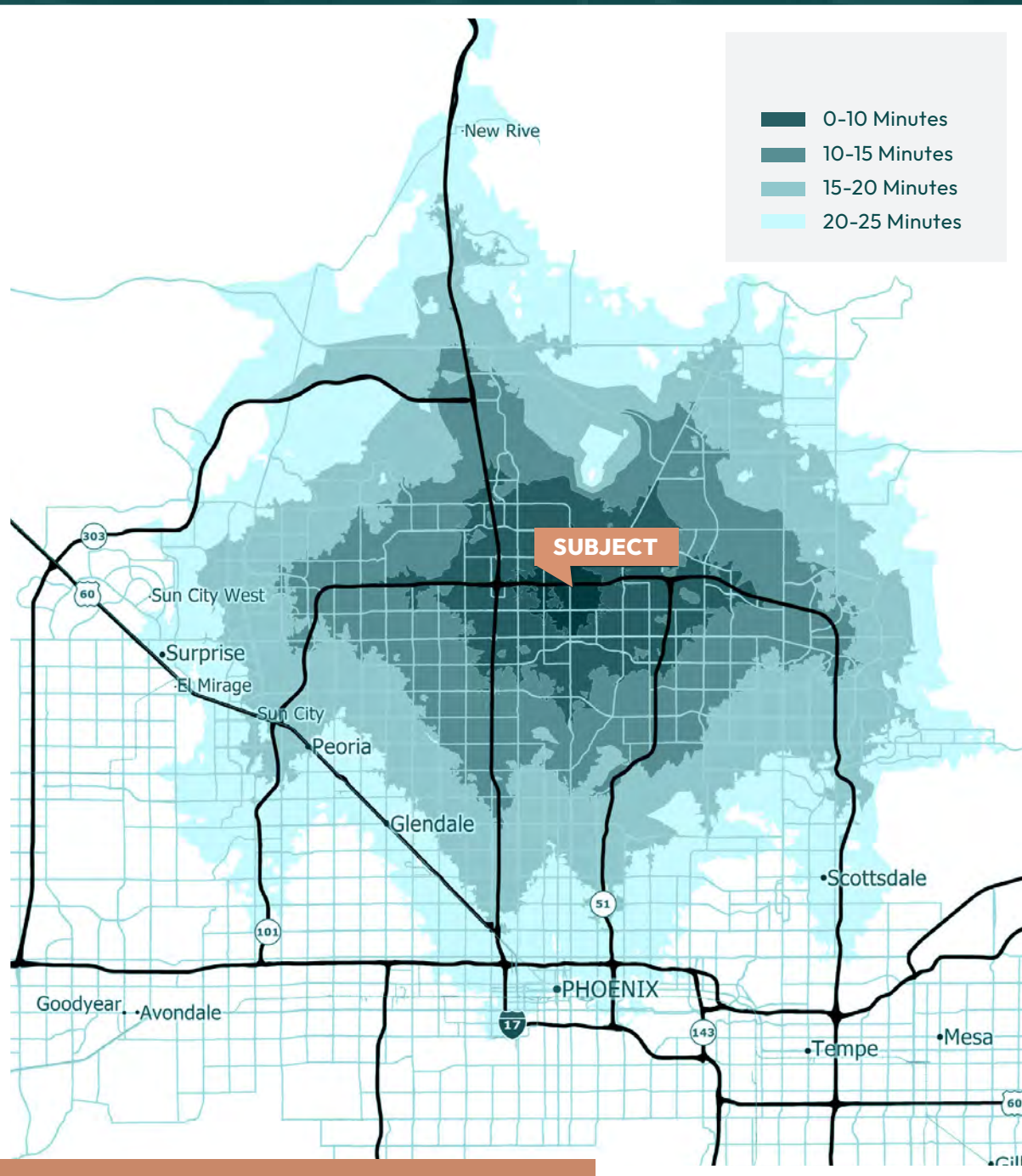
35.3 Acres | 1,537,668 SF  
Corporate and administrative headquarters for Discount Tire. 300,000 SF planned.

### REPUBLIC SERVICES

6.71 Acres | 292,089 SF  
Corporate headquarters for one of the largest environmental services companies in the United States.

### DEER VALLEY AIRPORT

914 Acres | 39,813,840 SF  
Major aviation airport serving North Phoenix.



# DRIVE TIMES



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