

19825

N. 7TH STREET - PHOENIX AZ 85024

Full Building User Opportunity



FOR SALE/ LEASE



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



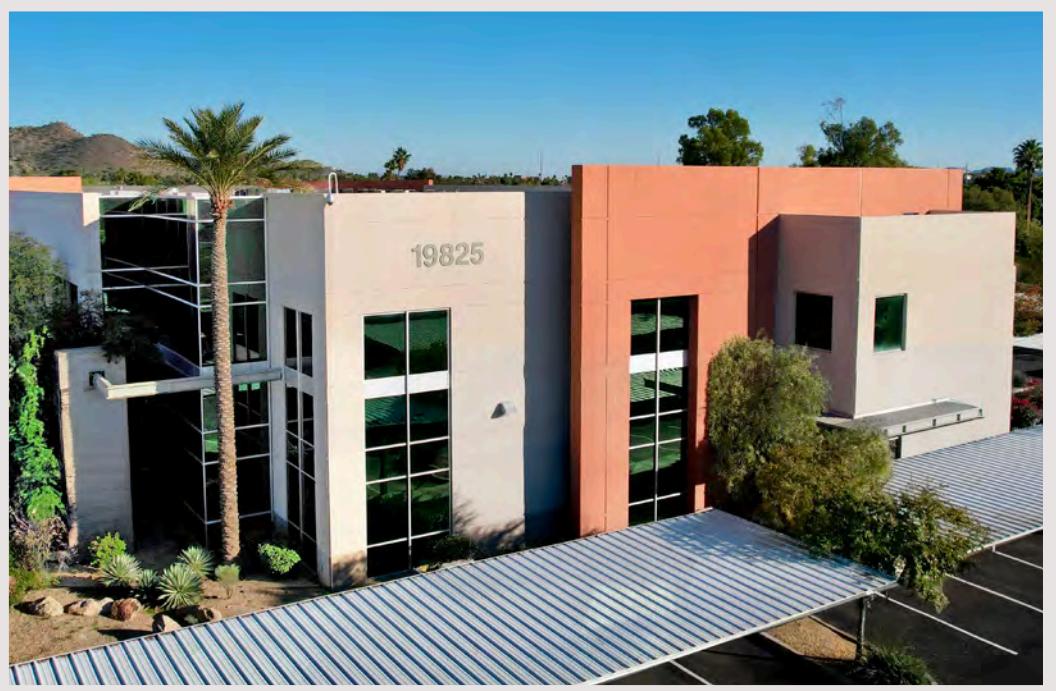
Generator in place
(1500KW Caterpillar)



318 Parking Stalls
3.8/1,000 SF

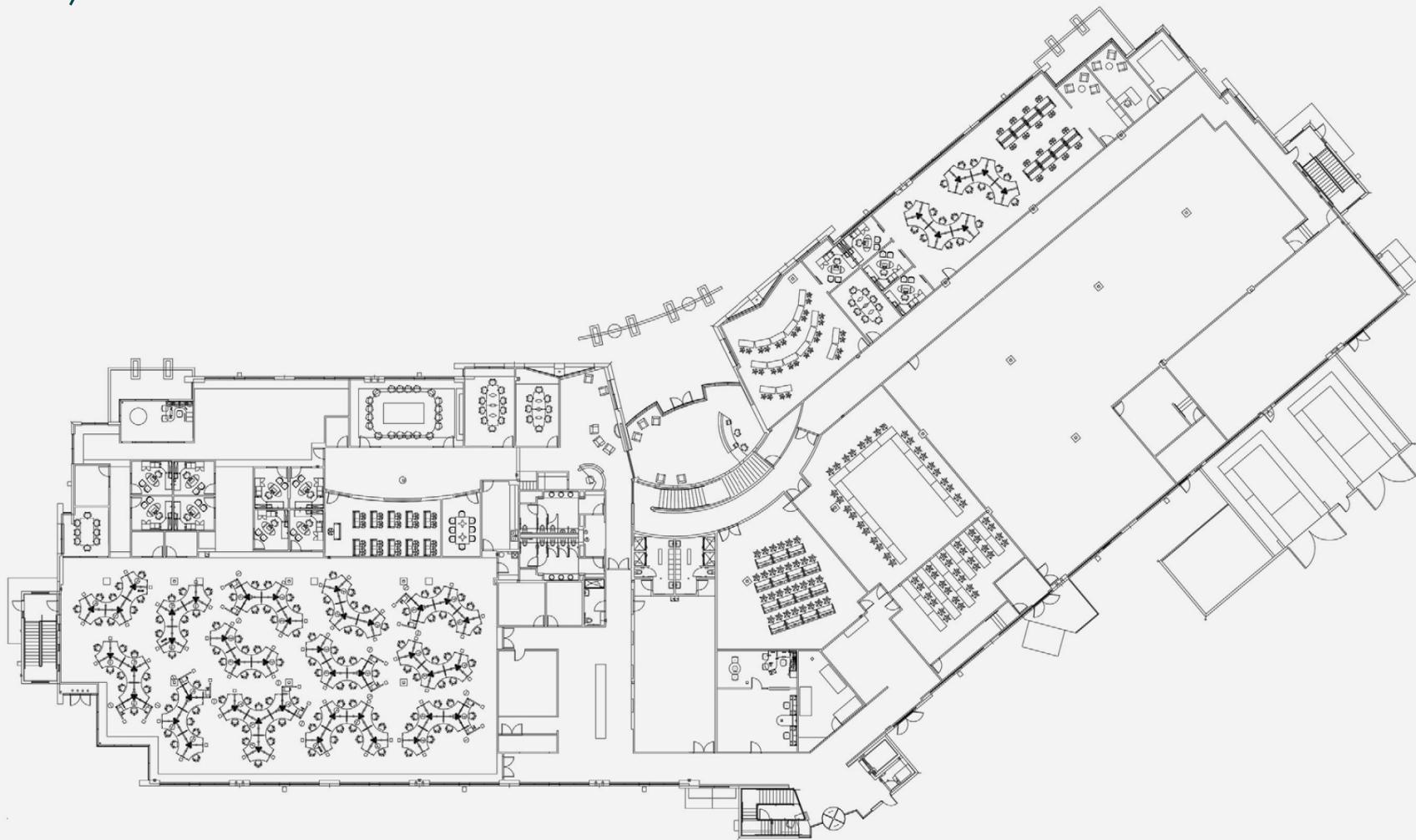


Fenced Site with
Security Booth



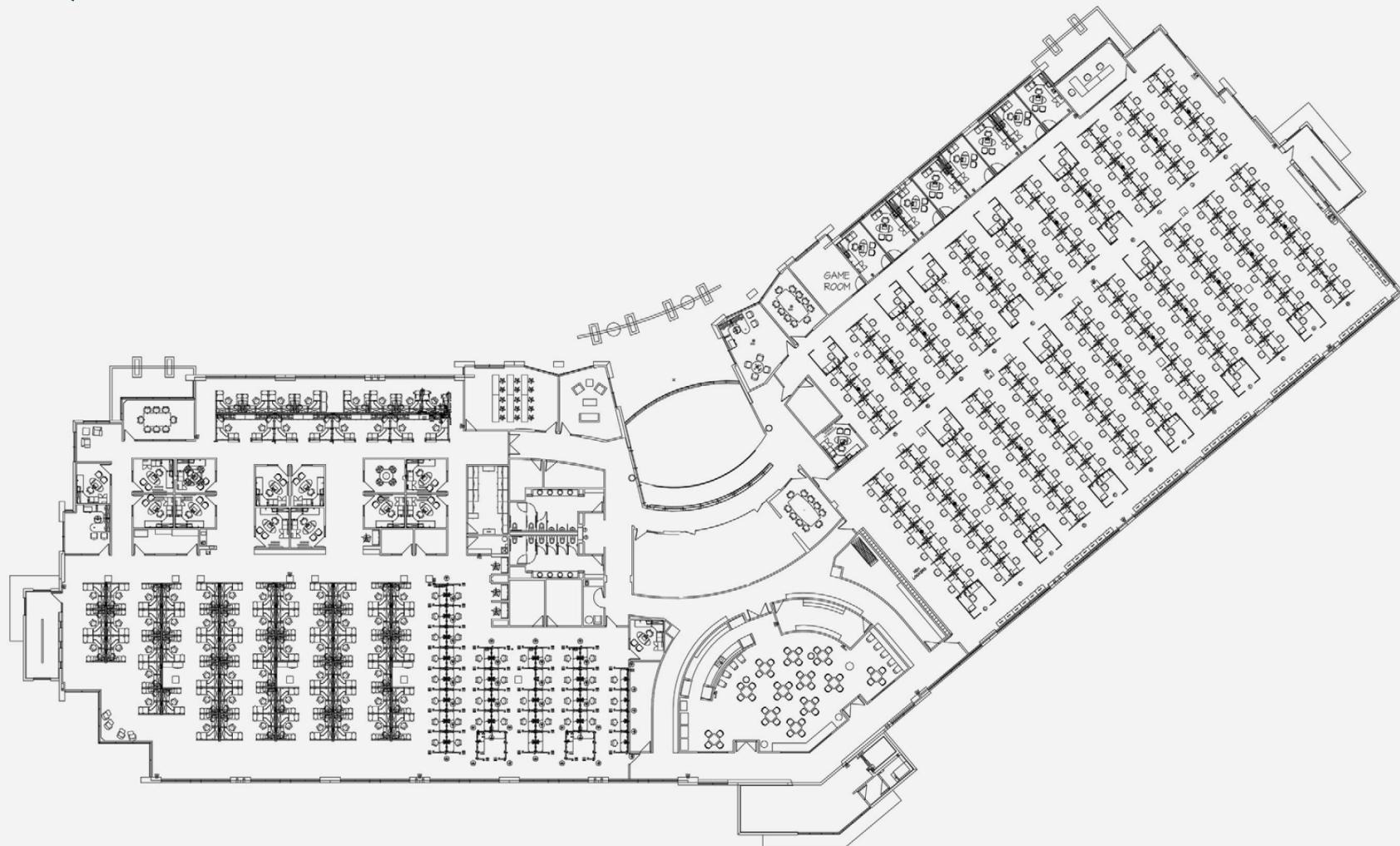
FIRST FLOOR

±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



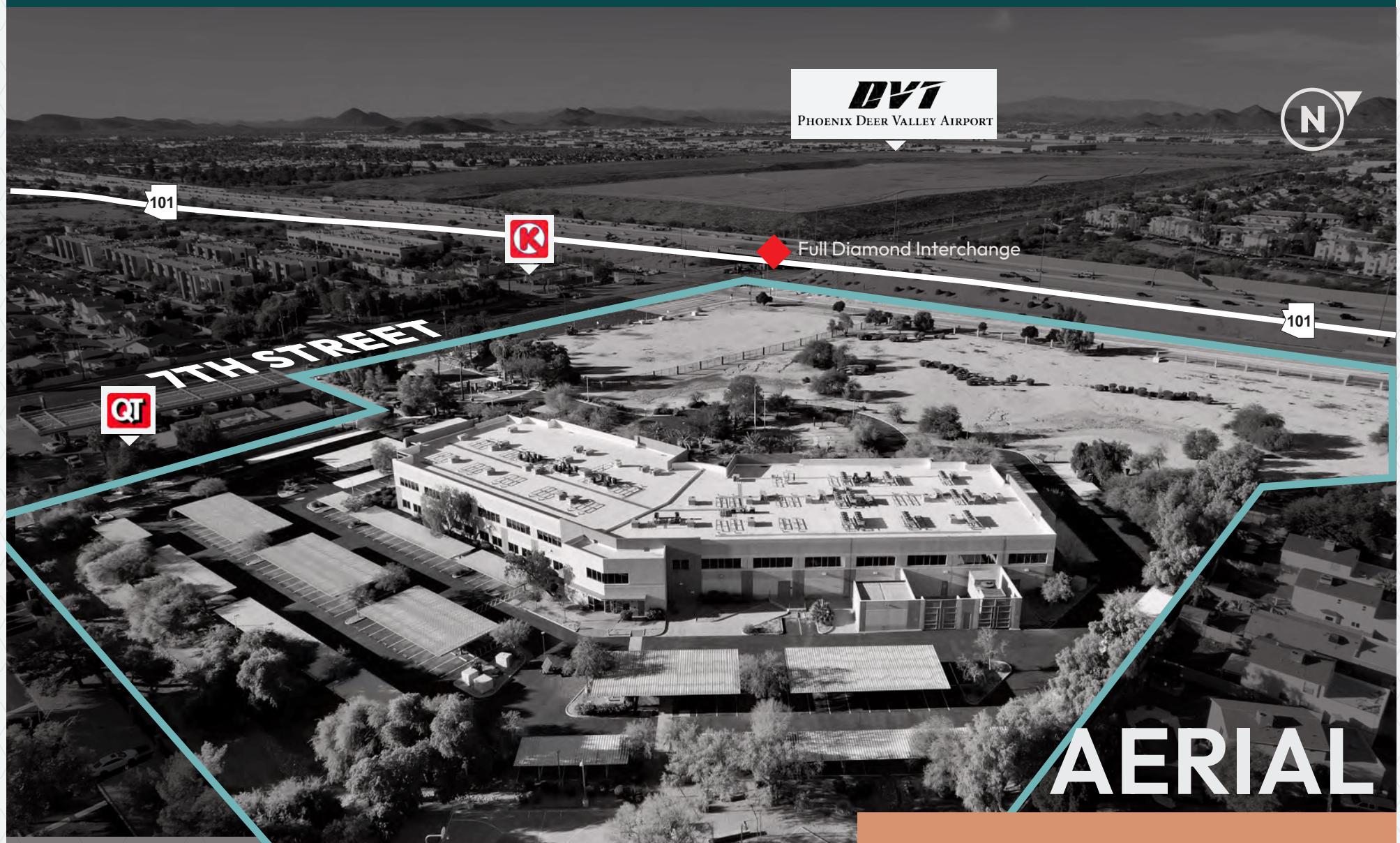
48.8
5-Mile Median Age



38.0%
5-Mile Bachelor's Degree



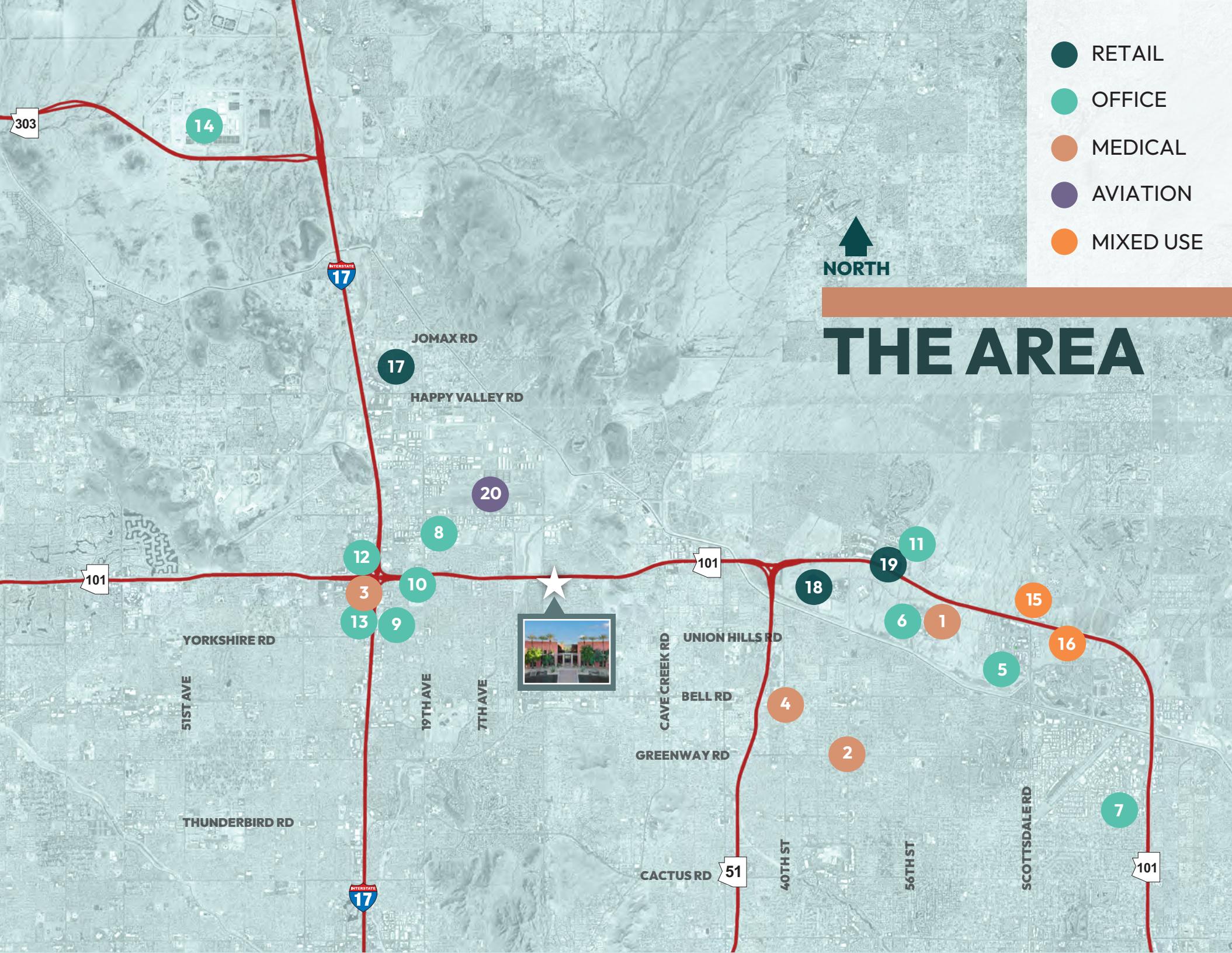
81.8%
5-Mile White Collar



- RETAIL
- OFFICE
- MEDICAL
- AVIATION
- MIXED USE

NORTH

THE AREA



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

3 **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.

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

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

9 **ALIGNED DATA CENTER**
7.94 Acres | 200,000 SF
Large-scale data center campus supporting next-generation cloud and AI workloads.

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

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

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

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

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

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

4 **ABRAZZO HEALTH**
24.92 Acres | 435,287 SF
Full-service hospital and medical center.

6 **AMERICAN EXPRESS**
89.12 Acres | 336,174 SF
American Express corporate and operations office.

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

10 **KNIGHT-SWIFT TRANSPORTATION**
2.76 Acres | 120,210 SF
Corporate headquarters and operations hub.

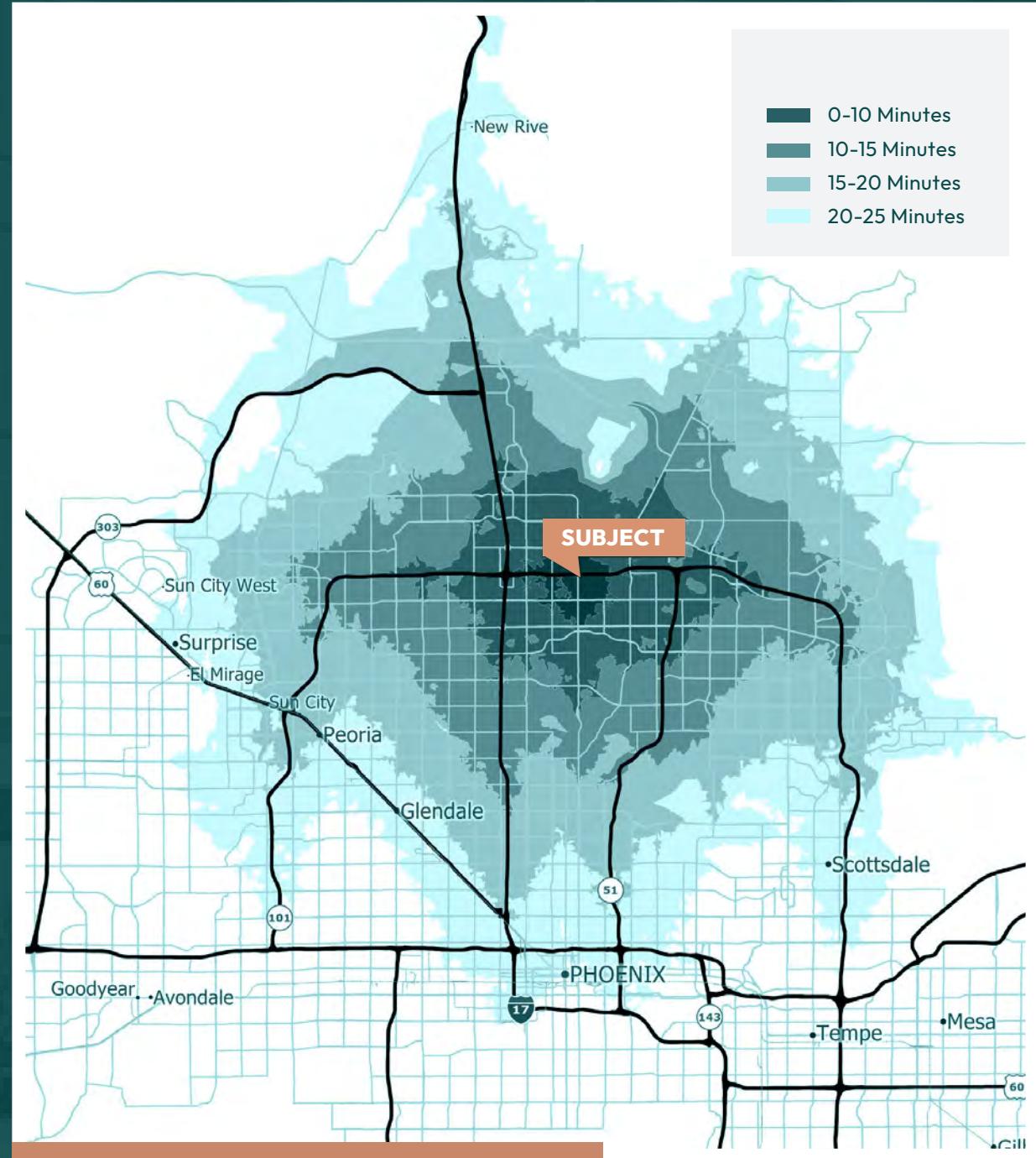
12 **ALBERTSONS**
16.84 Acres | 441,517 SF
Administrative hub for one of the largest grocery retail in the United States.

14 **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.

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

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

20 **DEER VALLEY AIRPORT**
914 Acres | 39,813,840 SF
Major aviation airport serving North Phoenix.



DRIVE TIMES

19825

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES