

# METRO EXECUTIVE PARK

10220-10240 NORTH 31ST AVENUE - PHOENIX, ARIZONA 85051



AVAILABILITY:  
**727 SF - 8,262 SF**



LEASE RATE:  
**\$19.00 - \$23.00 FS**



PARKING:  
**4/1,000 SF**

**J.T. TAYLOR**

M: (480) 225-6484  
jt.taylor@orionprop.com

**JAMES VAN DOREN**

M: (917) 387-7329  
james.vandoren@orionprop.com

**ORION**   
INVESTMENT REAL ESTATE

# METRO EXECUTIVE PARK

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Move-in ready spec suites are now available at Metro Executive Park! The property features extensive window lines that flood the suites with natural light, creating a bright and inviting workspace for tenants. An attentive landlord, supported by an on-site day porter, ensures the property is well-maintained and tenant needs are met with care. Ample covered and uncovered parking provides convenience for employees and visitors alike. Strategically positioned with immediate access to I-17 and surrounded by an abundance of new retail and restaurant amenities, Metro Executive Park offers the ideal balance of accessibility, convenience, and a professional business environment.



|                      |  |
|----------------------|--|
| AVAILABILITY:        | MULTIPLE SUITES<br>(727 SF - 8,262 SF)   |
| LEASE RATE:          | \$19.00 - \$23.00 FS                     |
| YEAR BUILT:          | 1981-1982                                |
| PARKING RATIO:       | 4/1,000 SF                               |
| MAJOR CROSS STREETS: | 31ST AVENUE & PEORIA AVENUE (52,706 VPD) |

# VACANT SUITES

TENANT IMPROVEMENTS ARE AVAILABLE



## 10220 NORTH 31ST AVE - AVAILABILITY

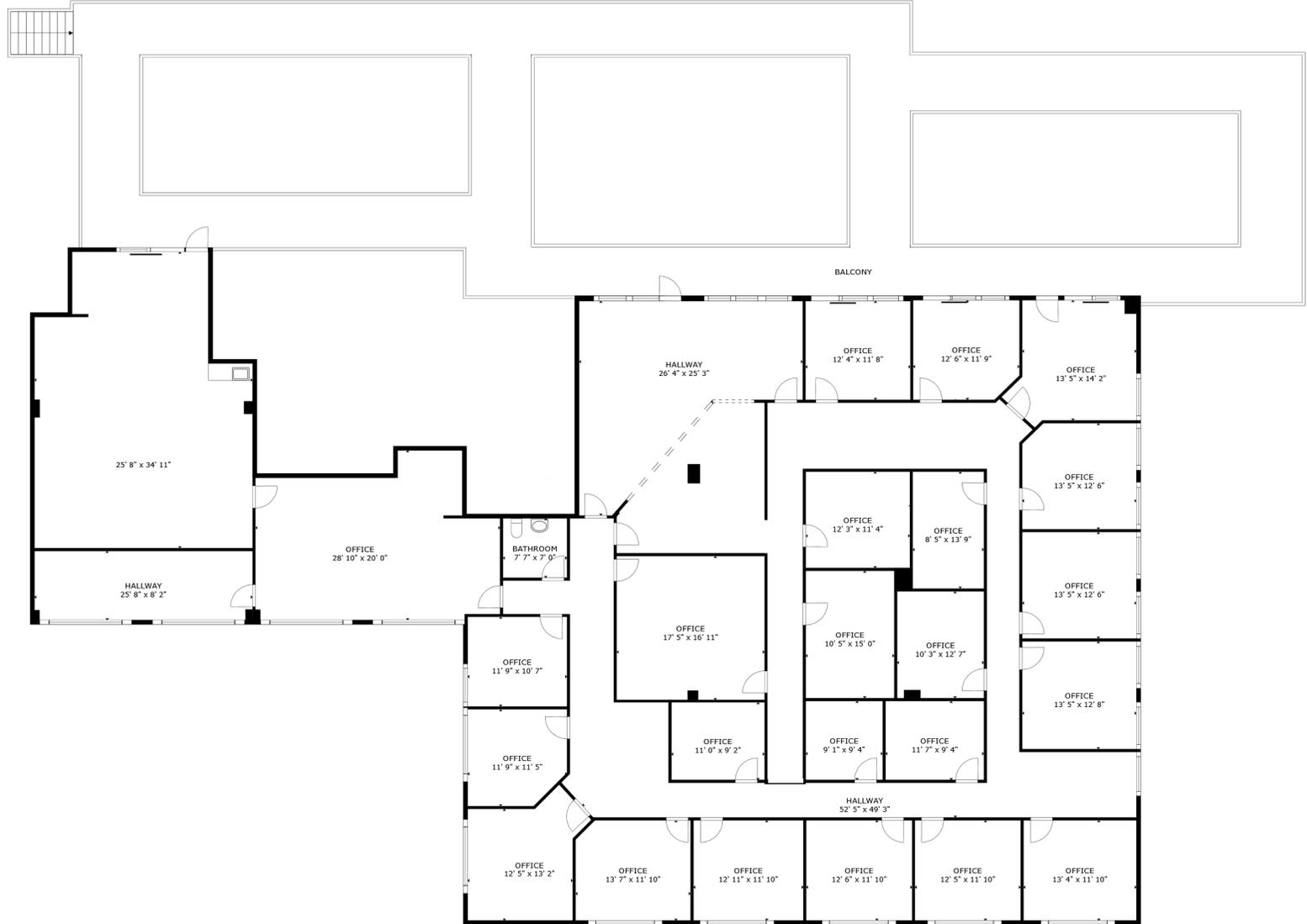
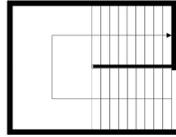
|               |                 |                   |                     |
|---------------|-----------------|-------------------|---------------------|
|               | S100            | VACANT            | 1,326 SF            |
| <b>LEASED</b> | <del>S106</del> | <del>VACANT</del> | <del>3,147 SF</del> |
|               | S201            | VACANT            | 1,411 SF            |
|               | S206            | VACANT            | 6,196 SF            |
|               | S215            | VACANT            | 2,541 SF            |

## 10240 NORTH 31ST AVE - AVAILABILITY

|               |                 |                   |                     |
|---------------|-----------------|-------------------|---------------------|
|               | N101            | VACANT            | 1,649 SF            |
|               | N105            | VACANT            | 1,005 SF            |
|               | N109            | VACANT            | 1,157 SF            |
|               | N120            | VACANT            | 1,780 SF            |
| <b>LEASED</b> | <del>N125</del> | <del>VACANT</del> | <del>2,860 SF</del> |
|               | N200            | VACANT            | 8,262 SF            |
|               | N201            | VACANT            | 1,490 SF            |
| <b>LEASED</b> | <del>N210</del> | <del>VACANT</del> | <del>6,079 SF</del> |
|               | N218            | VACANT            | 727 SF              |

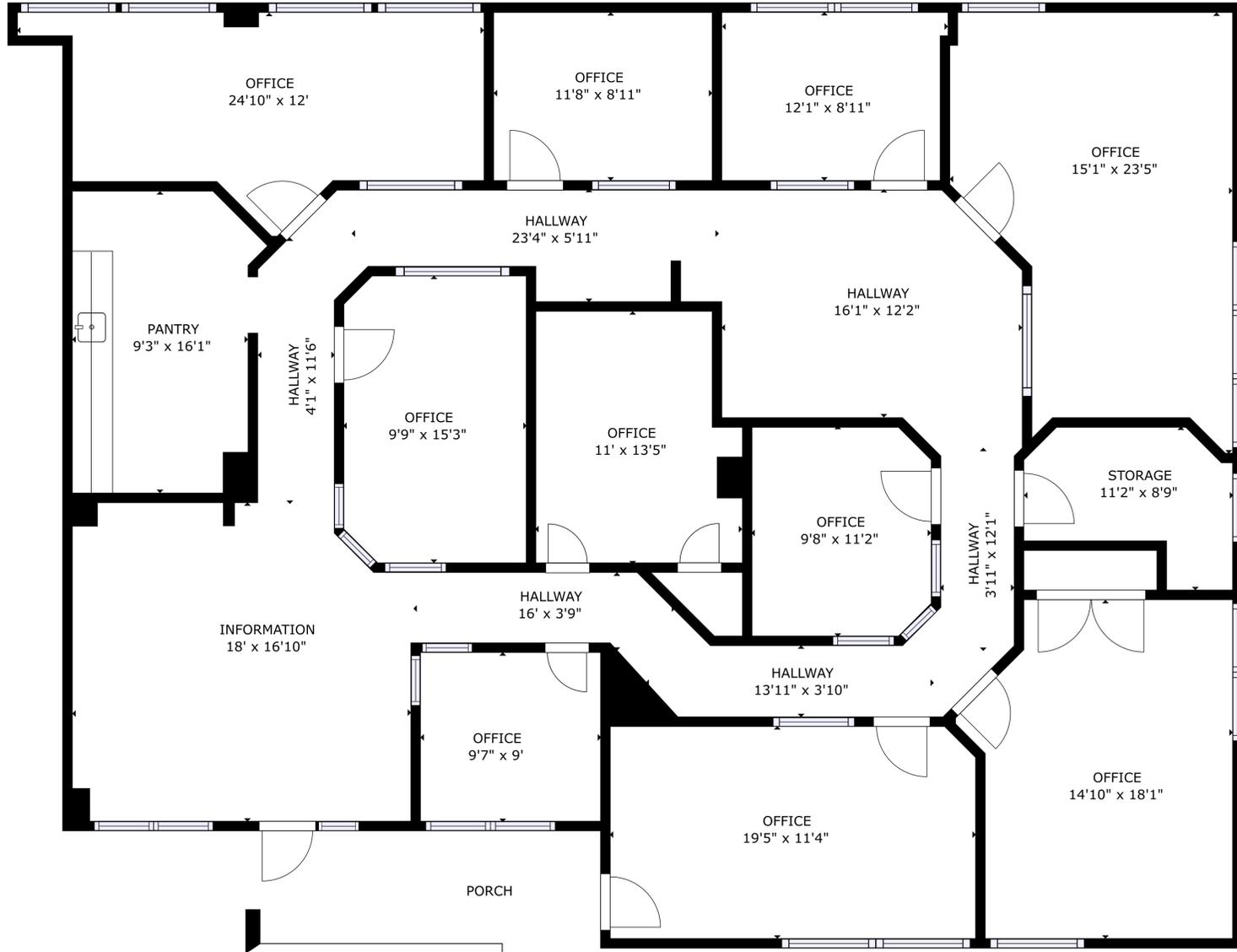
# FLOOR PLAN

10240 NORTH 31ST AVE - SUITE N200



# FLOOR PLAN

10240 NORTH 31ST AVE - SUITE N220



# EXTERIOR PICTURES



# INTERIOR PICTURES



# INTERSECTION SNAPSHOT

## EXCITING TRANSFORMATION ACROSS THE STREET

Metrocenter Mall, once a Valley landmark, is being reimagined as The Metropolitan — a \$850 million, transit-oriented mixed-use community. Anchored by the brand-new light rail station and Thelda Williams Transit Center, the project will deliver more than 1,000 new townhomes, vibrant retail and dining destinations, lush parks, and a central plaza designed for community events. Plans also include pedestrian-friendly pathways, bike connections, and an amenity-filled garage with restaurant, pool, pickleball courts, and retail overlooking the plaza.

For businesses at Metro Executive Park, this redevelopment represents a rare opportunity: immediate proximity to a major lifestyle hub that blends residential, retail, and entertainment with unmatched connectivity across the Valley. Employees, clients, and visitors alike will benefit from walkable amenities, easy transit access, and the energy of a revitalized North Phoenix corridor.

## INTERSTATE 17 (I-17)

Interstate 17 provides unmatched accessibility and visibility. The freeway is one of the city's major north-south corridors, connecting tenants to Downtown Phoenix, Sky Harbor International Airport, Deer Valley, and the broader Metro area with ease. This central location reduces commute times for employees, simplifies client visits, and enhances business connectivity across the Valley. Additionally, the I-17 corridor is surrounded by a strong base of retail, dining, and service amenities, creating a convenient and attractive environment for both





# NORTH PHOENIX, ARIZONA

Positioned in the heart of North Phoenix, the I-17 and Peoria Avenue corridor is a thriving hub of commerce, connectivity, and growth. With direct freeway access, businesses enjoy seamless connections to Downtown Phoenix, Deer Valley, and Sky Harbor International Airport. The area is surrounded by established residential neighborhoods, a strong workforce base, and a wealth of retail, dining, and service amenities. Major investments — including the \$850 million redevelopment of the former Metrocenter Mall into The Metropolitan, a walkable mixed-use community anchored by a new light rail station — are transforming the district into one of the Valley’s most dynamic business environments.



5 MILE DAYTIME POPULATION

**569,839**



5 MILE AVG HOUSEHOLD INCOME

**\$97,511**

## 2025 DEMOGRAPHICS (Sites USA)

### POPULATION:

1- MILE                      3-MILE                      5-MILE

Daytime:                      **25,497**                      **220,605**                      **569,839**

Employees:                      **9,309**                      **49,621**                      **121,068**

### HOUSEHOLDS:

1-MILE                      3-MILE                      5-MILE

Total:                      **6,917**                      **63,906**                      **168,517**

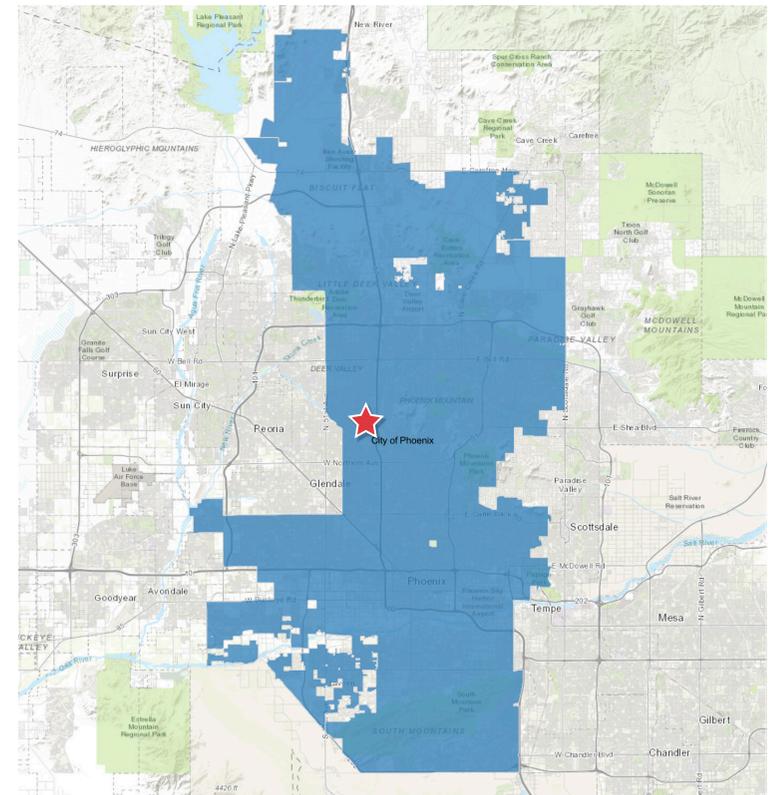
Average Size:                      **2.3**                      **2.6**                      **2.6**

### INCOME:

1-MILE                      3-MILE                      5-MILE

Average Household Income:                      **\$77,093**                      **\$90,731**                      **\$97,511**

Annual Retail Expenditure:                      **\$42.75 M**                      **\$404.64 M**                      **\$1.08 B**





## ORION Investment Real Estate

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

FOR MORE INFORMATION:

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# METRO EXECUTIVE PARK

OFFICE SPACES AVAILABLE FOR LEASE

