

# CENTRALLY LOCATED OFFICE FOR LEASE

## PROFESSIONAL OFFICE WITH INTRODUCTORY RATE

1534 W McDowell Rd., Phoenix, AZ 85007



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,801 SF
<b>LEASE RATE:</b>	\$8.00 SF/yr (NN)
<b>LOT SIZE:</b>	6,250 SF
<b>BUILDING SIZE:</b>	1,801 SF
<b>ZONING:</b>	R-5

### PROPERTY OVERVIEW

Promotional under market lease rate for qualified tenants, low NNs, perfect for professionals starting out on their own or an expansion location. Three offices, conference room, bullpen area, reception area, breakroom and two restrooms (incl. one with shower). Showcase your business with monument and building signage along the 50 linear feet of frontage on McDowell Road. Eight dedicated parking spots in the rear with potential for more negotiated separately with church across the street. Easy access to I-10 and I-17.

### PROPERTY HIGHLIGHTS

- \$8.00/sf NN introductory rate for qualified tenants
- Revitalization and redevelopment occurring in area
- 16,000+ vehicles per day on McDowell, over 277,000 on nearby I-10
- Monument and building signage with 50 feet of frontage on McDowell Road
- 8 dedicated parking spots, potential for more
- Security lighting
- Lots of synergistic professionals in area
- Close to downtown Phoenix - closer to midtown - great restaurants

**KW COMMERCIAL**  
2077 East Warner Road, #110  
Tempe, AZ 85284

**HANI ALDULAIMI**  
Keller Williams Realty East Valley  
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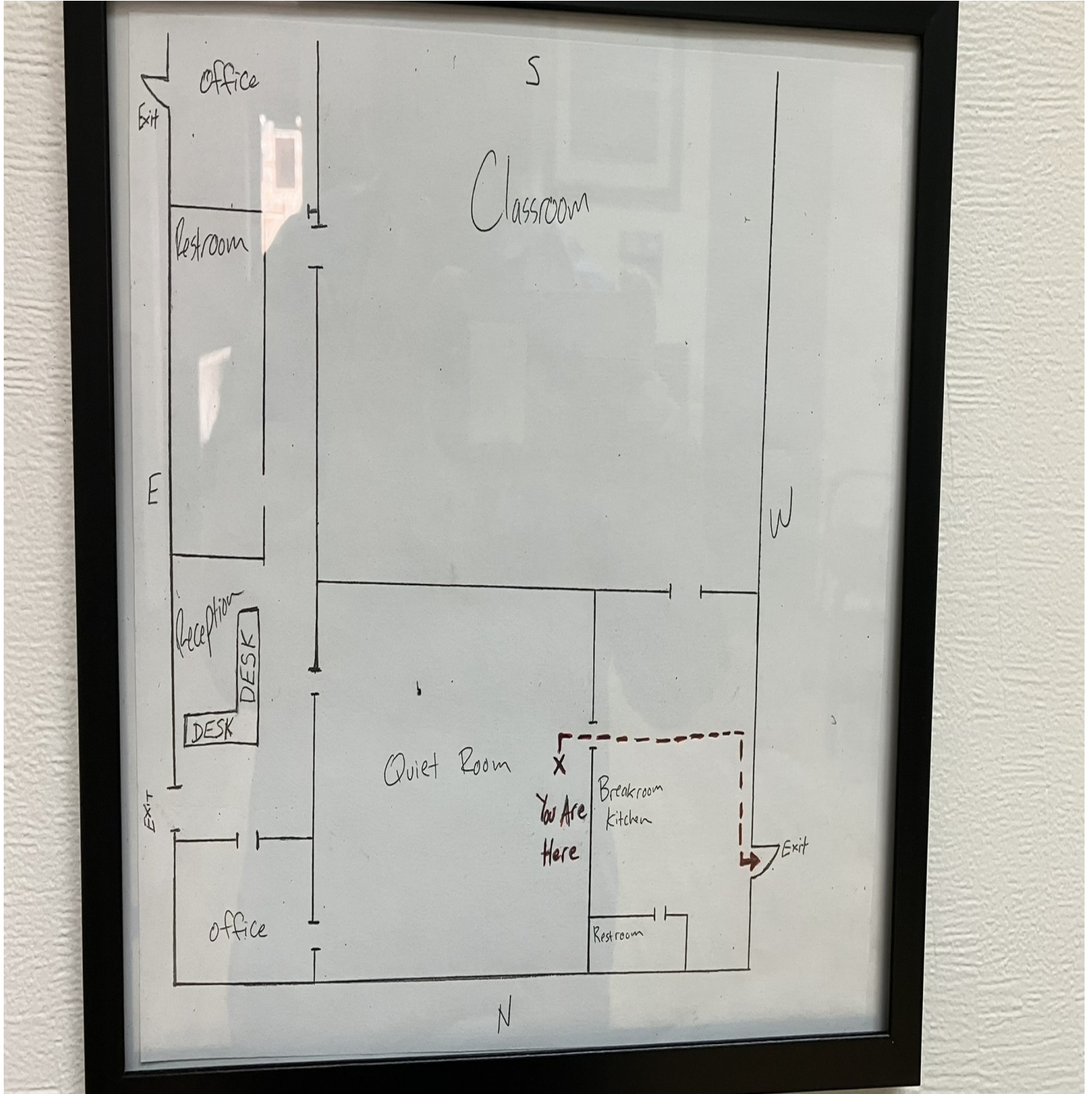
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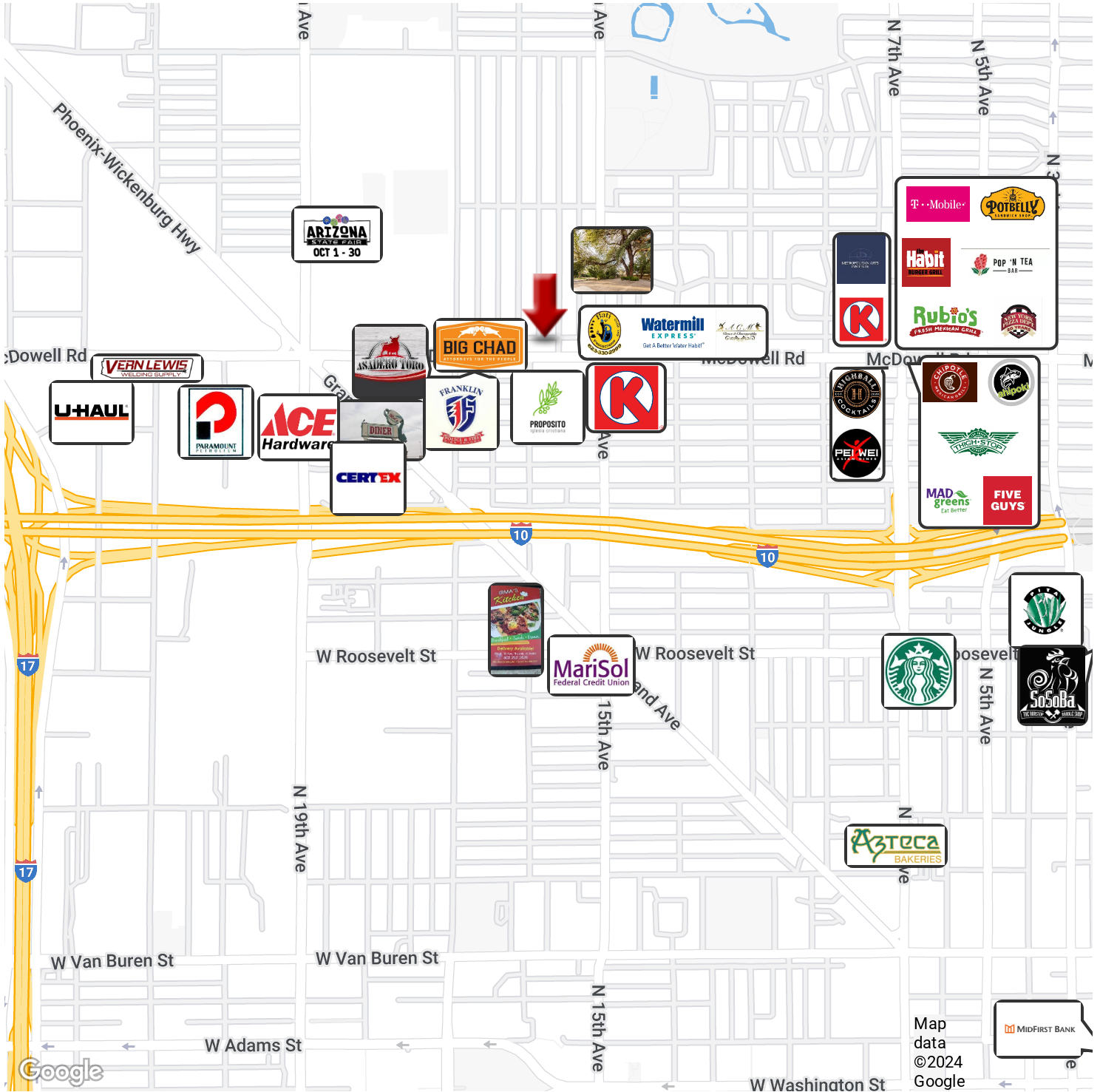
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,744	148,598	393,790
Median age	41	36	36
Median age (male)	41	36	36
Median age (Female)	41	36	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,704	59,694	145,182
# of persons per HH	2.1	2.5	2.7
Average HH income	\$110,188	\$75,630	\$80,720
Average house value	\$594,375	\$419,491	\$418,539

\* Demographic data derived from AlphaMap

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