

FOR LEASE



3402 N 36th St

Phoenix, AZ 85018



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Section 1

Property Information



Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Introducing a premier office space at 3402 N 36th St in Phoenix, AZ. This property offers an impressive array of amenities, including private offices and a conference room. With ample parking, 24/7 security, and a welcoming lobby, the property provides a secure and professional environment for businesses to thrive. The location's proximity to major transportation routes ensures easy access for employees and clients. Whether you're a startup looking for a contemporary workspace or an established firm seeking a strategic expansion, this property offers the perfect blend of functionality and sophistication for your business needs.

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (Full Service)
Available/Billable SF:	*1,488 SF
Lot Size:	0.33 Acres
Building Size:	2,852 SF
*See Floor Plan for SF Breakdown	

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	818	2,737	10,738
Total Population	1,638	5,476	22,528
Average HH Income	\$94,364	\$100,573	\$105,576

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LOCATION DESCRIPTION

Nestled in the heart of Phoenix's vibrant Arcadia neighborhood, the office space at 3402 N 36th St offers a unique blend of functionality and charm. This ±992 sq ft suite features three private offices, a conference room, and a storage area, complemented by an additional ±121 sq ft space. Shared amenities include a breakroom, restrooms, and a welcoming reception area. Outside, a front courtyard and patio/garden areas provide a serene environment for breaks or informal meetings.

Located in the desirable Arcadia area, employees will appreciate the proximity to a variety of dining options, including Chelsea's Kitchen, Buck & Rider, and Nook Kitchen. For daily necessities, a nearby Safeway offers convenient grocery shopping.

This office space combines a professional setting with the comforts of a lively neighborhood, making it an ideal choice for businesses seeking both functionality and a vibrant location.

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Additional Photos

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Floor Plan

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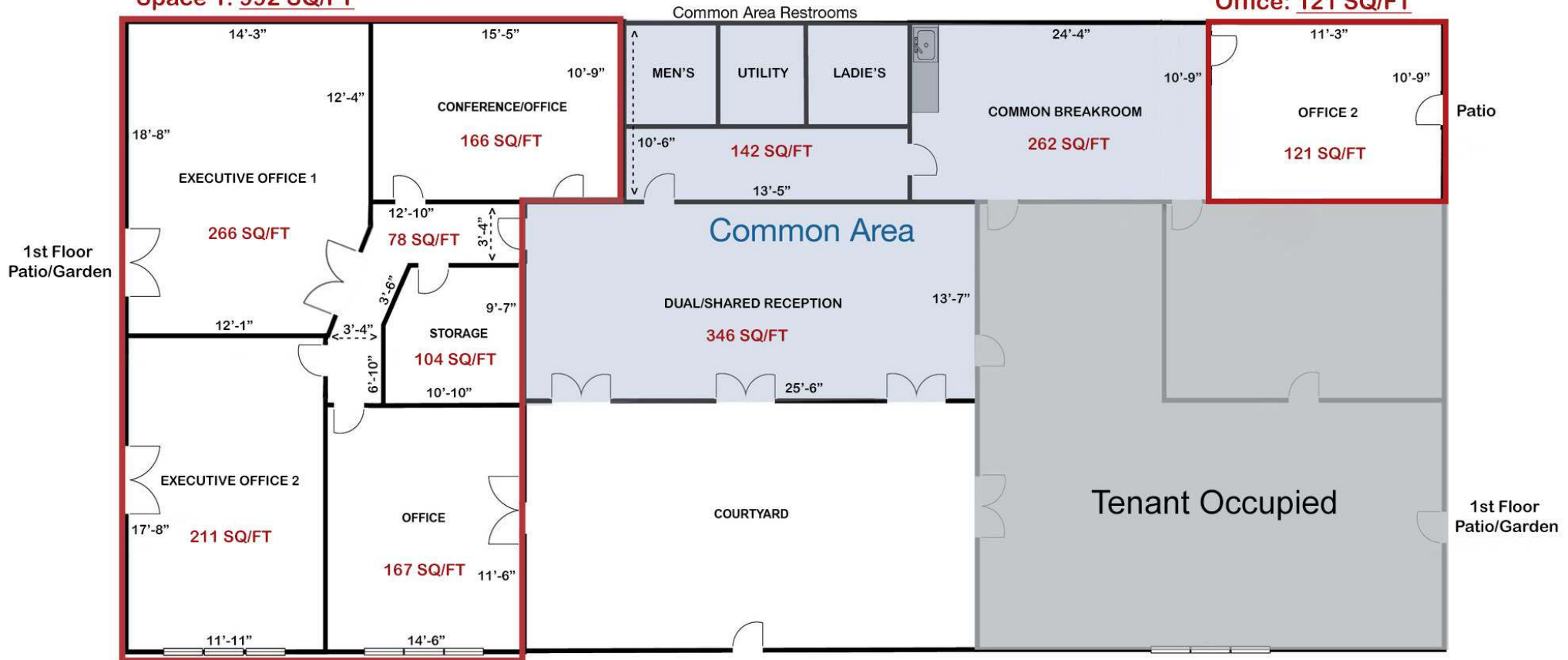
*Tenant Portion for
Common Area:
375 SQ/FT

**Total Rentable
SQ/FT: 1,113 SQ/FT**

**Total Billable
SQ/FT: 1,488 SQ/FT**

**Total SQ/FT for
Space 1: 992 SQ/FT**

**Total SQ/FT for Included
Office: 121 SQ/FT**



*Floor plan & dimensions are approximate

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Section 2

Location Information



Location Map

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Retailer Map

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Section 3

Demographics



Demographics Map & Report

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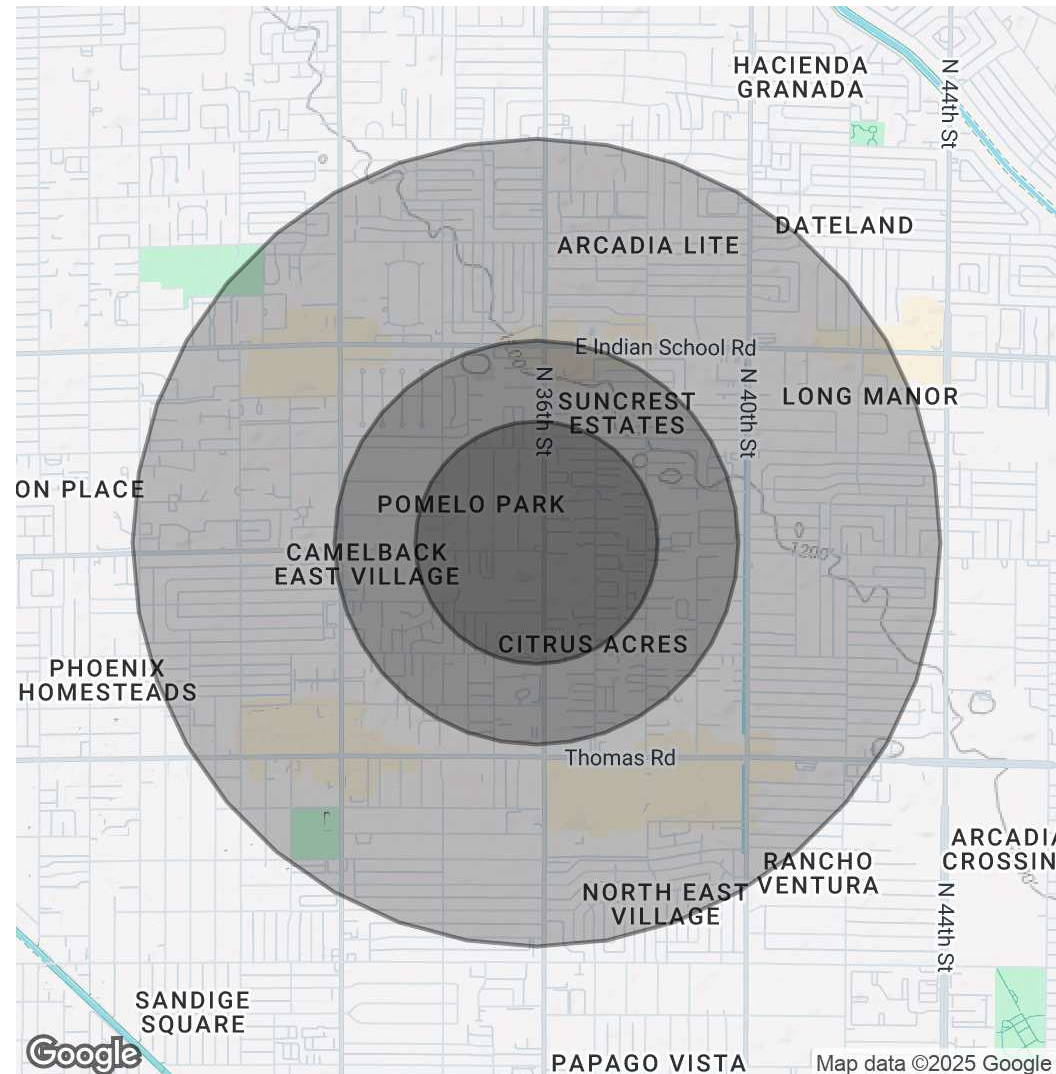
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,638	5,476	22,528
Average Age	38	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	818	2,737	10,738
# of Persons per HH	2	2	2.1
Average HH Income	\$94,364	\$100,573	\$105,576
Average House Value	\$602,504	\$631,201	\$627,487

TRAFFIC COUNTS

E Osborn Rd and 36th St /day

Demographics data derived from AlphaMap



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