

FOR LEASE

# VALLEY COMMERCE CENTER

*A 217,319 square foot,  
two-building office campus  
located near Uptown Phoenix*

4745 & 4747 N 7TH ST, PHOENIX, AZ



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# WHERE *INNOVATION & PRODUCTIVITY* MERGE

Valley Commerce Center is a high-quality office property with two 4-story buildings totaling 217,319 SF. The buildings offer extensive window lines, on-site on-site fitness center, training room, conference room and tenant lounge on par with Phoenix's finest office properties.

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*+110,335*

NORTH BUILDING RSF

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*+106,884*

SOUTH BUILDING RSF

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*3.5/1,000*

PARKING RATIO

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*\$50*

PER STALL/MONTH/COVERED





# AMENITIES BEYOND THE EXPECTED

Taking advantage of workplace trends towards wellness and non-traditional work environments, the courtyard space between the two buildings provides a variety of seating areas, abundant shade, a bocce ball court, and two water features. This outdoor space is a powerful differentiator, as no competitive property offers the quality outdoor collaborative experience.



## POWERFUL DIFFERENTIATOR

*Nearly \$6.1 million invested into Valley Commerce Center, with recent capital improvements*

### OUTDOOR COLLABORATIVE SPACE

Renovation of the outdoor collaborative space features community seating areas, shade sails, fountains, and artificial grass.

### OTHER AREAS OF IMPROVEMENT

On-site fitness center

Parking canopies

Elevator upgrades

Wayfinding

New tenant amenity lounge

Significant tenant improvements and spec suites

Cosmetic upgrades to the corridors and restrooms

New training room and conference room



## AMENITY AREA



### ROLL-UP DOOR

A roll-up glass door connects the indoor collaborative space to the outdoors with convenience and style.



### CLASSROOM & CONFERENCE ROOMS

Separated spaces with plenty of seating and large-screen monitors



### BREAK AREA + KITCHEN

An open area with sink, microwave, espresso machine and wine fridge.

# RESTAURANT *RENAISSANCE* ON 7TH ST

Valley Commerce Center is located along 7th street, in the heart of Phoenix's hottest area for hip new restaurants, retail, coffee, and bars, known as "Restaurant Row." A revitalization effort led by savvy developers and restaurateurs to transform many of the street's older midcentury buildings, the half-mile stretch along 7th houses a mix of venues that include family-friendly eateries, chef-driven restaurants, trendy cocktail bars, and late-night stops.



# BE NOTICED

With major street exposure on one of Metro Phoenix's hottest locations, Valley Commerce Center is adjacent to a new luxury Class A apartment complex – Alta Camelback and an on-site Starbucks. This location provides exceptional access for an infill property with six points of ingress/egress to three signalized intersections, including a direct link to the 51 freeway, one mile east.

## 500+ FT

OF FRONTAGE ON 7TH STREET,  
WITH 35,799+ VEHICLES PER DAY

## 1 MILE

TO UPTOWN PLAZA, RECENTLY RANKED  
#1 HOTTEST INTERSECTION IN PHOENIX



**THE YARD**

CULINARY DROPOUT

FAMOUS PIZZA  
**FLY BYE**  
CRISPY CHICKEN

Hula's  
modern tiki

46,895+ CARS  
E Camelback Rd

Chantico

OR-gano's  
PIZZA RESTAURANT  
The Neighborhood Pizzeria

**RESTAURANT ROW**

WORLD BEERS & CHEESEBURGERS

Mara  
ITALIAN

NEIGHBORLY  
PUBLIC HOUSE

OTRO cafe

PITA JUNGLE

PUBBLICO  
ITALIAN RESTAURANT

REVOLU  
modern taqueria • bar

VERDURA  
RESTAURANT

The Womack  
COCKTAIL LOUNGE

CHANTICO

# VALLEY COMMERCE CENTER

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