

# FOR LEASE

4720 E VAN BUREN ST  
PHOENIX, AZ 85008

PHOENIX  
FLEX/ OFFICE/ INDUSTRIAL  
OPPORTUNITY



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# PROPERTY SUMMARY

4720 E Van Buren offers a rare office/flex leasing opportunity in the heart of Phoenix, combining Class A creative office space with functional warehouse capacity and a secured, fenced yard — all with direct frontage on Van Buren. The building's blend of polished office finishes and industrial flexibility makes it well suited to a wide range of users, from creative and professional office tenants to companies needing on-site storage, light distribution, or outdoor/yard use alongside their office footprint.

High-visibility frontage along a major thoroughfare adds strong signage exposure and easy access, along with excellent connectivity being just minutes from Phoenix Sky Harbor International Airport, making it ideal for tenants who value quick access to air travel and the airport-area logistics network. The secured yard provides a valuable amenity that's hard to find paired with creative office space in this submarket.

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# LISTING DETAILS

## PROPERTY TYPE

Flex/Office/Industrial

## LEASE RATE

\$1.45/SF NNN  
NNNs \$0.21/SF

**BUILDING SIZE** ±8,300 SF

## OFFICE

±3,100 SF

## WAREHOUSE

±4,000 SF

## ADDITIONAL WAREHOUSE/ STORAGE

±1,200 SF

## LOT SIZE

±25,230 SF

## ZONING

C-3





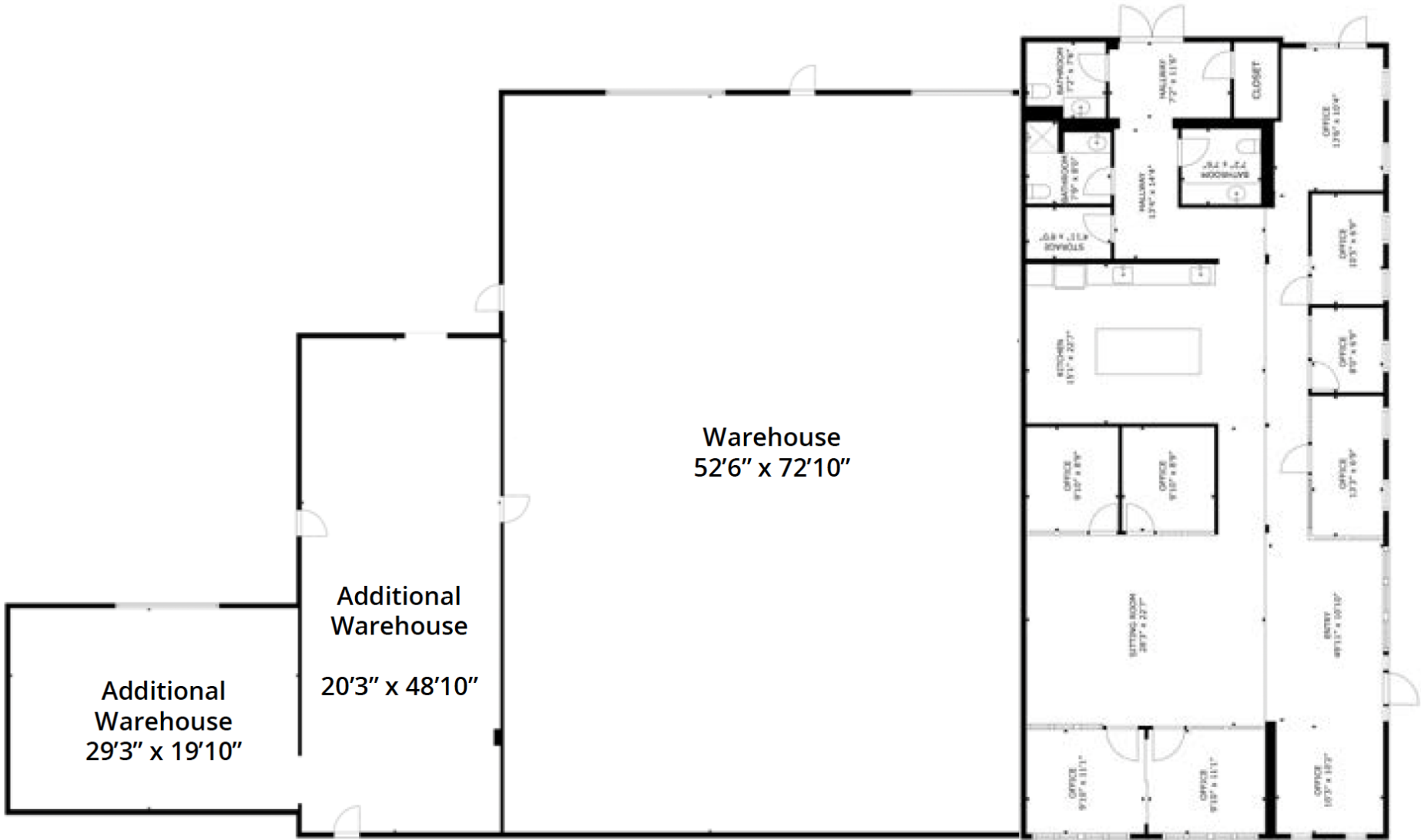
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# PROPERTY HIGHLIGHTS

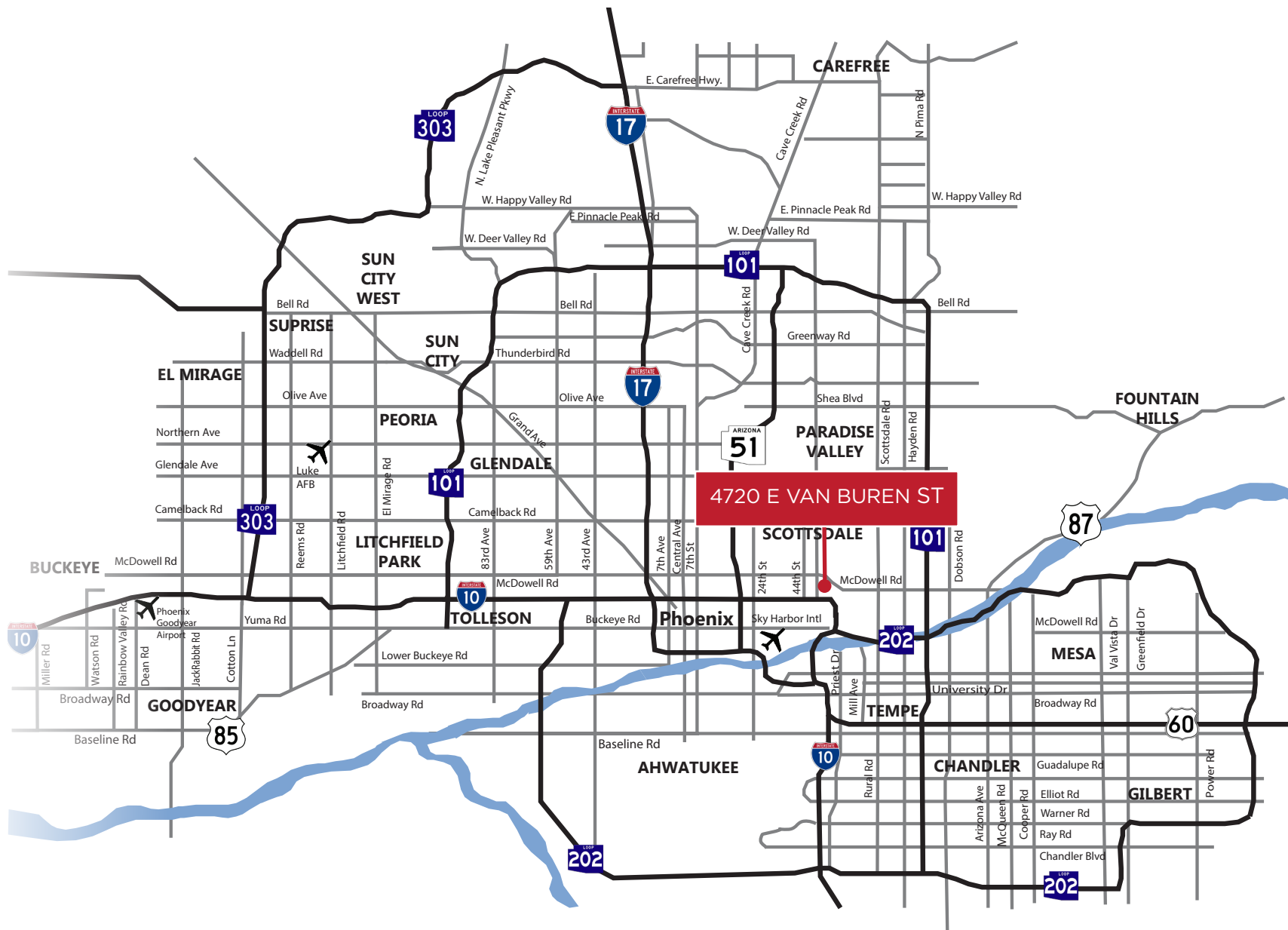
- Cool collaborative office space
- Open exposed ceilings
- Tons of glass
- Warehouse
- Two grade level roll up doors
- 11' Clear Height
- EVAP
- Secured Yard & Outdoor Storage



# FLOOR PLAN



# LOCATION, LOCATION, LOCATION!!



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# INTERIOR PHOTOS



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# WAREHOUSE PHOTOS

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# AERIAL OVERVIEW

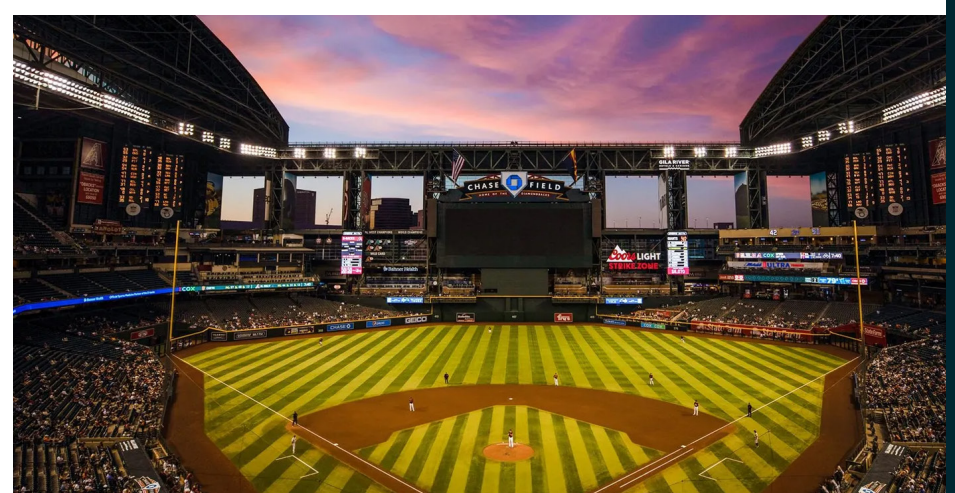


# PHOENIX CITY OVERVIEW

Phoenix is one of the fastest-growing industrial and logistics hubs in the western United States, supported by its strategic location, expanding population base, and strong connectivity to major Southwest and West Coast markets. The region continues to attract national and global occupiers due to its business-friendly environment, relatively lower operating costs, and access to a deep labor pool. With sustained demand for warehousing, e-commerce distribution, and manufacturing space, Phoenix has solidified its position as a premier destination for industrial investment and long-term growth.

## INDUSTRIAL MARKET OVERVIEW

- Prime logistics hub with 1-day access to major U.S. markets
- Strong demand from e-commerce and distribution users
- Rapid population growth driving labor and consumption
- Business-friendly climate with competitive operating costs
- Improving infrastructure supporting freight and trucking
- Deep labor pool fueled by in-migration and education pipelines
- High investor demand from institutional and private capital



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