

MIDTOWN PHOENIX OFFICE FOR LEASE:

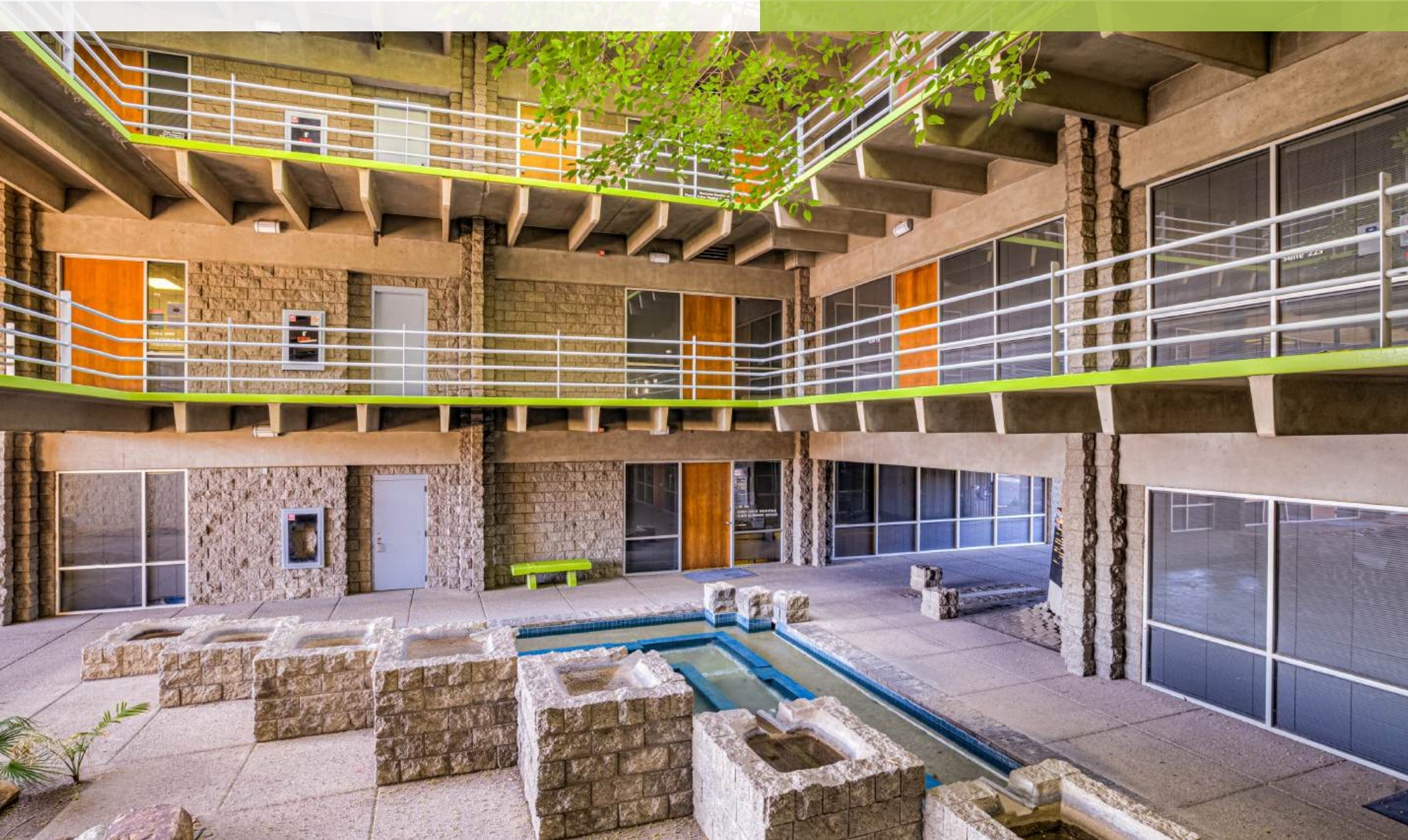
AZTEC SQUARE

1616 East Indian School Road ■ Phoenix, Arizona 85016



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LEASING OPPORTUNITIES

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Midtown Phoenix Office with street appeal offering a range of suite sizes and flexible design. Turn-key suite is available for lease immediately or customize your suite to fit your needs. Lush rain forest-like courtyard with koi pond provides a relaxing atmosphere for your break time get away. Spec Suite available to tour. Virtual Tours Available - Design a suite to fit your needs.

Availability:	760 - 2,690 SF
Lease Rate:	\$24 SF/Full Service
GBA:	56,069 SF
Parking Ratio:	3.76/ 1,000 SF
Year Built:	1985
Zoning:	C-2, Phoenix
Submarket:	Midtown Phoenix
Cross Streets:	16th Street & Indian School Road

- **Midtown Phoenix Office Spaces Available**
- **Beautifully Appointed Garden Office Atmosphere**
- **Convenient Freeway Access**
- **Spec Suites Available**
- **Landlord Furnished Tenant Improvements**
- **Full Service Lease**

INTERIOR PHOTOS: SUITE 135

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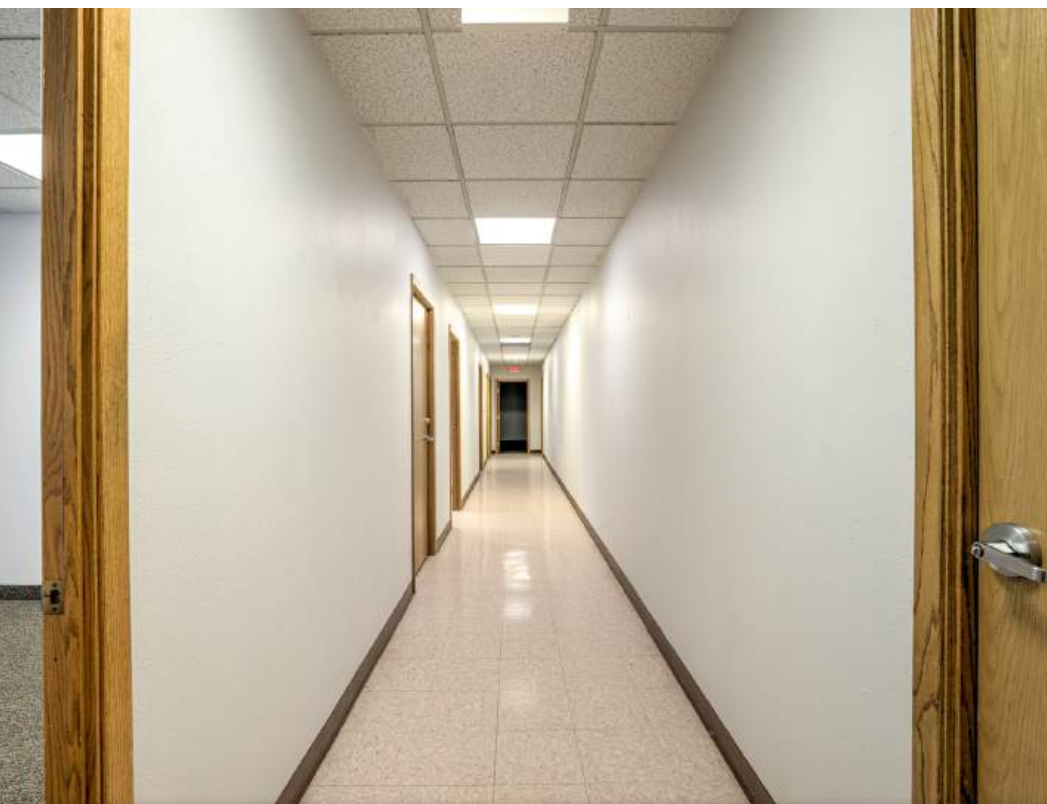
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INTERIOR PHOTOS: SUITE 150

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INTERIOR PHOTOS: SUITE 250

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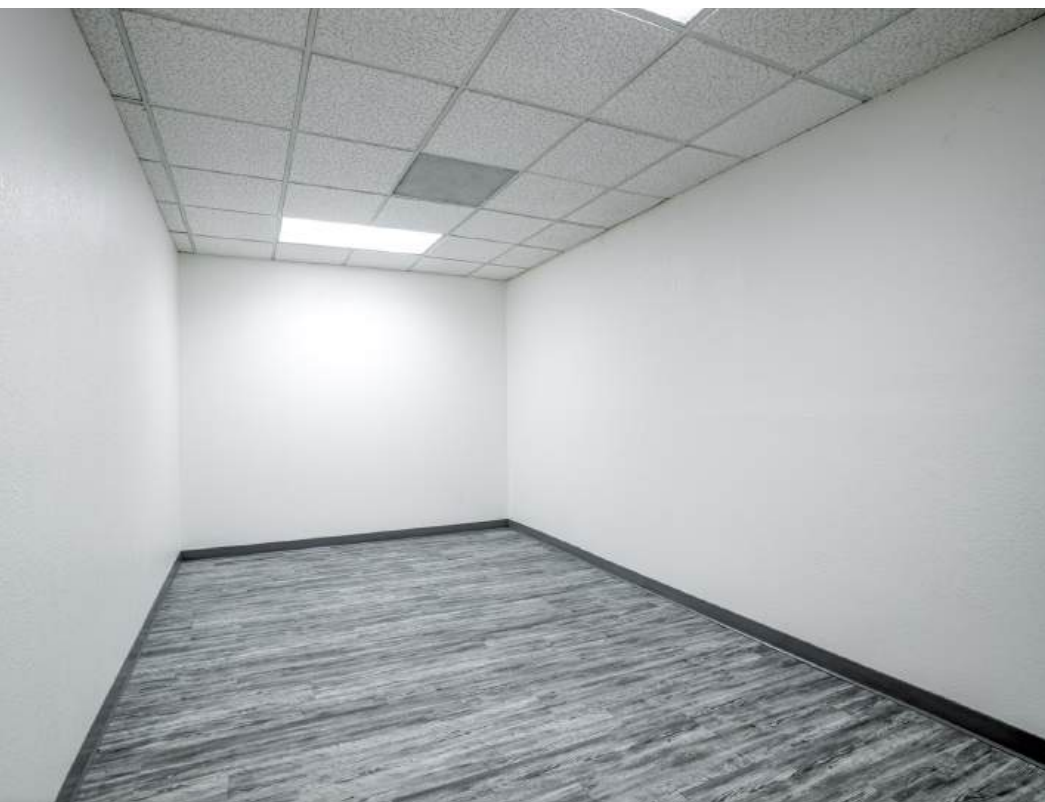
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INTERIOR PHOTOS: SUITE 350

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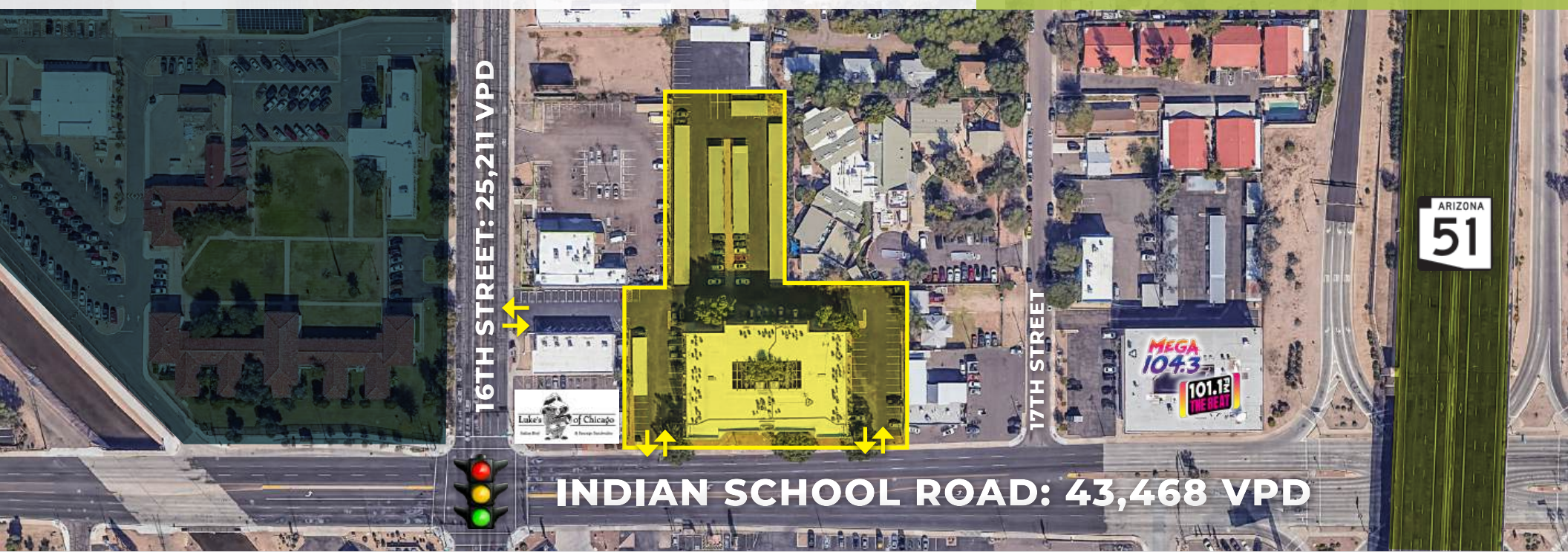
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AVAILABILITY

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SUITE NUMBER:	SIZE:	RATE:
125	1,156 SF	\$24/SF Full Service
135	680 SF	\$24/SF Full Service
150 *TURN-KEY OFFICE	3,563 SF	\$25/SF Full Service
225 *TURN-KEY OFFICE	1,032 SF	\$25/SF Full Service
235	1,900 SF	\$24/SF Full Service
250 *TURN-KEY MEDICAL	2,078 SF	\$25/SF Full Service
255	2,690 SF	\$24/SF Full Service

SUITE NUMBER:	SIZE:	RATE:
330	1,560 SF	\$24/SF Full Service
350 *TURN-KEY OFFICE	2,124 SF	\$25/SF Full Service
420	1,879 SF	\$24/SF Full Service
455	1,625 SF	\$24/SF Full Service
460	2,653 SF	\$24/SF Full Service
480	1,297 SF	\$24/SF Full Service

DISTANT AERIAL VIEW

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AREA OVERVIEW: MIDTOWN

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Midtown Phoenix sits just north of downtown Phoenix. Midtown is an exciting, up-and-coming mix of historic homes, chic restaurants, beautiful green spaces, and culturally vibrant institutions. Expanding west and east of Central Avenue, this neighborhood offers it all, including easy access to museums, arts venues, sports arenas, and some of the best coffee shops and restaurants the Valley of the Sun has to offer. Midtown also has several schools and parks within its borders.

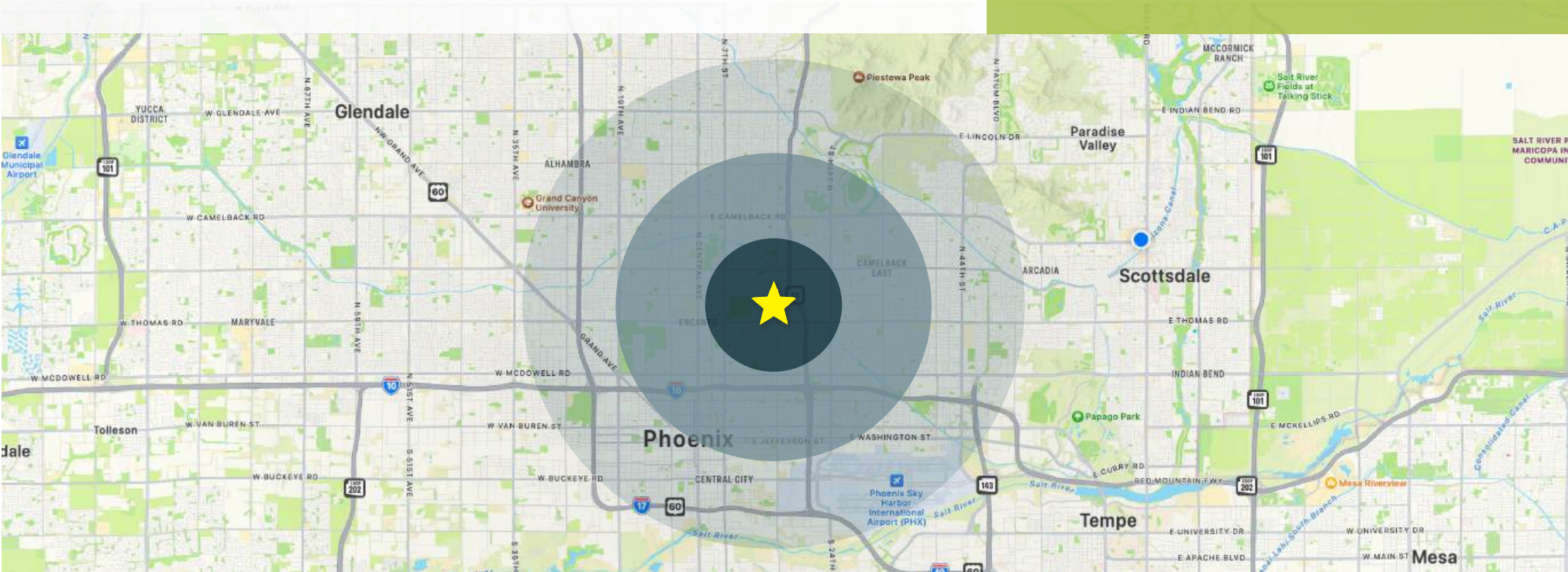
“The crux of the boom in Midtown is the urban movement,”
says Mark Adams, principal at SmithGroupJJR.

Contributing to that movement was the opening of the light rail in 2008, which added a much needed tool to Midtown’s arsenal. It created alternative access to the central city from other core markets and an opportunity to provide employees with new housing options closer to work in Midtown. Since then numerous multifamily projects have joined the fray in Midtown and others are coming down the pike. Two projects currently under construction along the light rail include Edison Midtown, a 110-unit luxury mid-rise condominium complex located on Central Avenue, and Parc Midtown, a 306-unit apartment complex at Third Avenue and Indian School Road. On the retail side, Midtown also offers convenient access to numerous retail hubs with shops and places to eat like the newly renovated Uptown Plaza at Central Avenue and Camelback Road.


DEMOGRAPHIC HIGHLIGHTS

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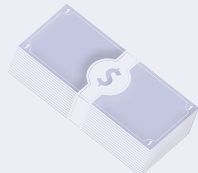
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2024 Summary (SOURCE: SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,890	306,213	669,428
Residential Population:	21,472	173,144	386,089
Average Household Income:	\$98,541	\$120,889	\$117,453
Median Age:	33.5	35.6	34.7
Average Household Size:	2.0	2.0	2.2
Total Households:	10,401	83,835	167,115
Total Businesses:	1,317	14,544	27,320
Total Employees:	10,418	133,069	283,339



Daytime Population:
669,428
5 MILES



Average Household Income:
\$120,889
3 MILES



Median Age:
33.5
1 MILES