



## **Tropic Gardens**

6232 N 7th St, Phoenix, AZ 85014

**Fred Desiderio**

Desiderio Properties

4600 Kietzke Ln, Suite G-170, Reno, NV 89502

[desi3@prodigy.net](mailto:desi3@prodigy.net)

(775) 825-5311



# Tropic Gardens

\$17.00 /SF/YR

TWO-STORY OFFICE BUILDING LOCATED IN UP-AND-COMING MIDTOWN PHOENIX. FIRST FLOOR OFFICES OPENS INTO A GARDEN SETTING WHILE MOST SECOND STORY OFFICES HAVE A BALCONY. TWO OUTSIDE STAIRCASES, ALONG WITH AN ELEVATOR MAKE THE SECOND FLOOR ACCESS A BREEZE.

...

- Up and coming Phoenix Midtown Area. Newly built apartment complexes and Restaurants.



Rental Rate: \$17.00 /SF/YR

Total Space Available: 14,333 SF

Max. Contiguous: 4,472.00 SF

Property Type: Office

Building Class: B

Rentable Building Area: 23,444 SF

Year Built: 1984

Walk Score @: 73 (Very Walkable)

Transit Score @: 46 (Some Transit)

Rental Rate Mo: \$1.42 /SF/MO

### 1st Floor Ste 100

Space Available	2,080 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	4,472 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(7) Private Office with Reception, Waiting Area, Secure Storage, Private Restroom.

1

### 1st Floor Ste 101

Space Available	1,621 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	4,472 SF
Date Available	October 13, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(6) Private Offices with Waiting Area, Break Area and (1) Private Restroom. Tenant Improvement Allowance available.

2

### 1st Floor Ste 102

Space Available	771 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	4,472 SF
Date Available	October 13, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(3) Private Offices with Waiting Area, Secure Storage, (1) Private Restroom

3

### 1st Floor Ste 106

Space Available	1,176 SF
Rental Rate	\$17.00 /SF/YR
Date Available	October 13, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Large Bull Pen Area, (1) Private Office, Conference Room, Secure Storage, and Break Room with Sink. Tenant Improvement Allowance Available.

4

### 1st Floor Ste 110

Space Available	1,818 SF
Rental Rate	\$17.00 /SF/YR
Date Available	October 13, 2023
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(6) Large Private Office along with Reception, Break Area with Sink. Tenant Improvement Allowance Available.

5

### 2nd Floor Ste 202

Space Available	1,821 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(5) Private Offices with Reception with Storage, Conference Room, Copier, Supply Storage Area, Break Area

6

## 2nd Floor Ste 206A

Space Available	1,176 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	2,445 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Reception Area, Conference Room, Storage, Break Area, with Large Open Office Floor Plan

7

## 2nd Floor Ste 208

Space Available	1,269 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	2,445 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(3) Private Offices with Break Area, (2) Storage Closets, Reception and waiting area.

8

## 2nd Floor Ste 214

Space Available	1,450 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	2,601 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Lots of natural light with balcony. Private restroom.

9

**2nd Floor Ste 215**

Space Available	1,151 SF
Rental Rate	\$17.00 /SF/YR
Contiguous Area	2,601 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

(2) Private Offices with reception and break area, Storage



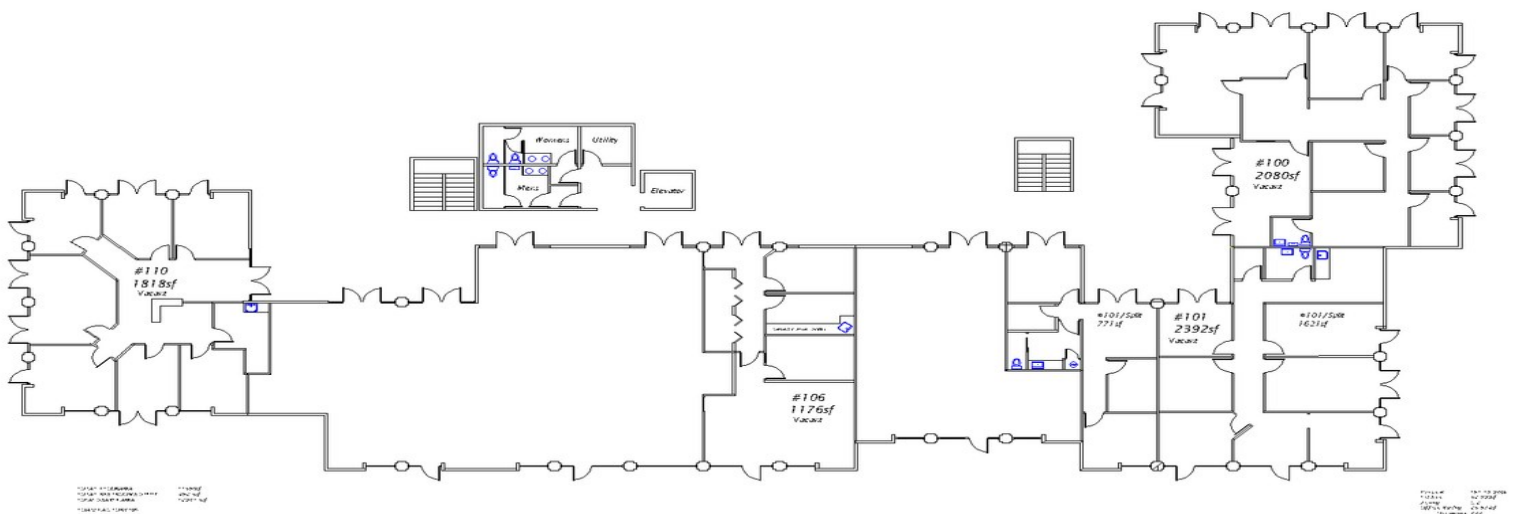
## 6232 N 7th St, Phoenix, AZ 85014

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# Property Photos



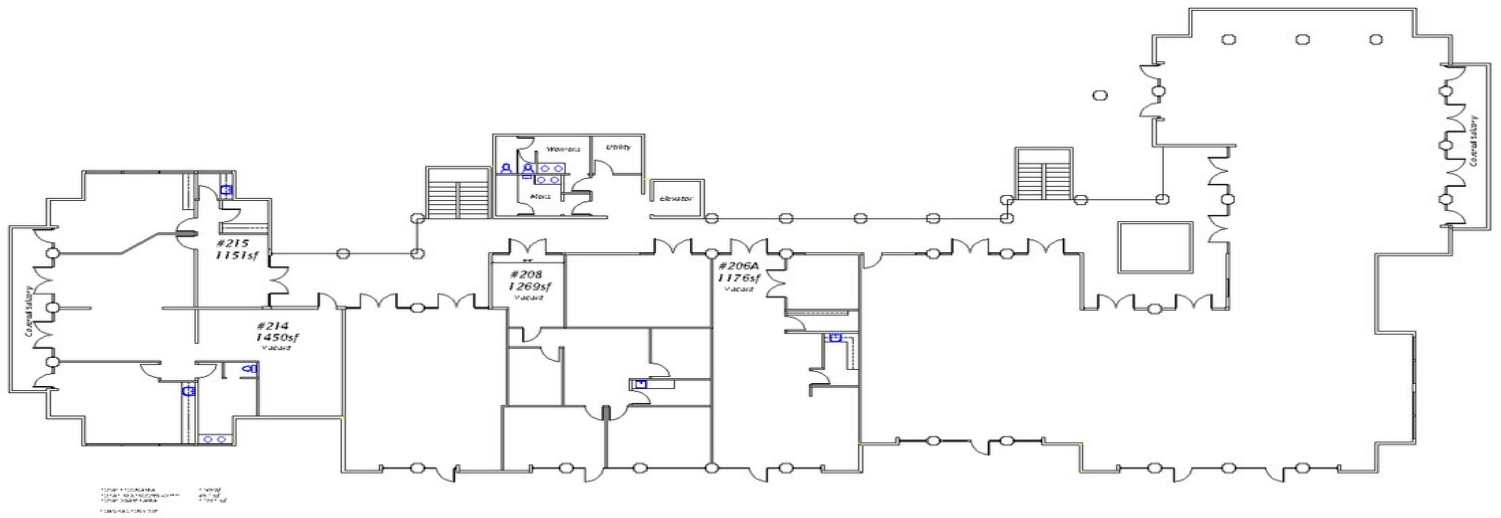
Tropic Gardens4



**1ST FLOOR - AVAILABLE**  
**6232 N. 7TH STREET**



# Property Photos



**2ND FLOOR - AVAILABLE**  
**6232 N. 7TH STREET**

Tropic Gardens Site - 2nd Floor Available

CONTACT INFO:

DFJ LLC

4600 South Mill Avenue

Tempe, Arizona 85282

(480) 812-8966

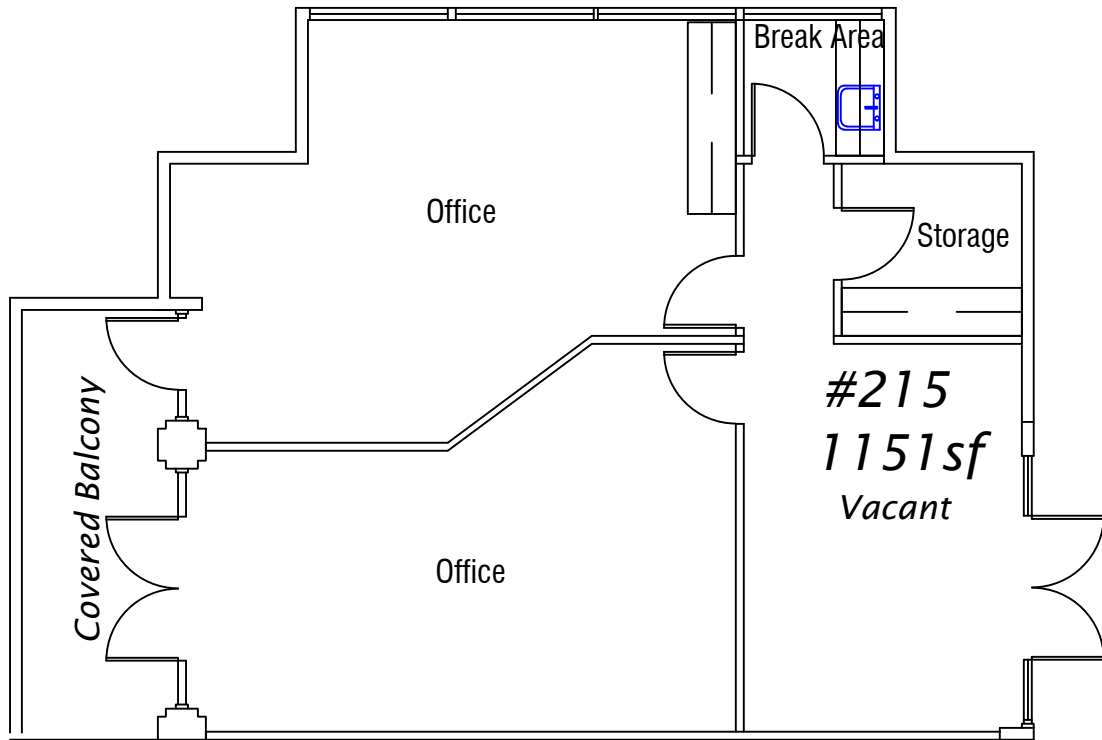
johndesiderioaz@hotmail.com

4600 Kietzke Lane G-170

Reno, Nevada 89502

(775) 825-5311

desprop@desprop.net



Scale: 1/8" = 1'-0"

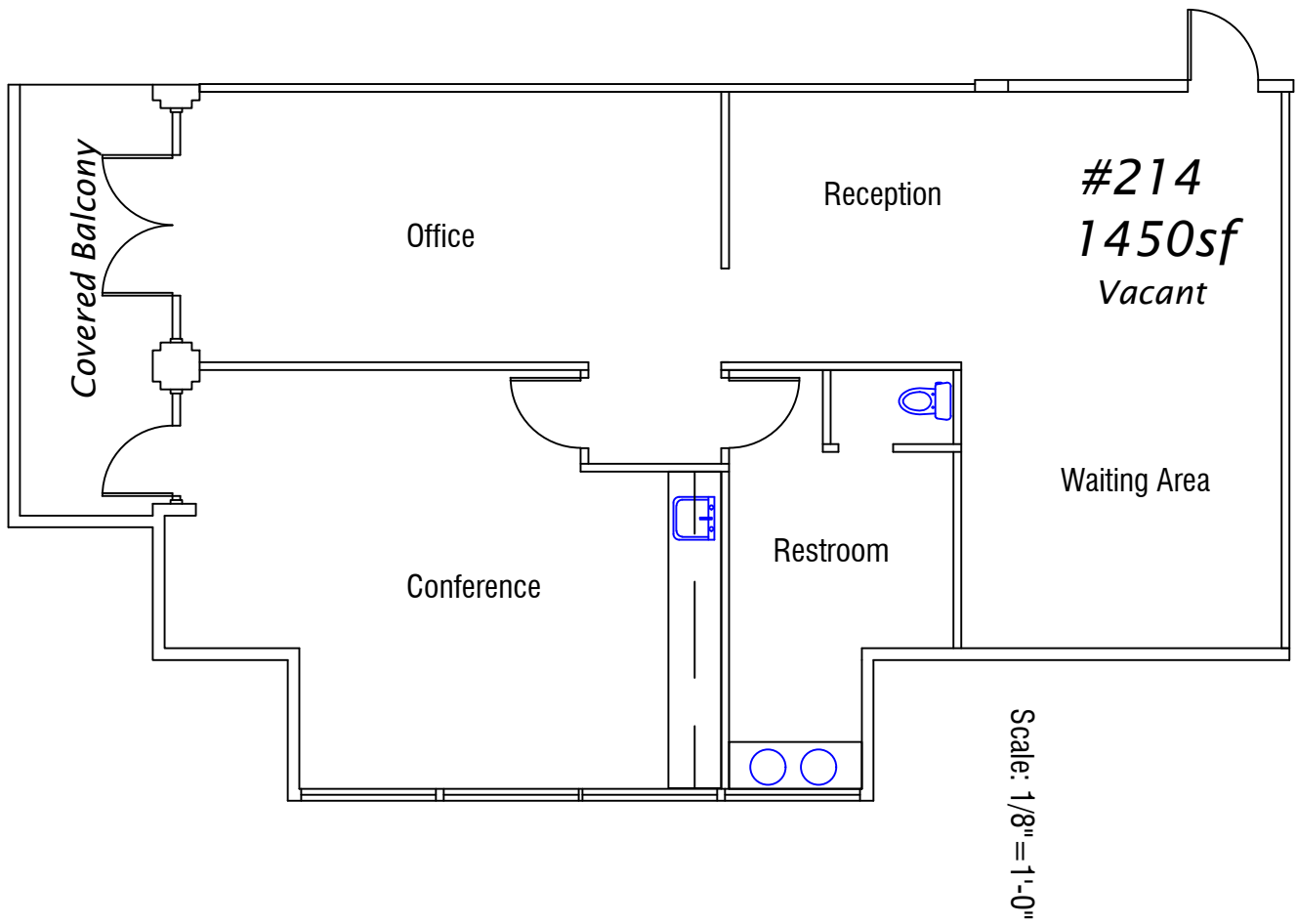
Tropic Gardens  
6232 North 7th Street #215  
Phoenix, Arizona 85014  
1151 SF

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Tropic Gardens  
6232 North 7th Street #214  
Phoenix, Arizona 85014  
1450 SF

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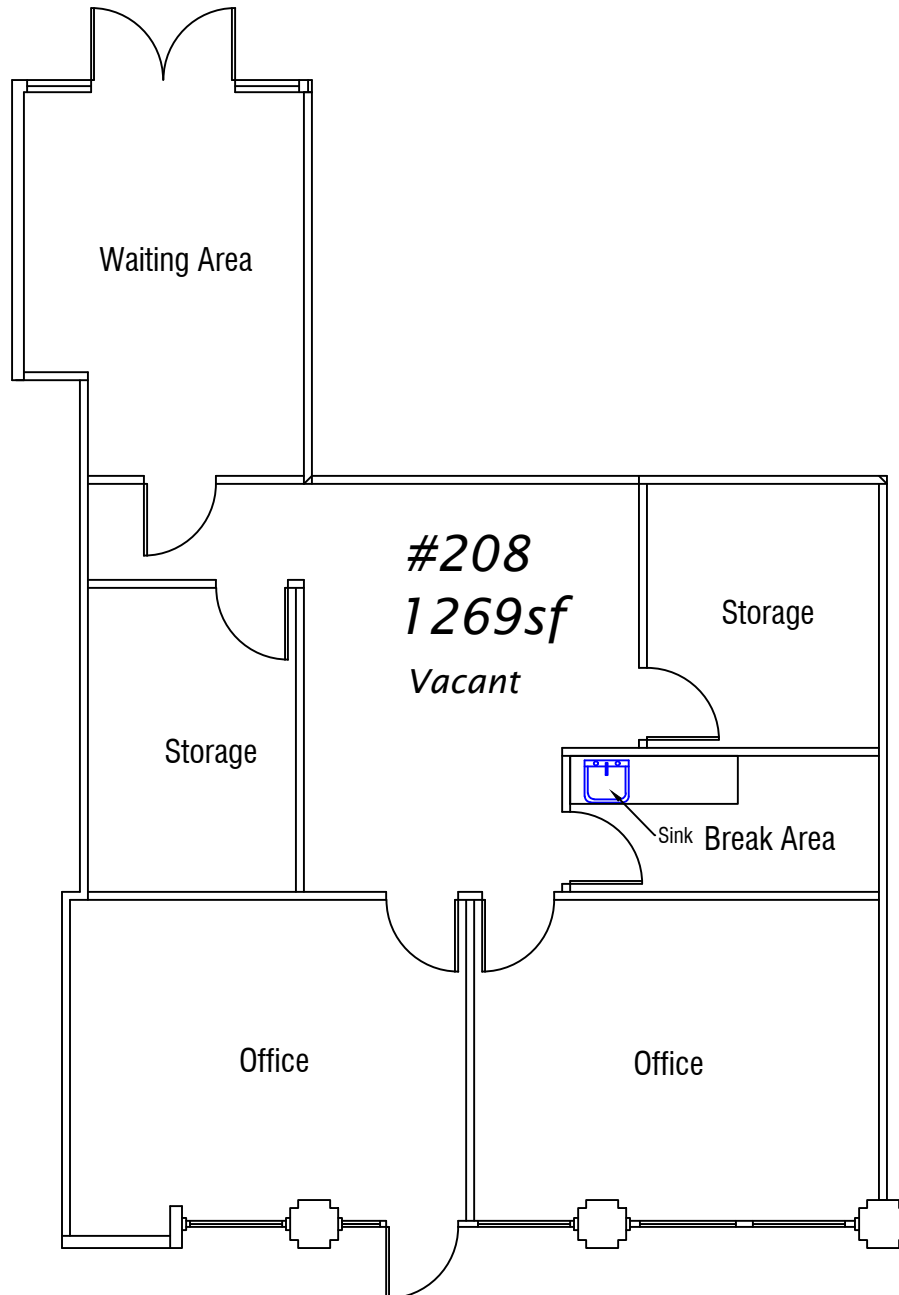
johnndesiderioaz@hotmail.com

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Scale: 1/8" = 1'-0"

Tropic Gardens  
6232 North 7th Street #208  
Phoenix, Arizona 85014  
1269 SF

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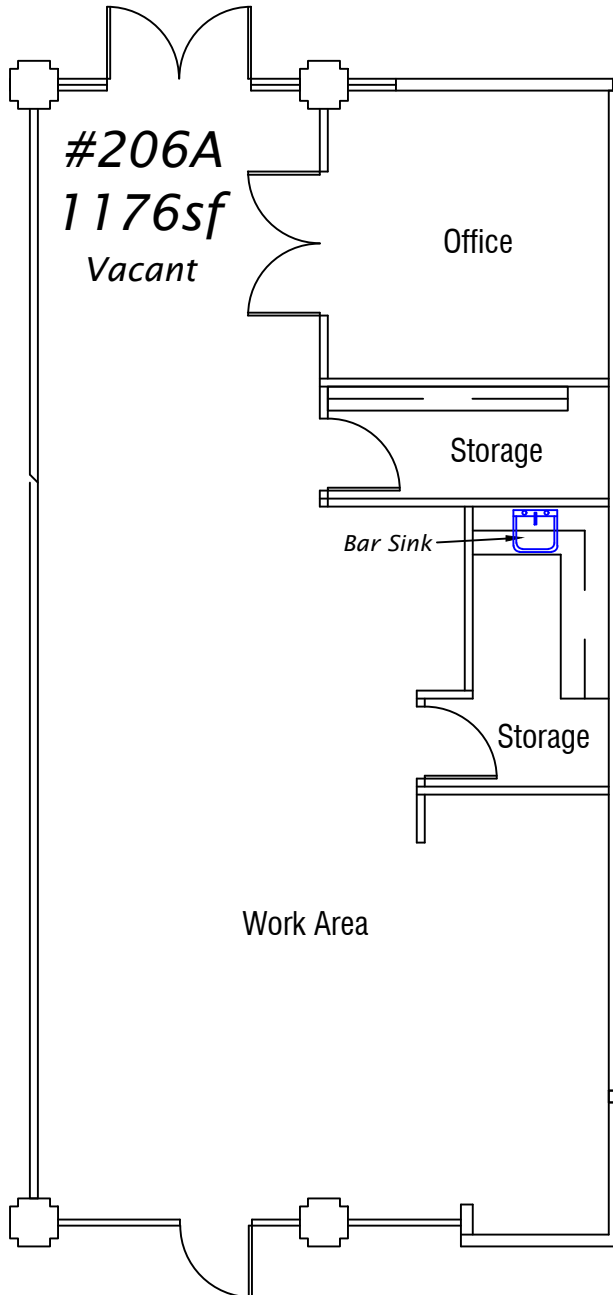
johndesiderioaz@hotmail.com

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Reno, Nevada 89502

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Tropic Gardens  
6232 North 7th Street #206A  
Phoenix, Arizona 85014  
1176 SF

Scale: 1/8" = 1'-0"

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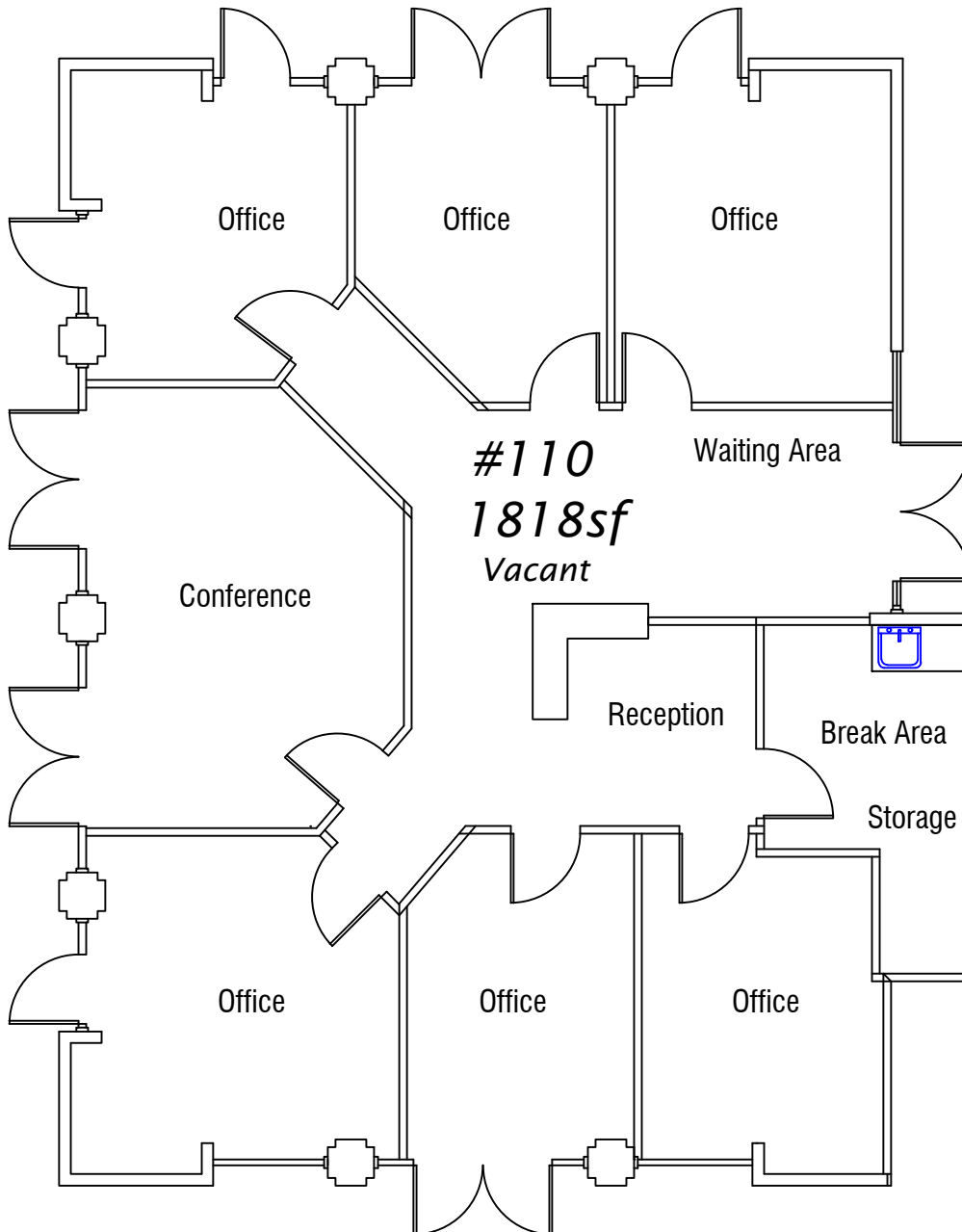
johndesiderioaz@hotmail.com

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Scale: 1/8" = 1'-0"

Tropic Gardens  
6232 North 7th Street #110  
Phoenix, Arizona 85014  
1818 SF

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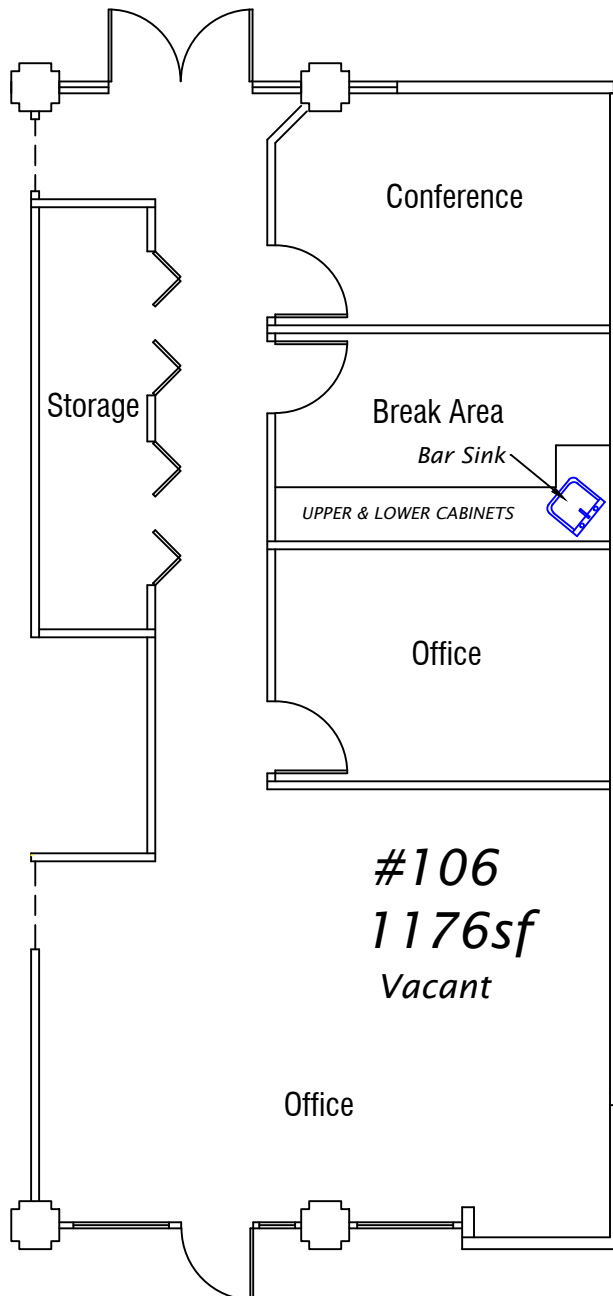
johndesiderioaz@hotmail.com

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Reno, Nevada 89502

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Scale: 1/8" = 1'-0"

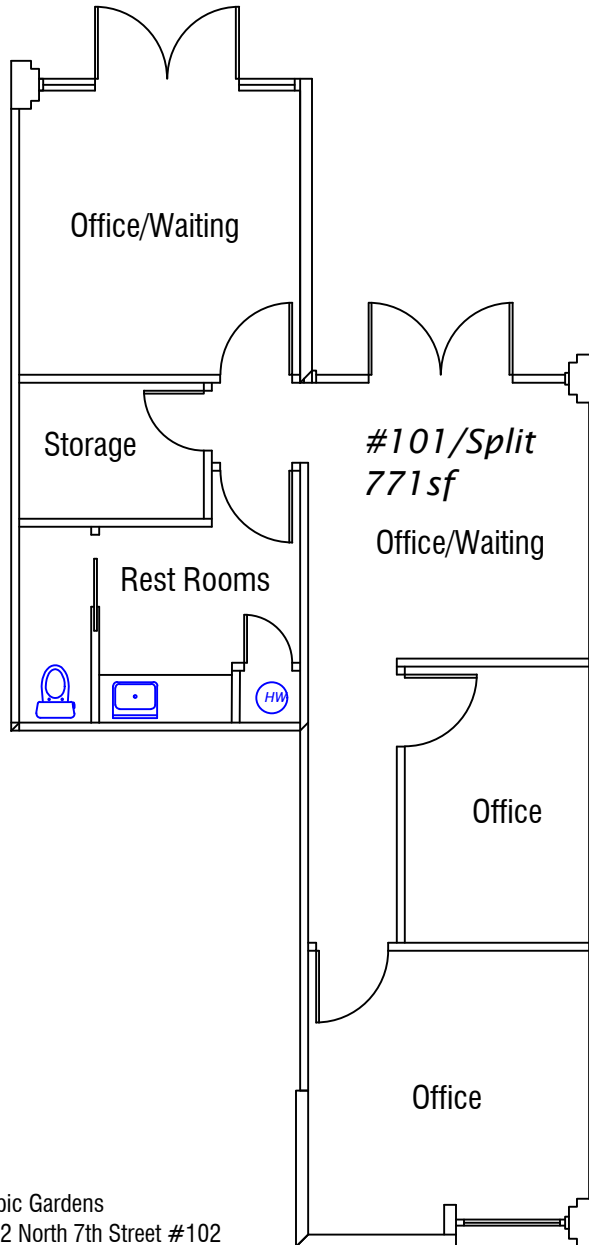
Tropic Gardens  
6232 North 7th Street #106  
Phoenix, Arizona 85014  
1176 SF

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Scale: 1/8"=1'-0"

Tropic Gardens  
6232 North 7th Street #102  
Phoenix, Arizona 85014  
771 SF

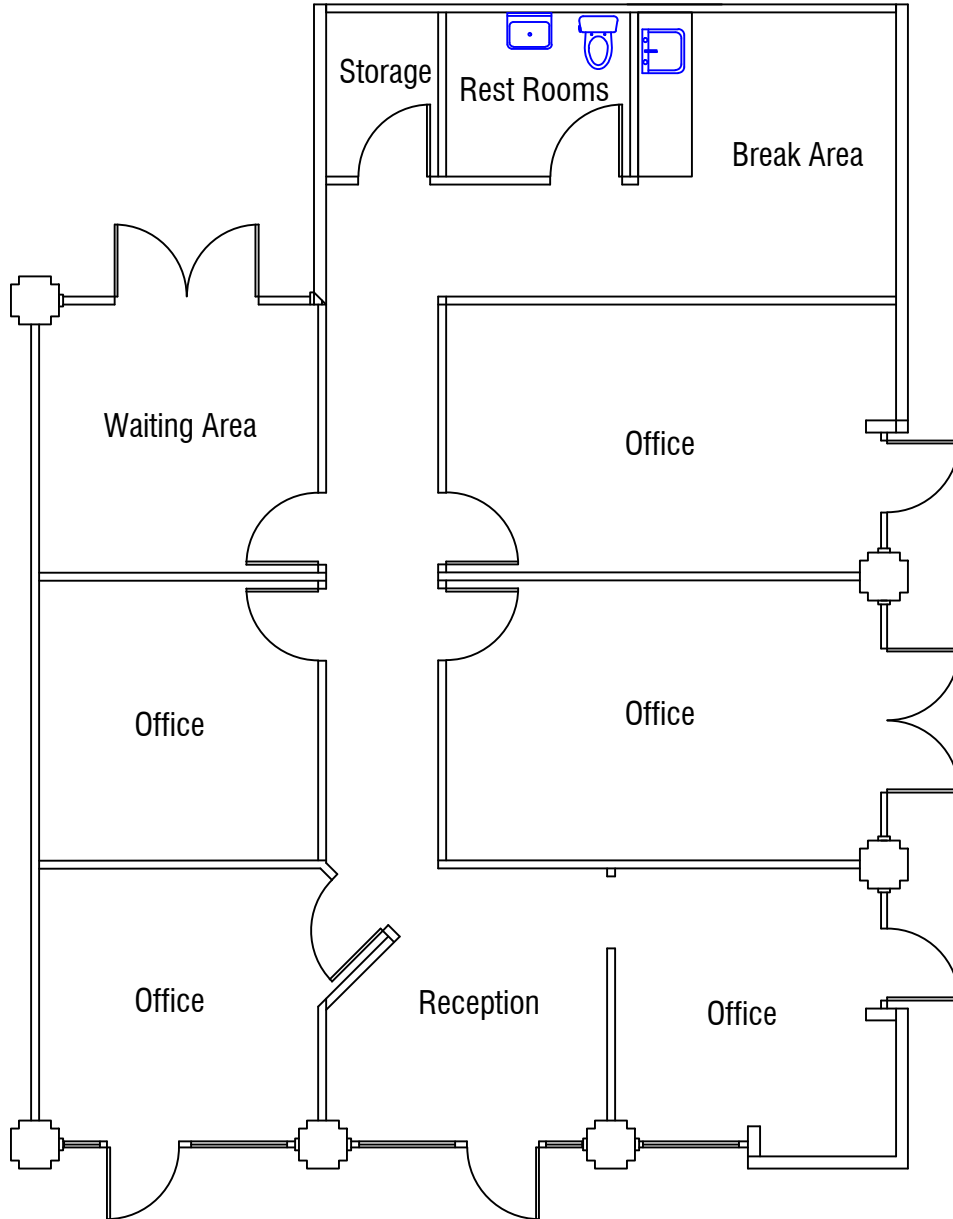


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Scale: 1/8" = 1'-0"

Tropic Gardens  
6232 North 7th Street #101  
Phoenix, Arizona 85014  
1621 SF

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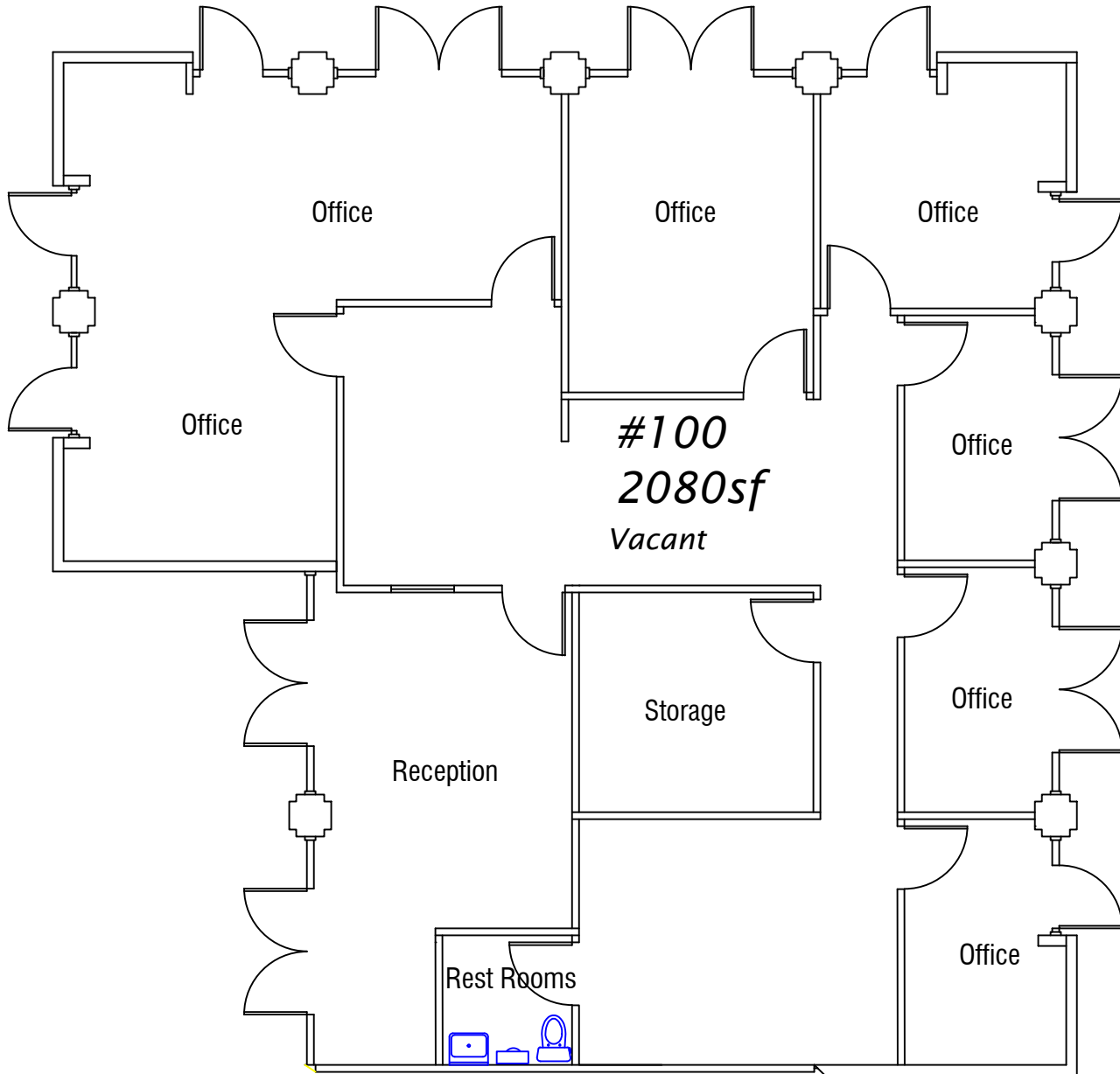
johnsiderioaz@hotmail.com

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Scale: 1/8" = 1'-0"

Tropic Gardens  
6232 North 7th Street #100  
Phoenix, Arizona 85014  
2080 SF