

3877 NORTH 7TH STREET PHOENIX, AZ



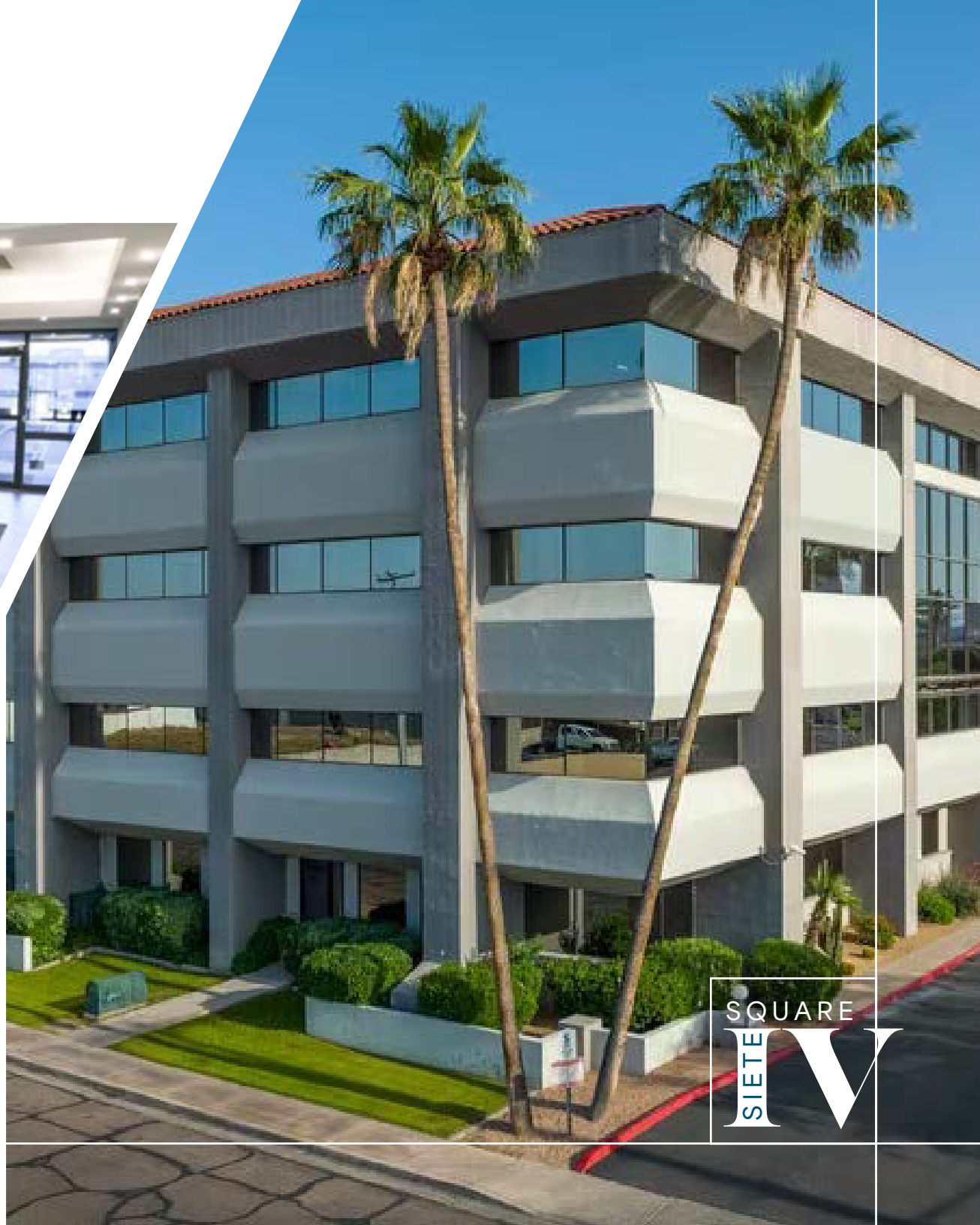
57,541 SF OFFICE BUILDING FOR LEASE
NEWLY RENOVATED SUITES READY TO OCCUPY



PROPERTY HIGHLIGHTS

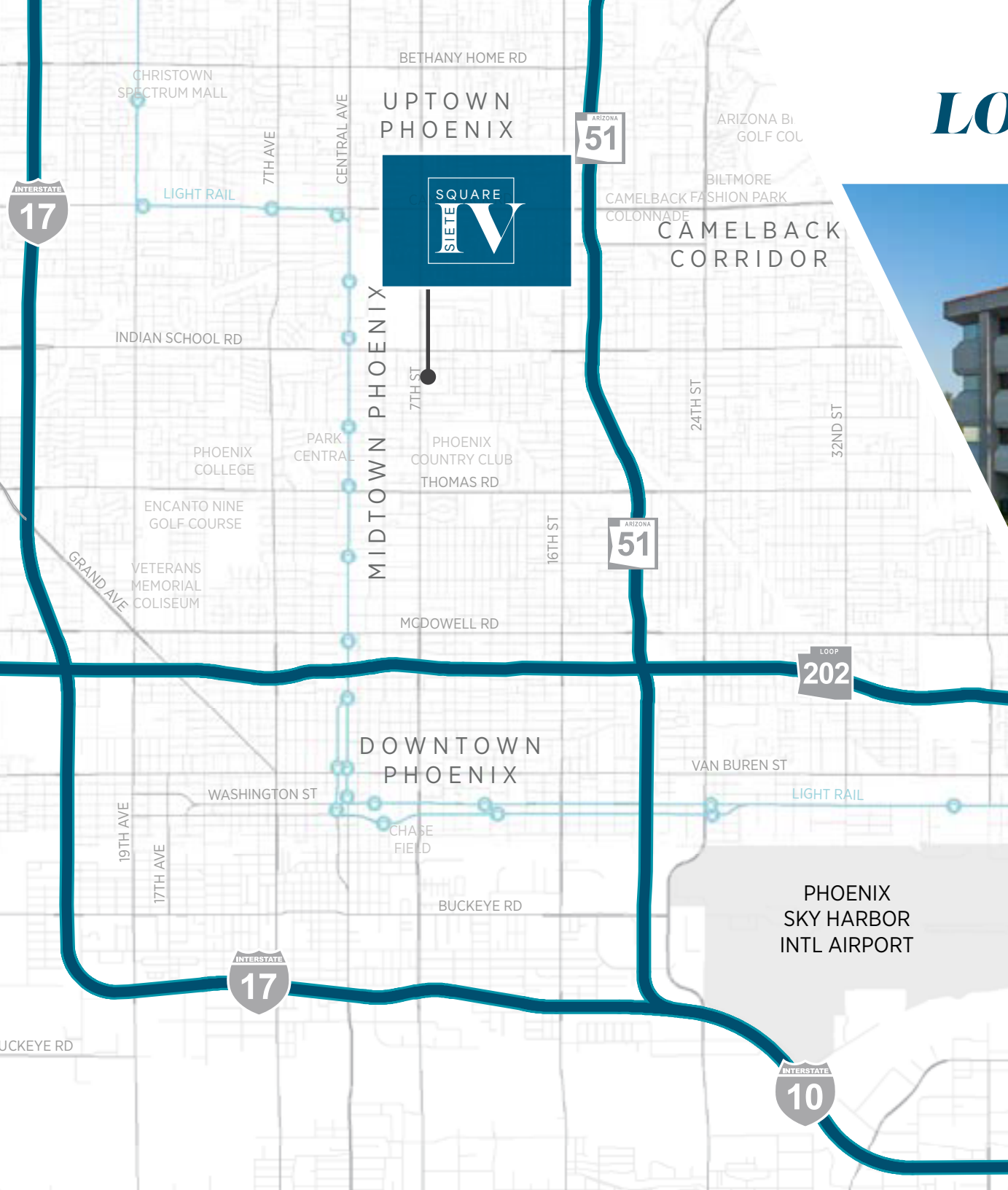


- Brand New Renovated Lobby
- Newly Renovated Suites (Ready to Occupy)
- Upgraded Common Area and Restrooms
- Parking Ratio 4:1,000 SF (with Covered and Uncovered Parking Available in Adjacent Garage)
- Professional Tenant Environment
- Cox and Centurylink Services Available
- Highly Visible 7th Street Address
- Signage Opportunity Along Heavily Trafficked 7th Street



SQUARE
SIETE IV

LOCATION

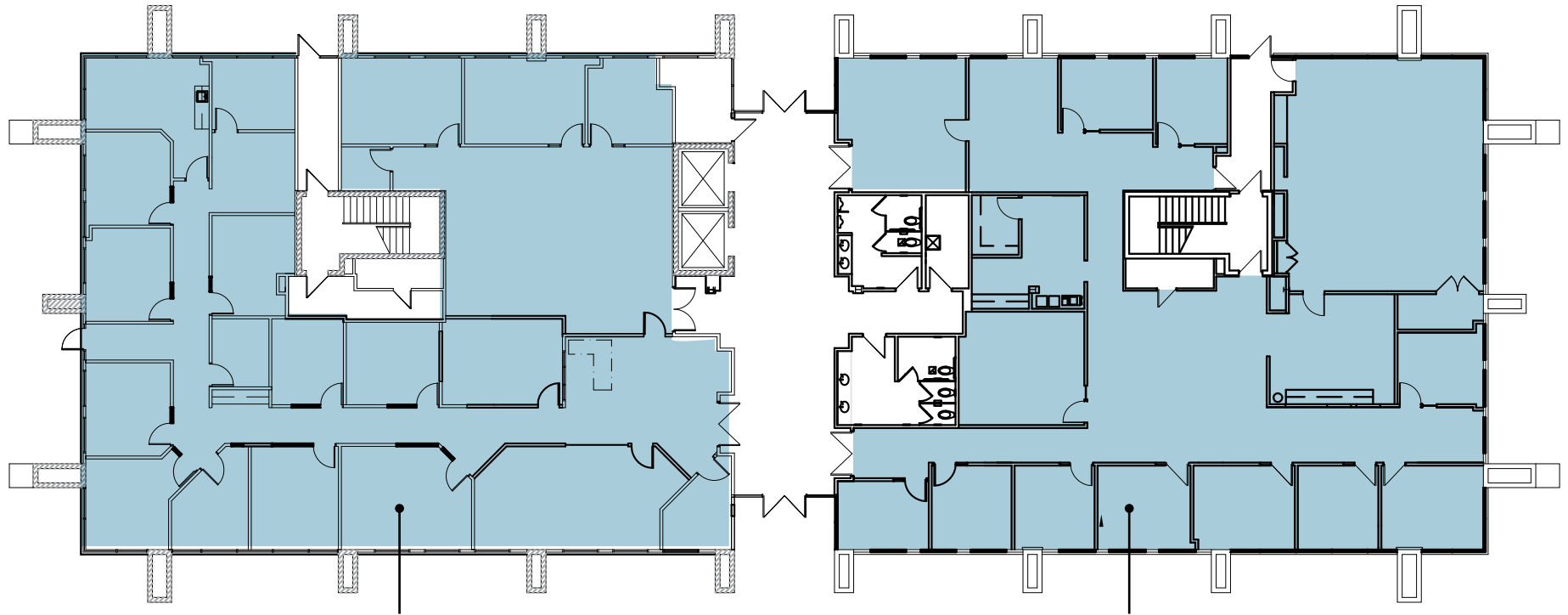


- Located in Close Proximity with Downtown Phoenix, Uptown and the Camelback Corridor
- Amazing Connectivity via I-10, I-17, & SR-51
- 5-minute Drive to Park Central Mall
- Convenient Access via Four Main Thoroughfares (Indian School Rd, Osborn Rd, and Central Avenue)
- Prominet Bus Line
- Nearby Light Rail Access
- Abundant Access to Shops, Restaurants, and Amenities

AMENITY MAP



FIRST FLOOR



AVAILABLE
Suite 150: 6,446 SF

AVAILABLE
Suite 130: 6,264 SF

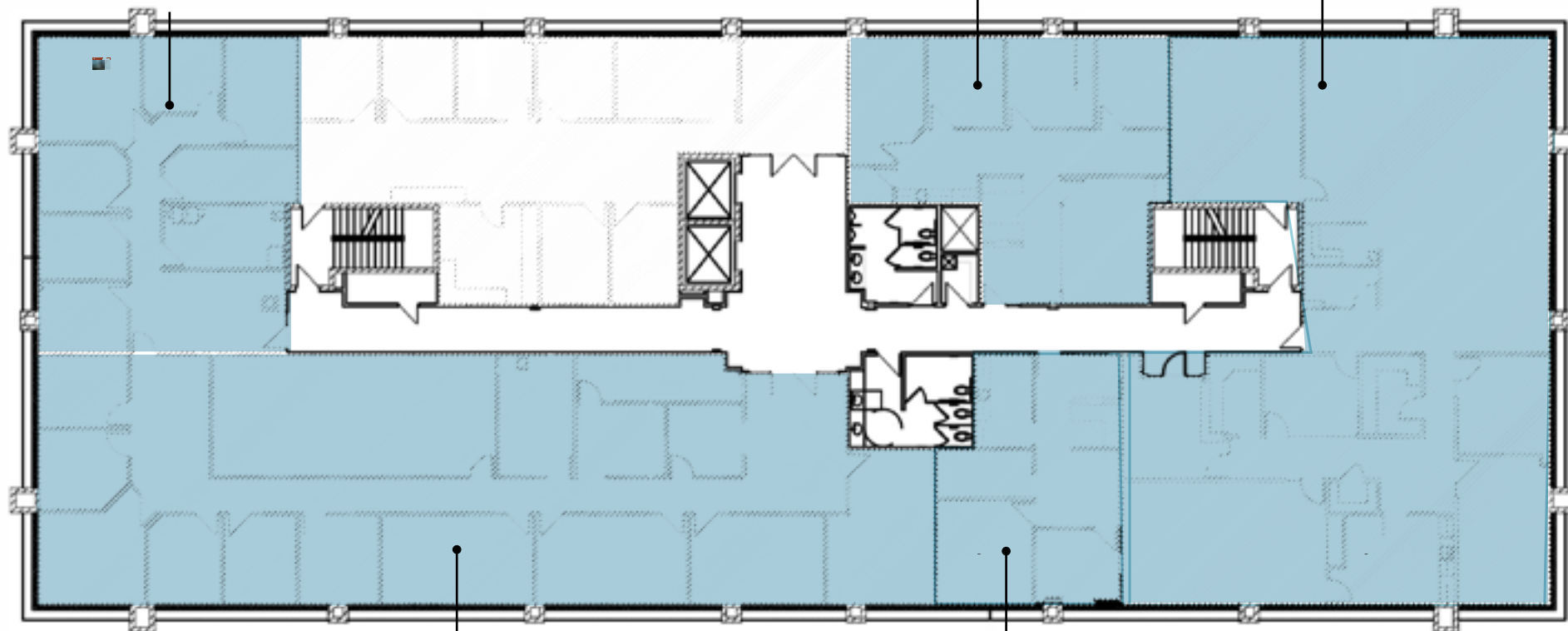
SQUARE
IV

SECOND FLOOR

AVAILABLE
Suite 210: 1,450 SF

AVAILABLE
Suite 220: 4,291 SF

AVAILABLE
Suite 280: 1,659 SF



AVAILABLE
Suite 240: 4,451 SF

AVAILABLE
Suite 230: 874 SF

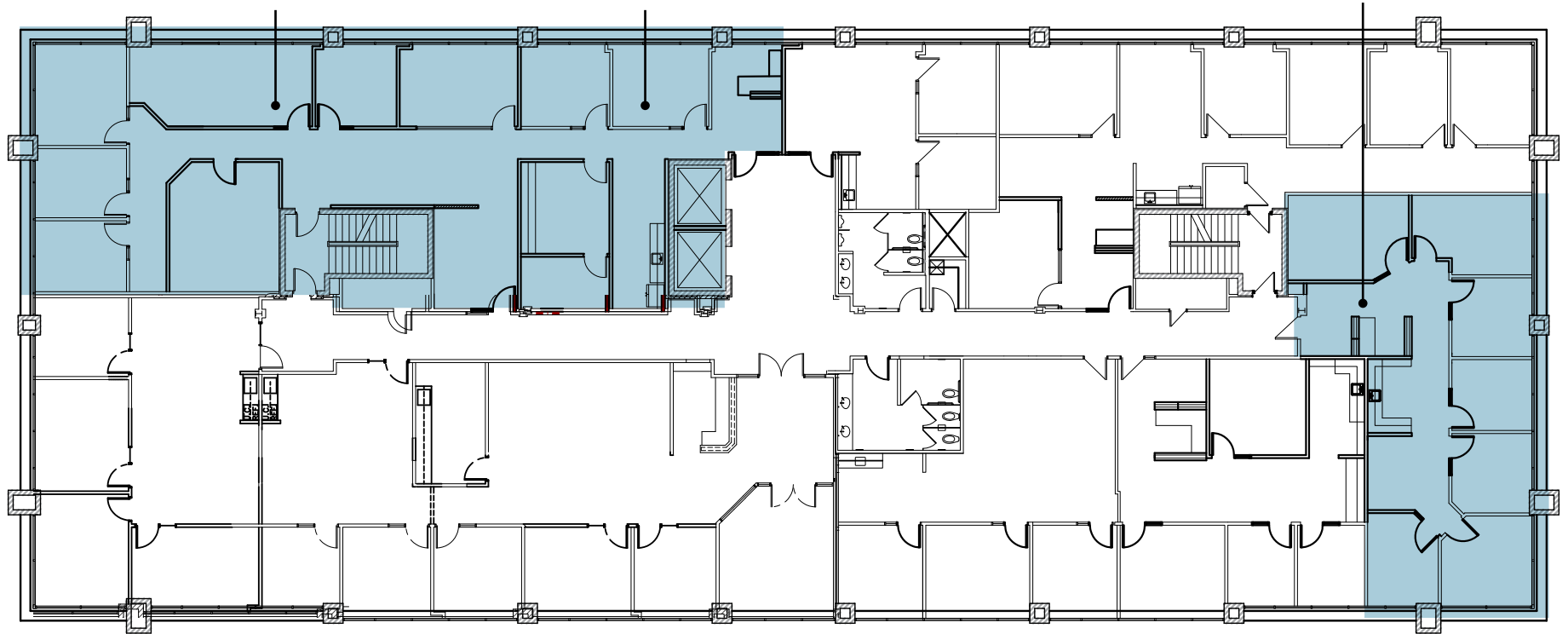
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THIRD FLOOR

AVAILABLE
Suite 306: 2,286 SF

AVAILABLE
Suite 307: 1,098 SF

AVAILABLE
Suite 320: 1,775 SF



SQUARE
IV

DEMOGRAPHICS

SQUARE
SIETE
IV



POPULATION

2023 Population

1 MILE

18,771

3 MILES

178,766

5 MILES

418,017



HOUSEHOLD INCOME

2023 Avg. Household Income

1 MILE

\$85,836

3 MILES

\$95,405

5 MILES

\$94,133



AGE

2023 Median Age

1 MILE

35

3 MILES

36

5 MILES

34

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