

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.

±110,335

NORTH BUILDING RSF

±106,884

SOUTH BUILDING RSF

3.5/1,000

PARKING RATIO

\$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





VALLEY COMMERCE CENTER

Exclusively listed by

DAVE CARDER

Kidder Mathews

602.513.5192

dave.carder@kidder.com

KURT KERNER

Kidder Mathews

602.513.5171

kurt.kerner@kidder.com

KIDDER.COM

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