



WATCH THE PROPERTY
TOUR VIDEO HERE

1702 E Highland Ave

SALE PRICE: \$23,750,000 (\$257.72/SF) | FOR LEASE: \$28.50/SF



KEYSERTM
commercial real estate advocates



COLLABORATIVE SPACES

Open and private work areas designed for productivity and connectivity.



SIGNAGE

Tenant monument signage on the southwest corner of the building and an electronic directory in the building lobby.



SITE ACCESS

Located in the Camelback Corridor and just minutes from Sky Harbor International Airport, the site has easy access to SR-51 from Highland Ave. and 18th St. & Colter on/off ramps.



TECHNOLOGY & SUSTAINABILITY

Energy-efficient windows and four EV charging stations.



PUBLIC TRANSPORTATION ACCESS

2 bus stops near 16th St. & Highland Ave.



SECURITY

On-site security, controlled card access, and secure underground parking with private storage.





Property Overview



BUILDING SIZE

±92,153 SF



YEAR BUILT

1986



YEAR RENOVATED

2018



ZONING

Office Building C2 /
City of Phoenix



STRUCTURE

4-story brick and
glass building



SITE AREA

±66,647 SF



PARKING

301 Spaces



PARKING AMENITY

4 EV Charging Stations

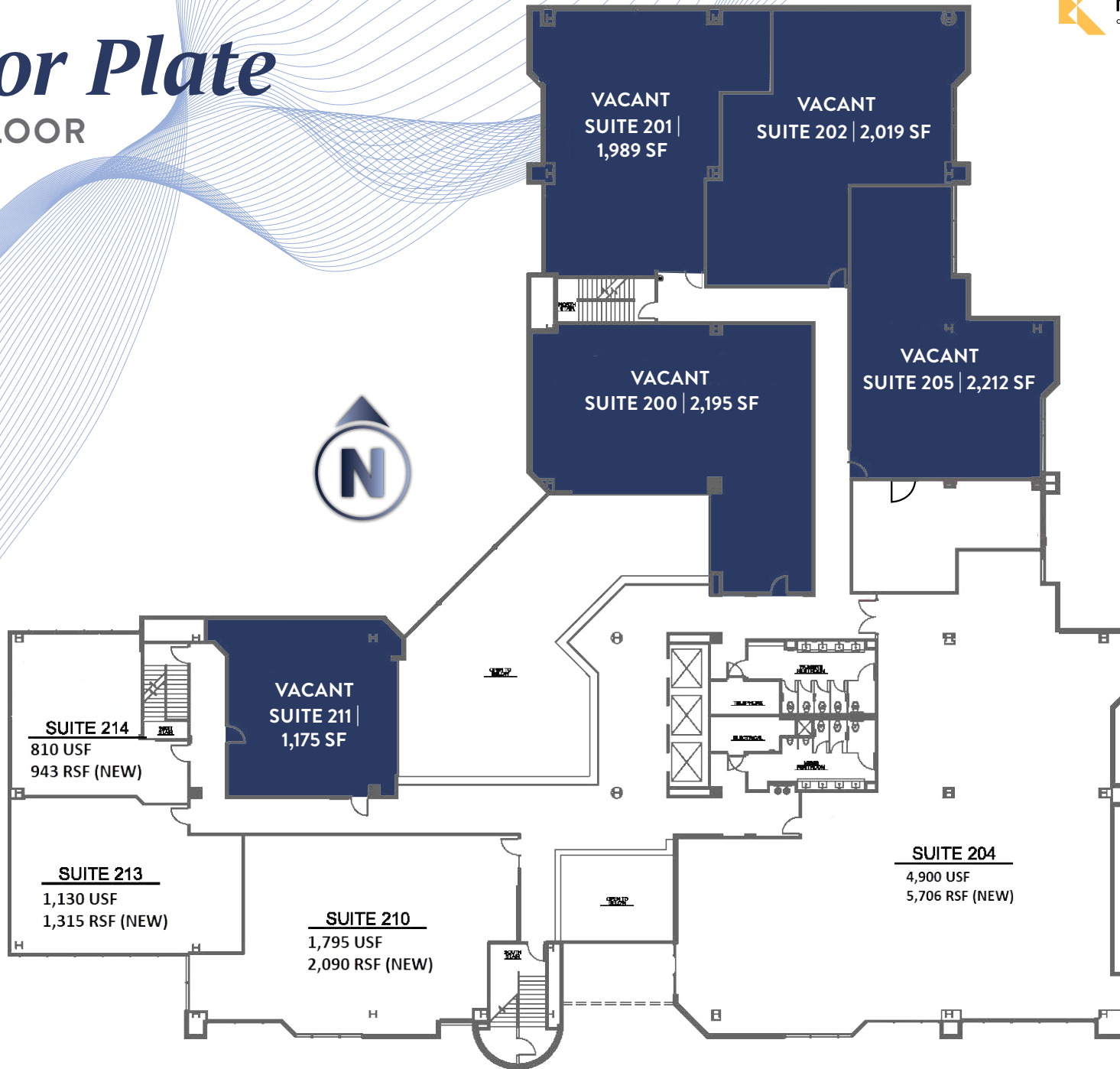
Floor Plate

2ND FLOOR



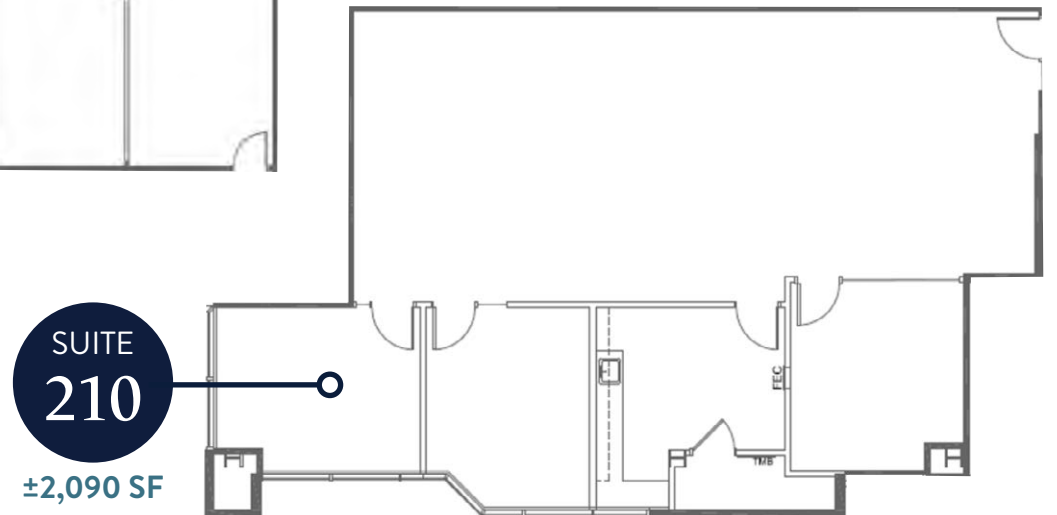
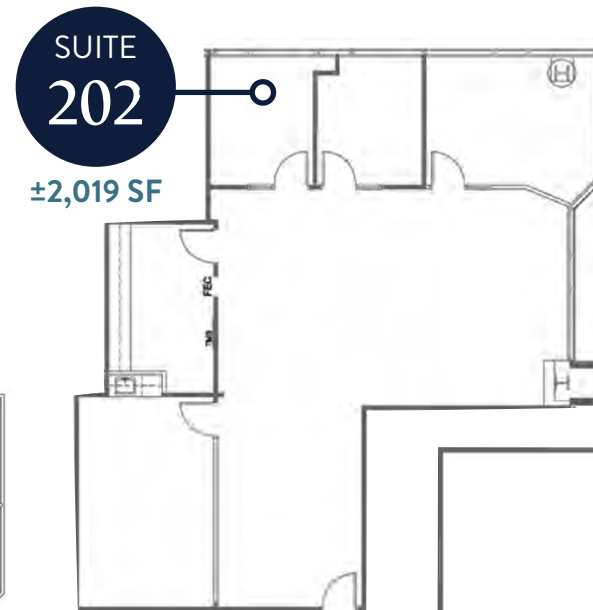
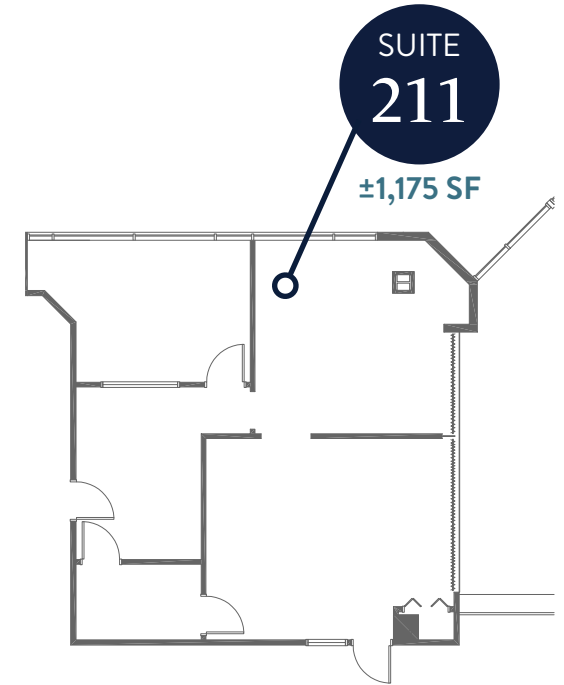
4

1702 E HIGHLAND AVE



Available Suites

2ND FLOOR



Tenant Summary

Make-A-Wish®
willmeng

DAUM

 Cetera® | INVESTORS

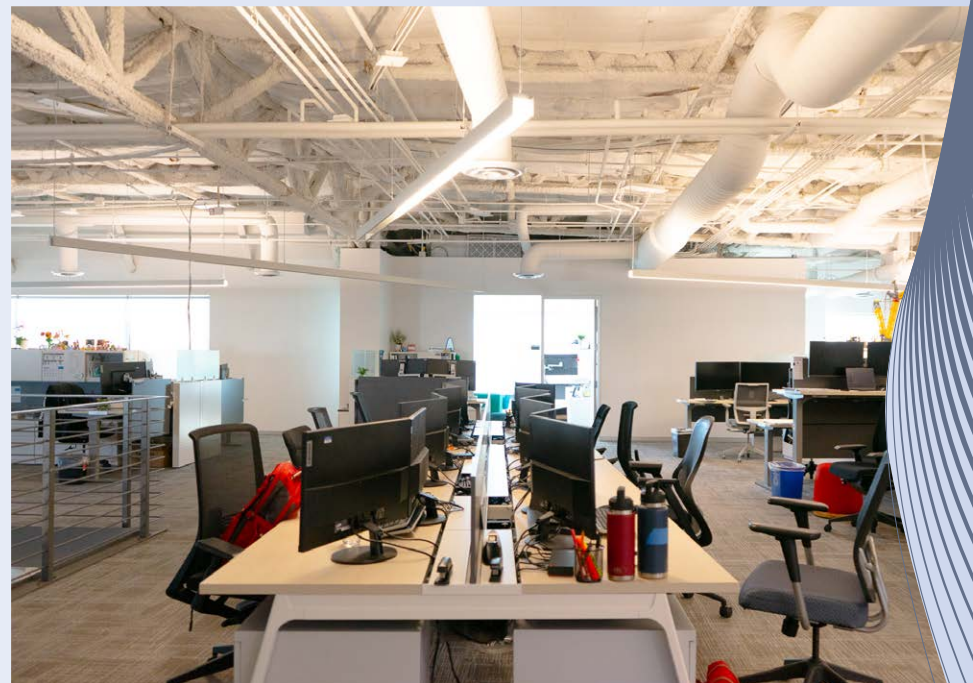
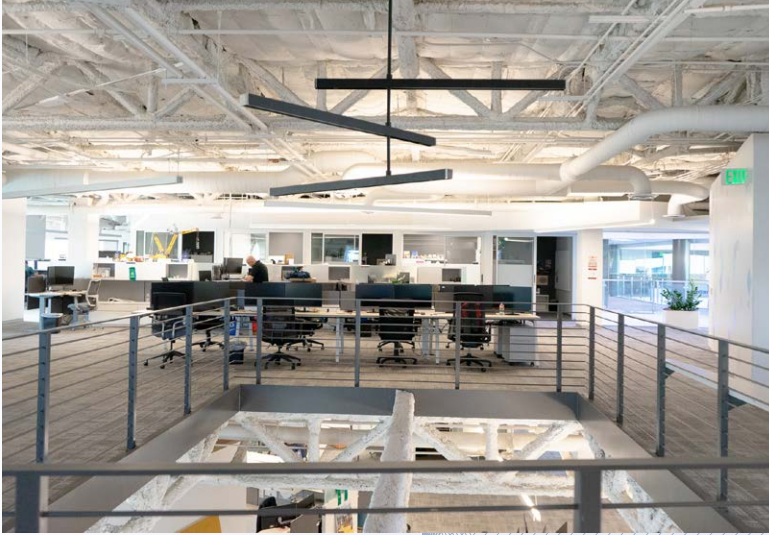
RELIANCE STANDARD
A MEMBER OF THE TOKIO MARINE GROUP

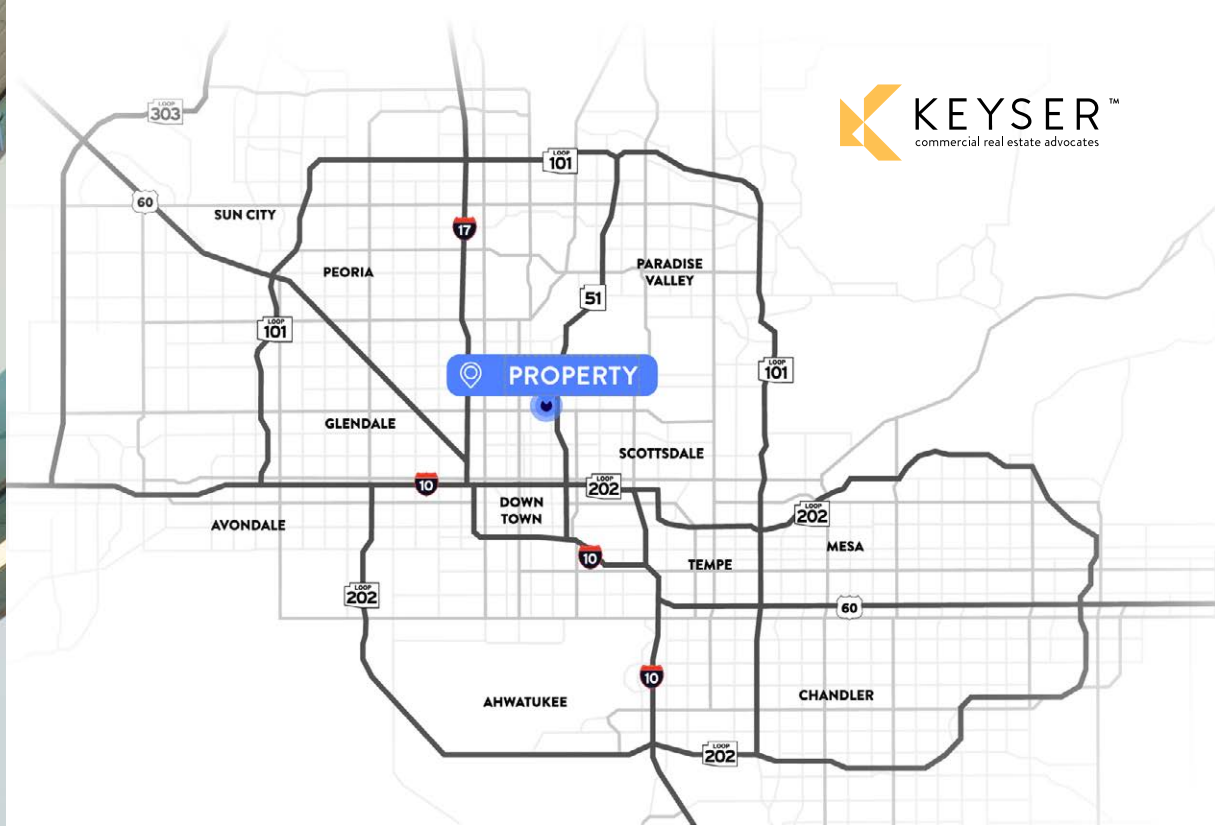
THE
RICHMAN
GROUP
DEVELOPMENT CORP.

PRIDE
TRAVEL CENTER

 **LEON**
Financial Network







Demographic Highlights

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION	20,333	152,904	390,924
POPULATION GROWTH (SINCE 2010)	16,862	134,624	341,936
MEDIAN HOUSEHOLD INCOME	\$84,466	\$88,344	\$81,622
PER CAPITA INCOME	\$67,888	\$63,937	\$51,353
LABOR FORCE POPULATION	17,311	128,167	320,911
MEDIAN AGE	8.6%	7.9%	7.6%
SOME COLLEGE EDUCATION	2,809	21,152	51,618
BACHELOR DEGREE	3,920	30,244	63,425

Thank You.

FOR MORE INFORMATION CONTACT

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