



# A Creative Studio in the Heart of Midtown Phoenix.

407 West Osborn Road | Phoenix, Arizona



Available May 2026

Central Access. Thoughtful Spaces.

Suite 000 + Shared Space  
(Lower Level Suite)

±2,489 RSF  
\$5,808.46/mo

# Building Story

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## A mid-century landmark built for creative work.

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This building has a past worth knowing. Designed by Lescher and Mahoney as their own creative headquarters, it became one of Phoenix's quiet mid-century landmarks, a place where architects came to think, make, and work. The concrete structure and precast wall panels give it a sculptural presence that still holds. Deep overhangs manage the desert sun the way they always have. Three wings wrap a central courtyard, and the whole composition is as functional as it is considered.

The building remains a working studio environment. That spirit is baked into the bones of it. For a team moving into Suite 000, you're not just leasing square footage. You're stepping into a lineage of creative practice, in a building that was built to support exactly that kind of work.





# Offering Summary

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**One large studio. Open layout.  
Room to work the way you actually work.**

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Suite 000 is the lower level: roughly 2,040 square feet of private studio space, plus a pro-rata share of the building's Common Space, bringing your total footprint to approximately 2,489 RSF.

Position your business in a truly unique creative office space featuring a striking concrete architectural design and an adaptable open floor plan ideal for a variety of uses. The suite offers both a private entrance and access through the building's common areas, creating convenience and flexibility for employees and clients alike.

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## **Suite 000 (Lower)**

2,489 RSF

(includes pro-rata share of Common Space)

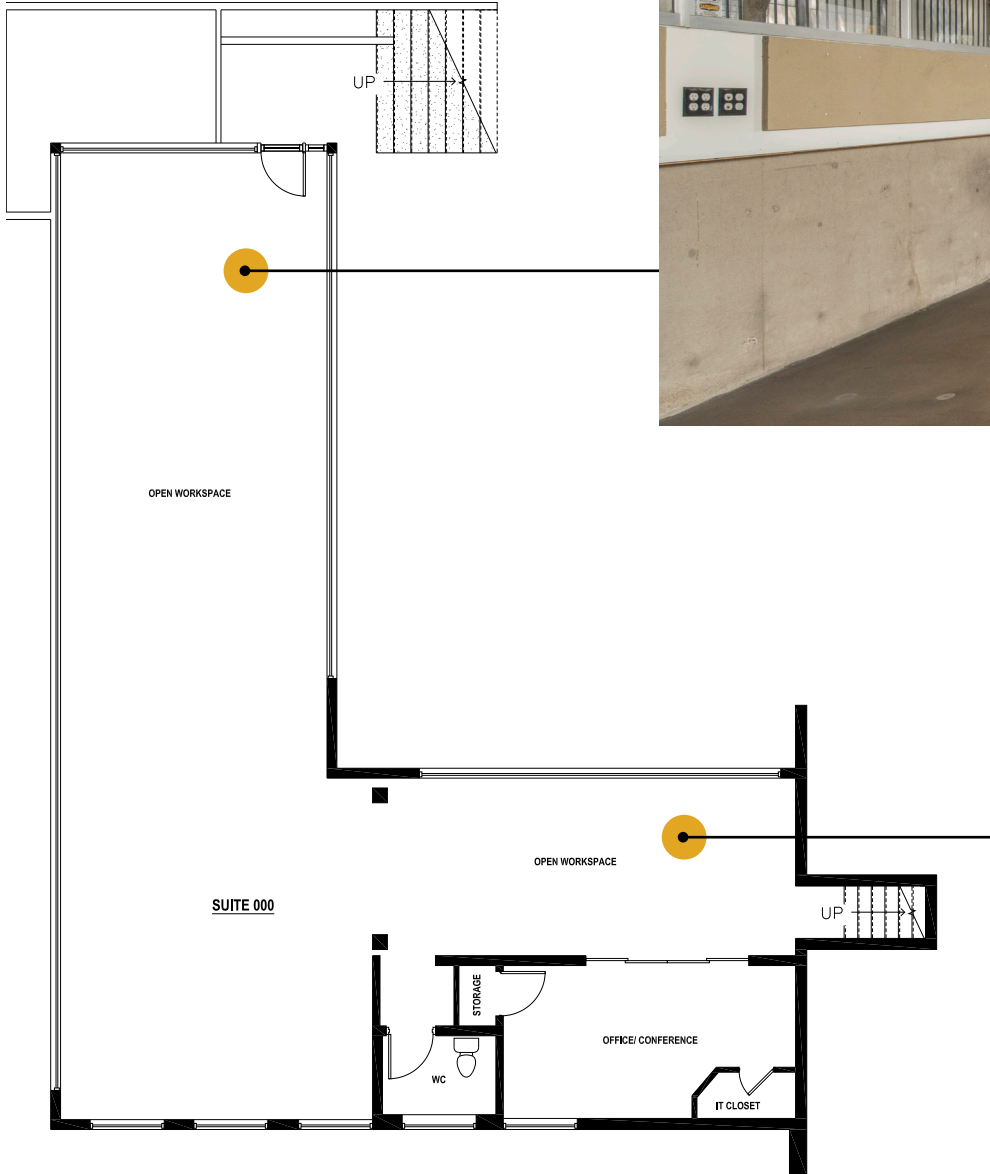
\$20.00/sf base + \$8.00/sf NNN

**\$5,808.46/month**

## **Parking**

Suite 000 includes 7 dedicated spaces and 1 ADA space on site.

# Suite 000





# Suite 000

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**Private entrance.**

**Flexible workspace.**

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Filled with beautiful natural light and quiet acoustics, the space overlooks a thoughtfully landscaped desert courtyard through expansive windows that create an inspiring and welcoming work environment.

The suite includes a private conference room that can also function as an executive office or meeting space. Tenants also benefit from direct connectivity to shared amenities, including conference rooms, lounge, a modern kitchen, additional restroom with a shower for added convenience.

- Flexible open layout
- Architecturally unique building studio
- Private entrance with additional shared amenities





# Common Space

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**Your studio footprint, backed by a shared program that expands what's possible.**

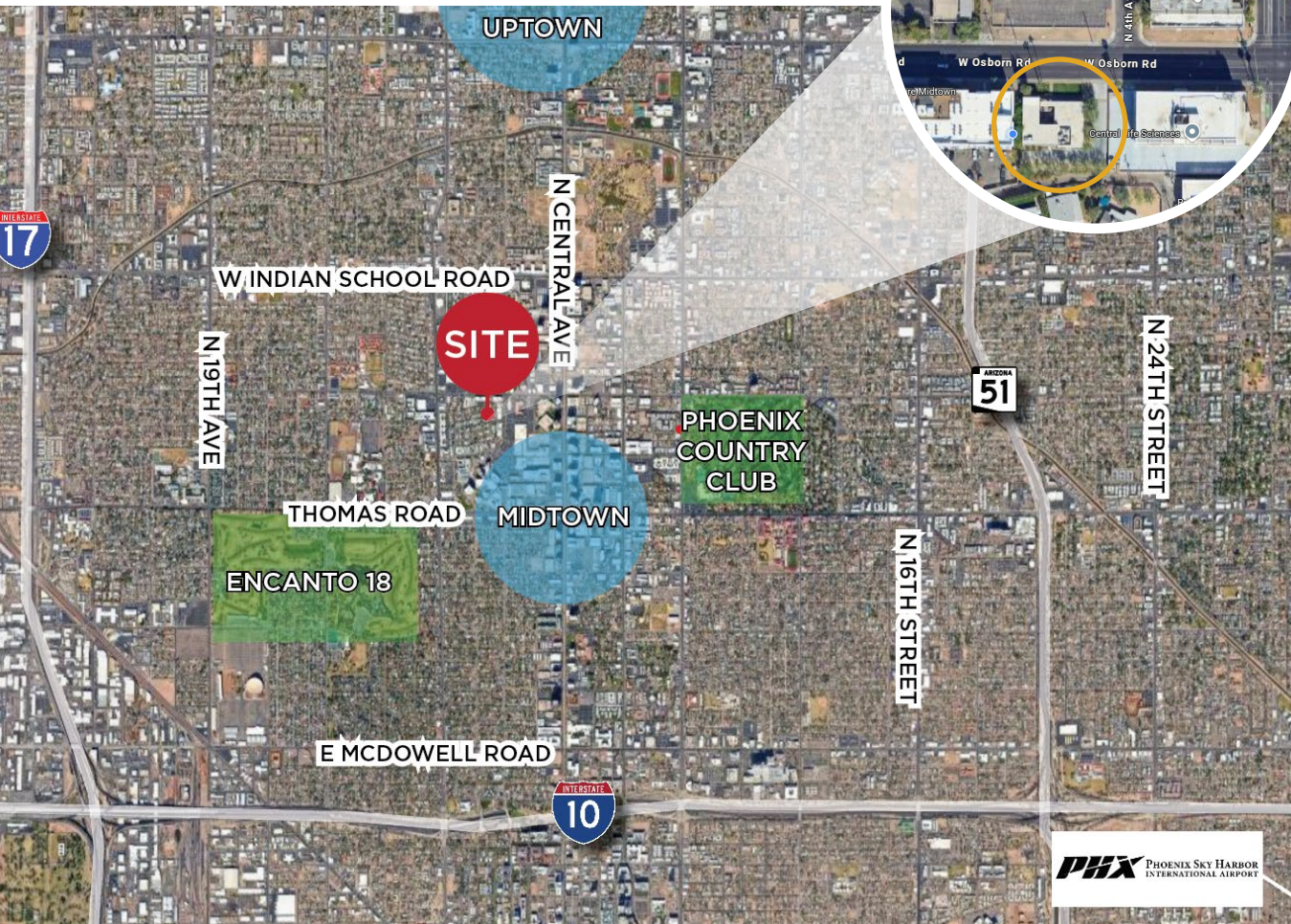
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The shared program is what makes this building function differently than a standard lease. Suite 000 tenants have access to the building's Common Space, which includes two conference rooms sized for client reviews and pin-ups, a phone room, a lounge for informal work or decompression, a break room, and a bathroom. Suite 000 contributes Pro Rata share toward the Commons.

- Two conference rooms sized for pin-ups and client reviews
- Phone room for calls/recordings
- Lounge for informal work and decompression
- Break room and bathroom with shower



# Location Context



**Central corridor, balanced program.**

The studio sits inside **Midtown's Park Central district**, where the Osborn/Central station links you to the Valley grid and the Park Central campus supplies daily amenities and civic energy.

**Mobility without compromise.**

Rail outside; I-10, I-17, SR-51

**Neighborhood assets.**

Park Central's evolving retail/office mix, nearby structured parking, and institutional presence give teams a workable daily ecosystem.



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