



DOWNTOWN PHOENIX CREATIVE OFFICE SPACE

521 S. 3rd Street | Phoenix, AZ 85004

LEVROSE
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY



\$28.00/SF (MG)
(Net Electric & Janitorial)
Lease Rate



±9,353 SF
Availability



Plug & Play
Furniture



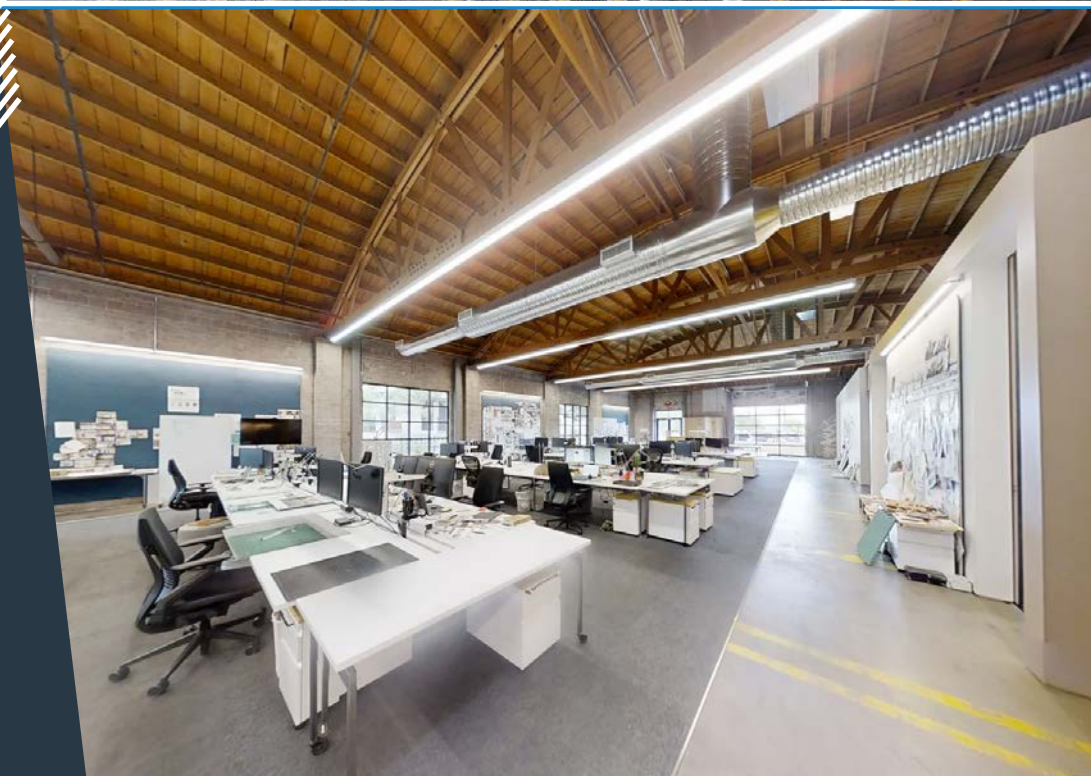
1940/2013
Year Built/Renovated



±2.34/1,000 SF (Expandable)
Parking Ratio



Very Walkable (76)
Walkability Score



PROPERTY HIGHLIGHTS

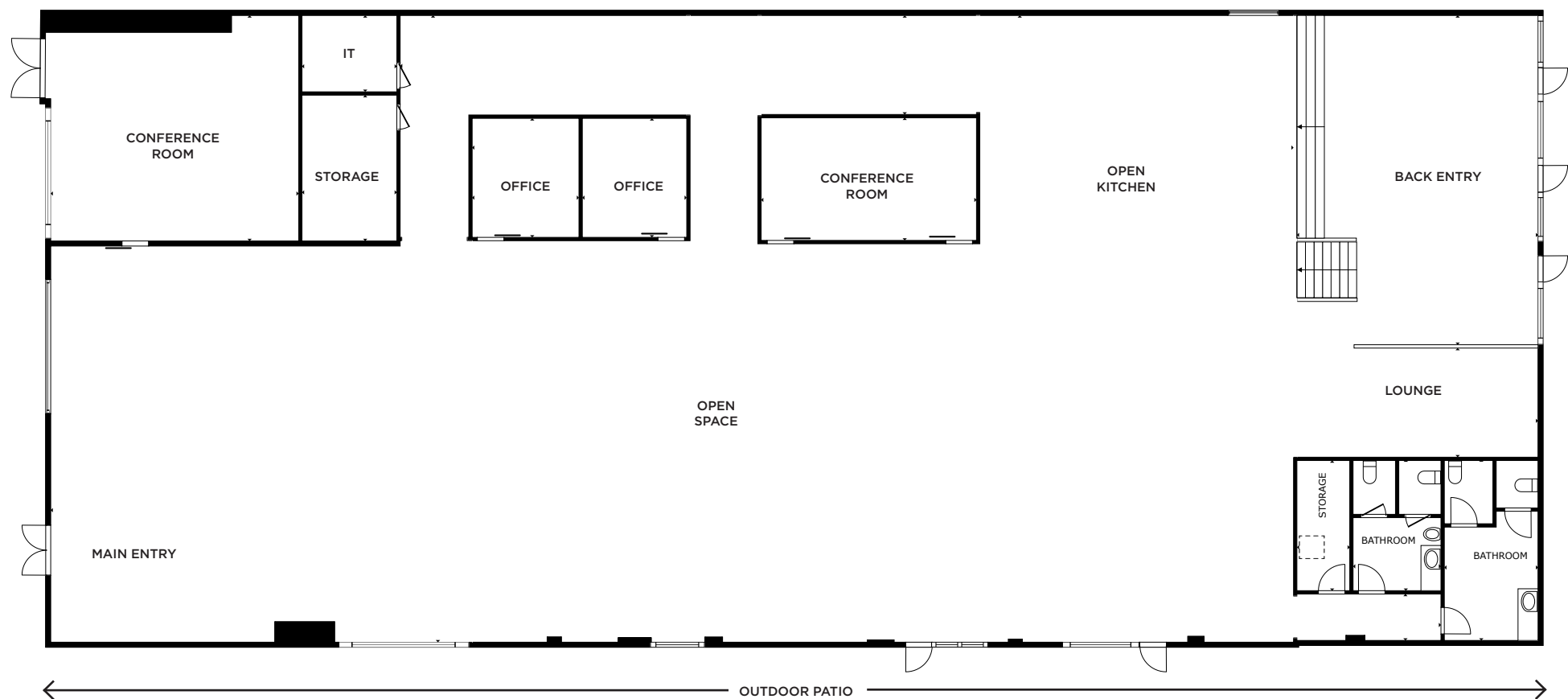
- Creative Office with Gourmet Finishes , Three (3) Roll Up Doors, and a Wrap Around Patio
- Rare Private Parking Lot for Exclusive Tenant Use, Potentially Expandable with a Neighboring Lot
- Amenity Rich Location in Close Proximity to over 40 Restaurants, 30 Retail Stores and Two Sports Stadiums
- Located Minutes Away from Phoenix Sky Harbor Airport, I-17 Freeway, & I-10 Freeway
- Warehouse Conversion with Large Open Office, Vaulted Ceilings & Exposed Wood Truss

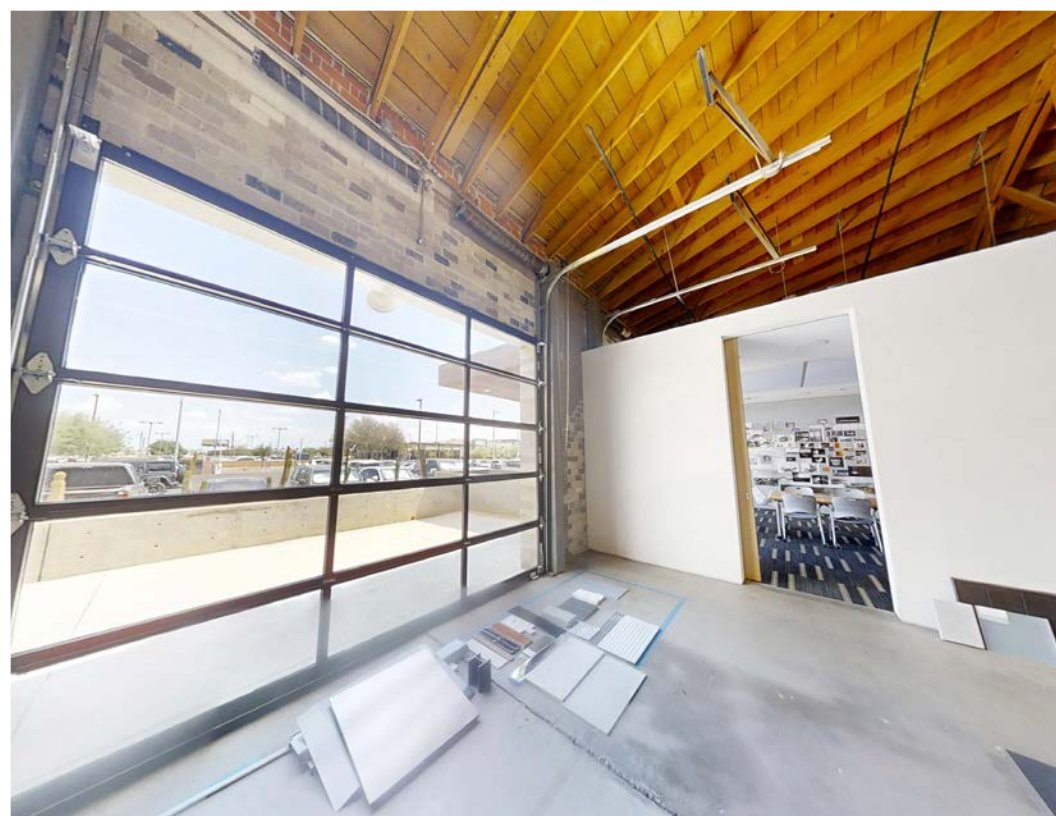
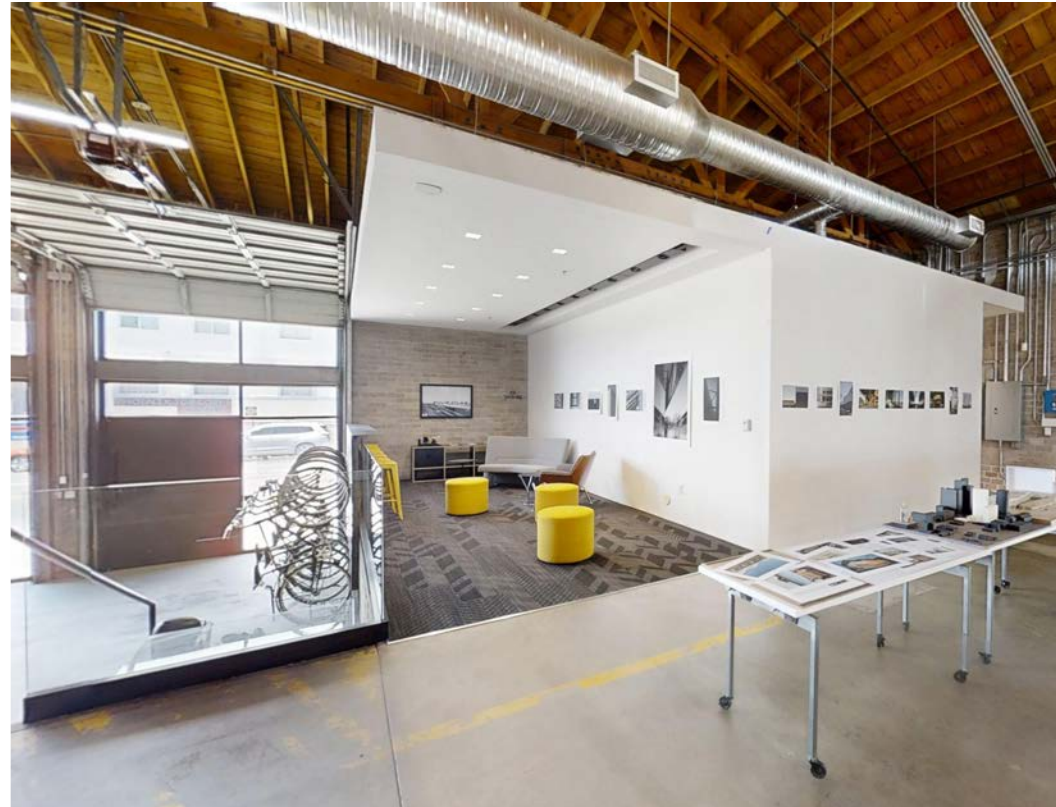


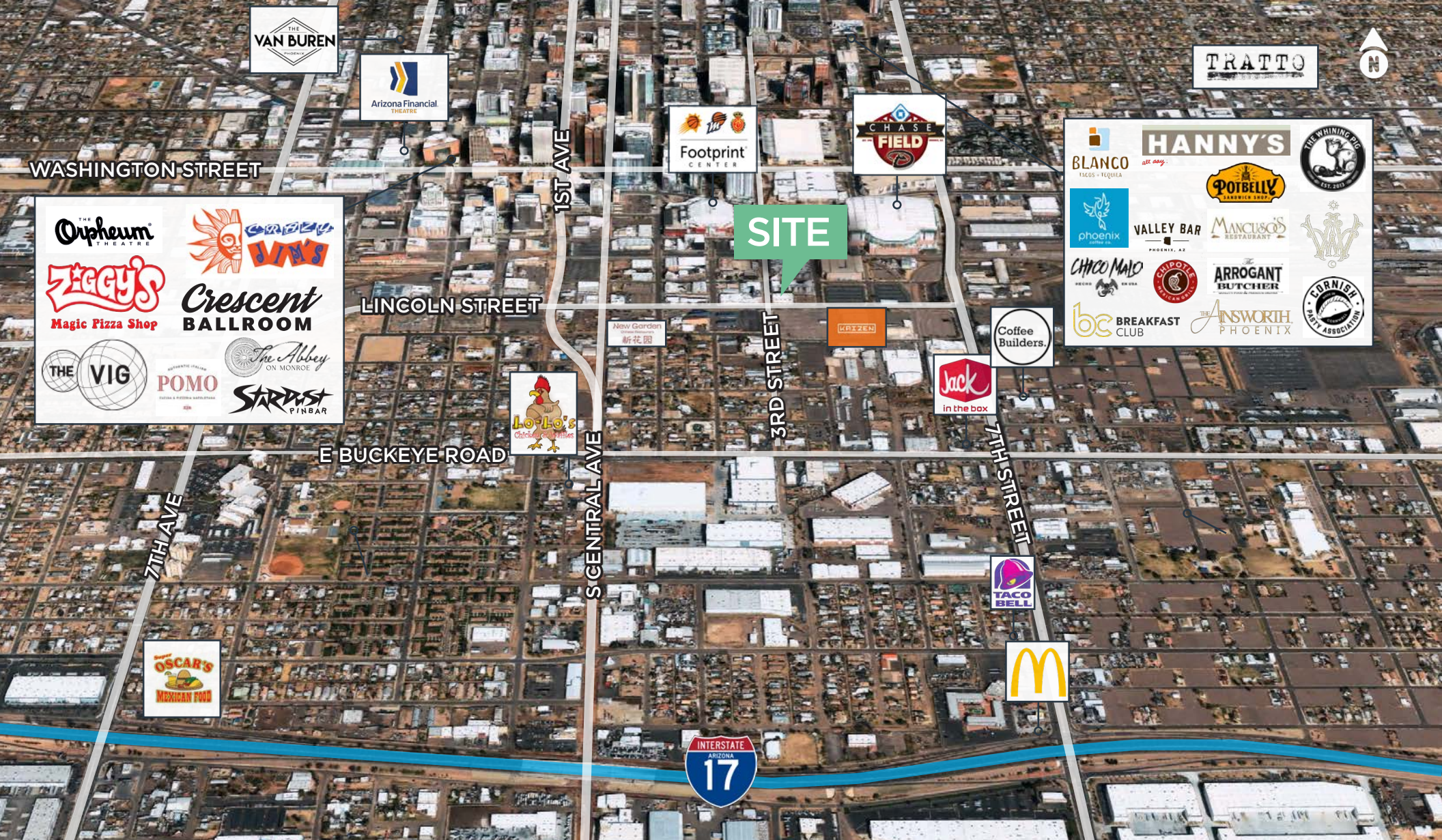
FLOOR PLAN

±9,353 SF

 VIEW VIRTUAL TOUR







LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO
I-17 FREEWAY



±40 RESTAURANTS &
±5 GROCERY STORES
WITHIN 3 MILES



±20 RETAIL STORES
WITHIN 3 MILES



5 MINUTES FROM
PHX SKY HARBOR AIRPORT



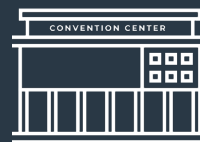
LOCATION HIGHLIGHTS



WALKING DISTANCE
TO CHASE FIELD



WALKING DISTANCE
TO FOOTPRINT CENTER



WALKING DISTANCE TO
PHX CONVENTION CENTER



WALKING DISTANCE TO
DOWNTOWN PHOENIX

DEMOGRAPHICS



POPULATION

	2 MILE	5 MILES	10 MILES
2025	53,467	361,410	1,287,958
2030	57,027	377,761	1,340,122



HOUSEHOLDS

	2 MILE	5 MILES	10 MILES
2025	22,560	134,913	475,296
HH Growth 2025-2030:	1.4%	1.0%	0.9%



AVERAGE HOUSEHOLD INCOME

	2 MILE	5 MILES	10 MILES
2025	\$80,562	\$85,363	\$96,355





ZAK KOTTLER

Partner
480.272.1493
zkottler@levrose.com

JOE COSGROVE

Partner
480.628.4753
jcosgrove@levrose.com

HUNTER CHASSE

Partner
480.421.8822
hchasse@levrose.com

BILLY COWAN

Senior Advisor
480.294.6001
bcowan@levrose.com

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