

# FOR LEASE

## WELLINGTON COURT

4201 N 16TH ST | PHOENIX, AZ 85016



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**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL TRUST SERVICES

4201 N 16TH ST | PHOENIX, AZ 85016

# PROPERTY DETAILS

|                 |                                     |
|-----------------|-------------------------------------|
| LISTING ADDRESS | 4201 N 16TH ST<br>PHOENIX, AZ 85016 |
| LEASE RATE      | \$22.00/SF FS                       |
| AVAILABLE SF    | ±730 SF - ±14,368 SF                |
| BUILDING SF     | ±28,026 SF                          |
| LOT SIZE        | ±1.16 AC                            |
| ZONING          | C-2, City of Phoenix                |



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# PROPERTY HIGHLIGHTS

- Parking: 90 Spaces; 3.3/1,000 SF
- Walkable to shops & restaurants
- Instant access to the 51 freeway
- Close proximity to Camelback Corridor
- 5-7 minutes north of Downtown Phoenix
- Centrally located near major employers and medical centers



The floor plan shows a complex layout of rooms and corridors. The central area is a large red 'LEASED' space. To the left of this area are several rooms, including a large 'OFFICE' area, a 'WAITING' area, and a 'CONFERENCE' area. To the right of the central area are more rooms, including a 'WAITING' area, a 'CONFERENCE' area, and several 'OFFICE' spaces. The plan also includes a staircase labeled 'UP' and a 'WATER FEATURE'.

|                  |           |
|------------------|-----------|
| SUITES 140 - 155 | ±4,878 SF |
| SUITE 170        | ±1,819 SF |
| SUITE 180        | ±730 SF   |

**2nd Floor Plan**

**Room Legend:**

- OFFICE
- WAITING
- WORK
- AREA
- STAFF
- CONFERENCE
- RESTROOMS
- ELEV./STG.

**Room Numbers:**

- 207
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**Other Labels:**

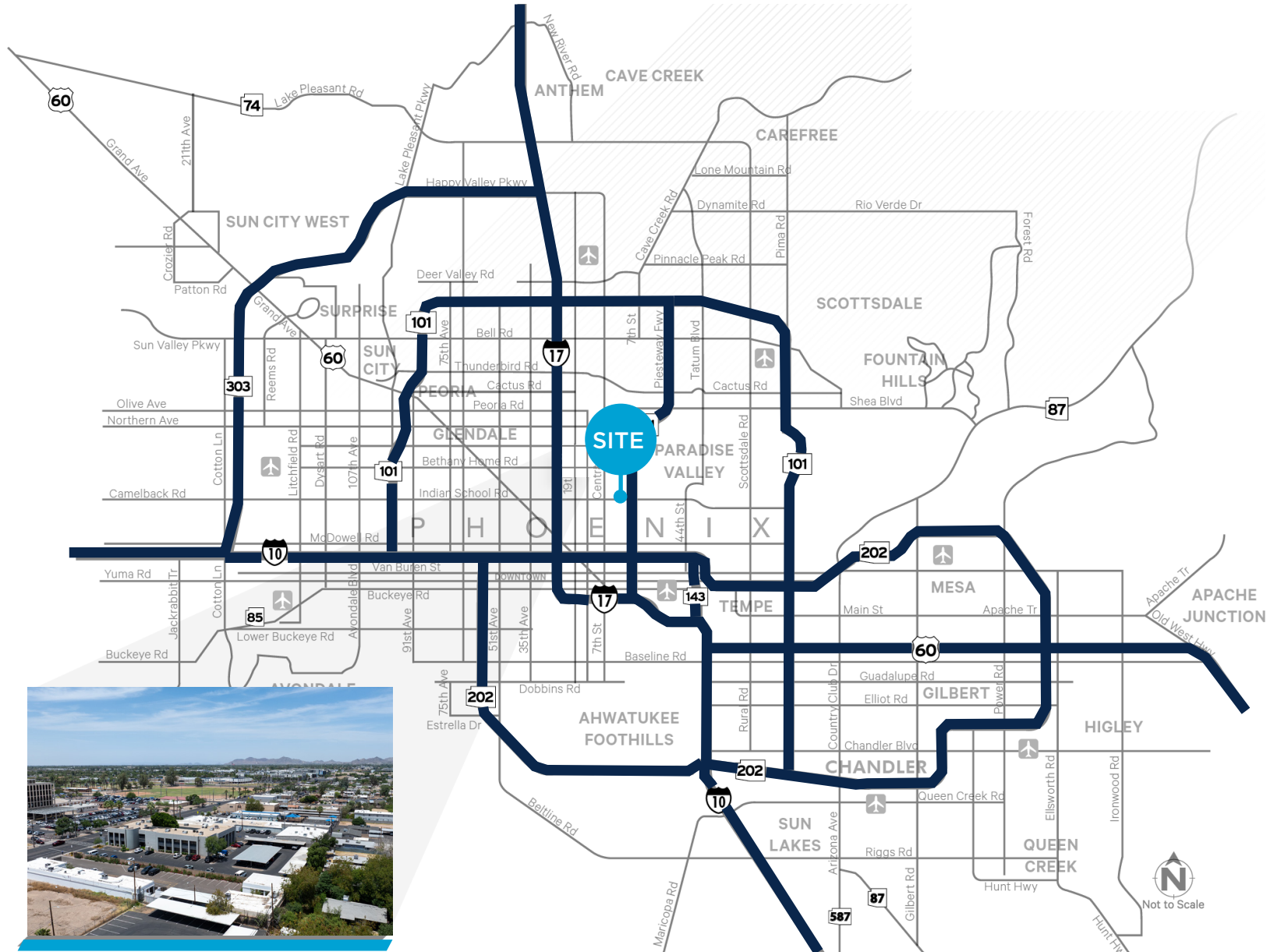
- OPEN TO BELOW
- LEASED
- AREA
- STAFF
- CONFERENCE
- ELEV./STG.

|                 |           |
|-----------------|-----------|
| SUITE 205*      | ±1,212 SF |
| SUITE 207*      | ±1,266 SF |
| SUITE 220*      | ±5,438 SF |
| SUITES 250-260* | ±5,032 SF |
| SUITE 280*      | ±1,420 SF |

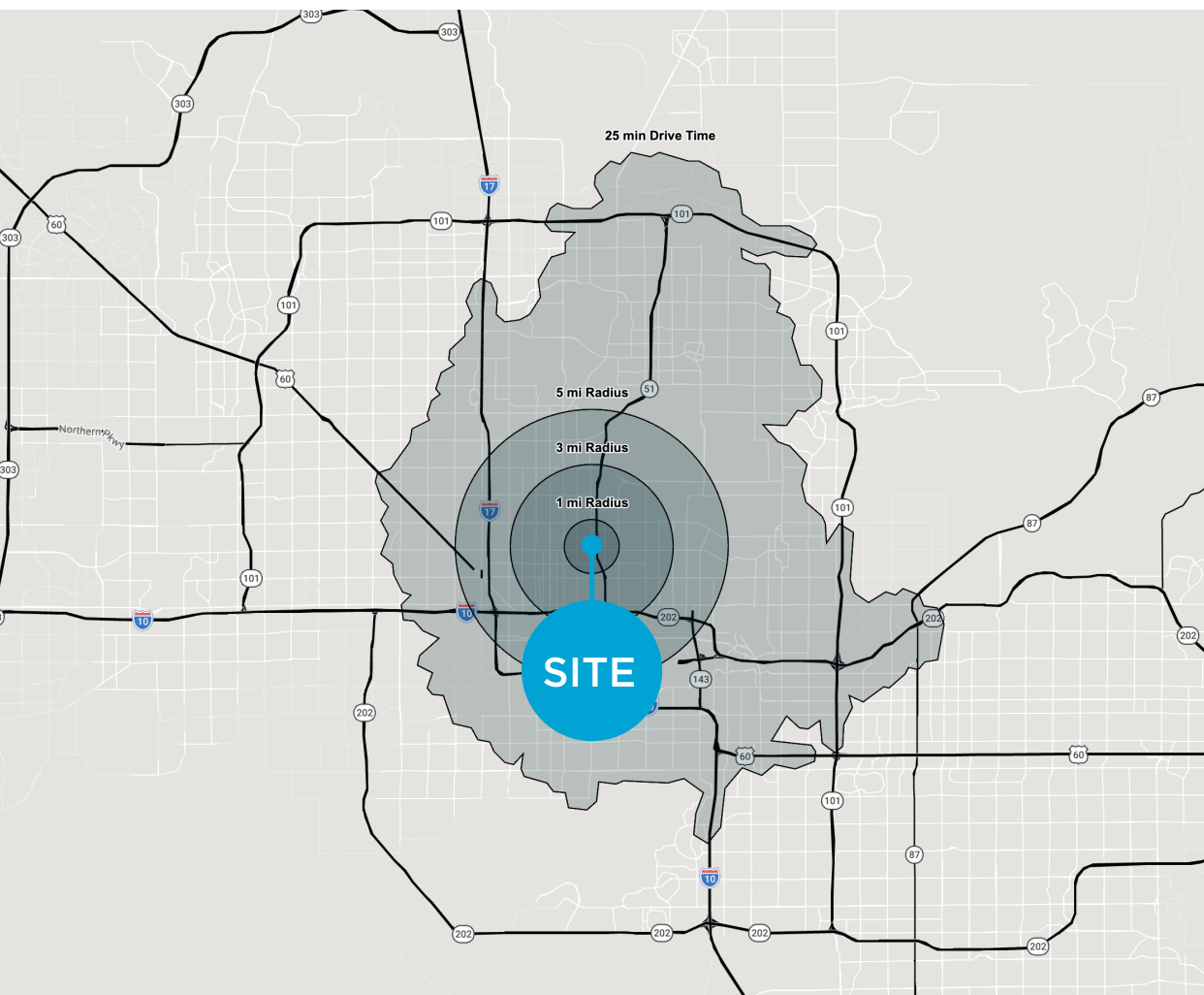
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# ACCESS TO MAJOR FREEWAYS



# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 23,503 | 169,938 | 387,440 |
| 2030 | 22,826 | 168,929 | 385,625 |

## HOUSEHOLDS

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 12,206 | 82,890  | 169,012 |
| 2030 | 12,135 | 84,587  | 174,129 |

## AVERAGE INCOME

| YEAR | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2025 | \$107,758 | \$123,359 | \$117,894 |

## EMPLOYEES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 13,608 | 136,054 | 283,046 |

## BUSINESSES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 1,727  | 15,467  | 28,637  |

# LEVROSE

COMMERCIAL REAL ESTATE



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