

# Office For Lease



3770 N 7th St, Suite 1  
Phoenix, Arizona 85014

## CONTACTS

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**CBRE**

# The Property

## Overview

Building Size	±8,000 SF
Available SF	±2,371 SF
Lease Rate	\$20.00/SF Full Service
Parking Ratio	3.36/1,000 SF
Year Built	1989
Stories	2
Zoning	C-2, Phoenix
APN	118-23-001A



## Highlights

- + Suite provides adequate space to support different business operations
- + Beautifully landscaped courtyard with atrium
- + Glass windows to ceiling let in ample natural light
- + Area is surrounded by amenities including dining, shopping and entertainment
- + In close proximity to several key commercial centers and business districts
- + Prime location for enterprises looking to capitalize on foot traffic and high visibility



### Strategic Location

Close proximity to key transportation routes for employees and customers



### Modern Building

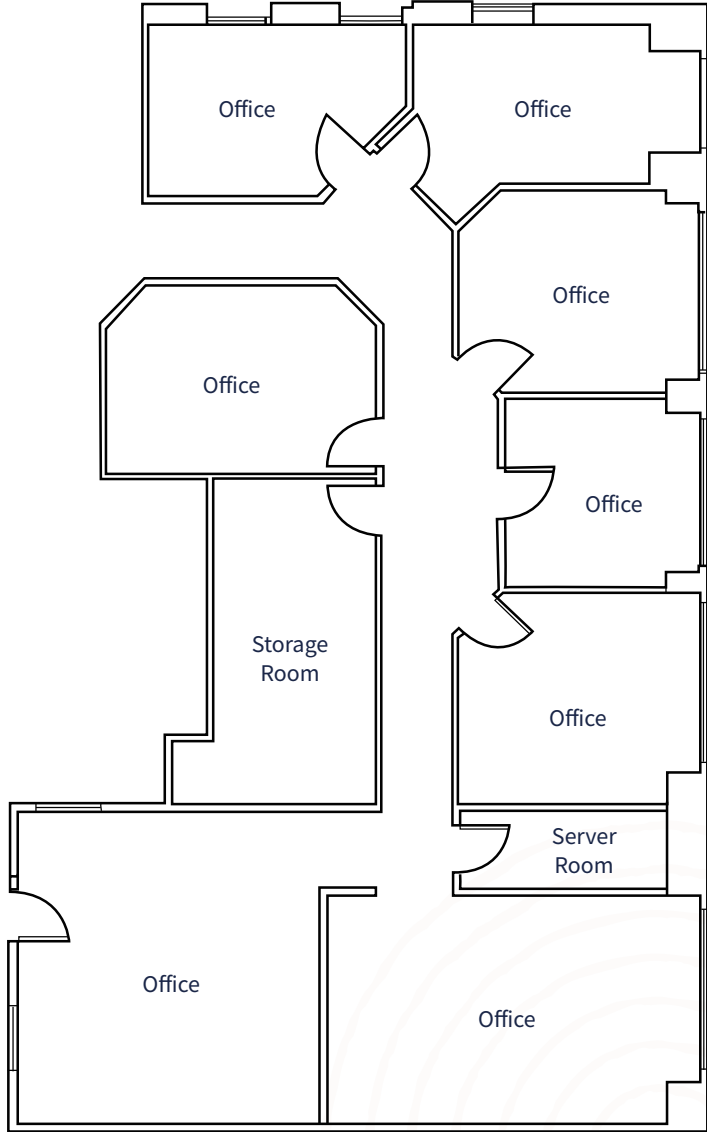
Building systems deliver workspace flexibility for a wide range of business needs



### Growth Potential

Vibrant, bustling economic area provides opportunity for growth potential

# Floor Plan



Not to Scale



**Suite 1** +/- 2,371 RSF



**DOWNTOWN  
PHOENIX**

**3770 N 7TH ST  
PHOENIX, AZ**

**N 7TH ST — ±32,784 VPD**

**E CLARENDON AVE**



NOT TO SCALE

# Area Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	21,068	181,799	418,475
Daytime Population	43,109	286,325	607,831

<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$99,336	\$112,018	\$111,571

TRAFFIC COUNTS	VPD (±)
7th St & Indian School Rd North to South	±32,784
Indian School Rd & Thomas Rd East to West	±42,402

Source: Demographics-ESRI 2025; Traffic Counts-City of Phoenix 2024



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**CBRE**

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