

MidTown Convenient and Quick Access Office For Lease

77 E. Thomas Road | Phoenix, AZ 85022



N 3RD STREET

16,344 VPD



D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

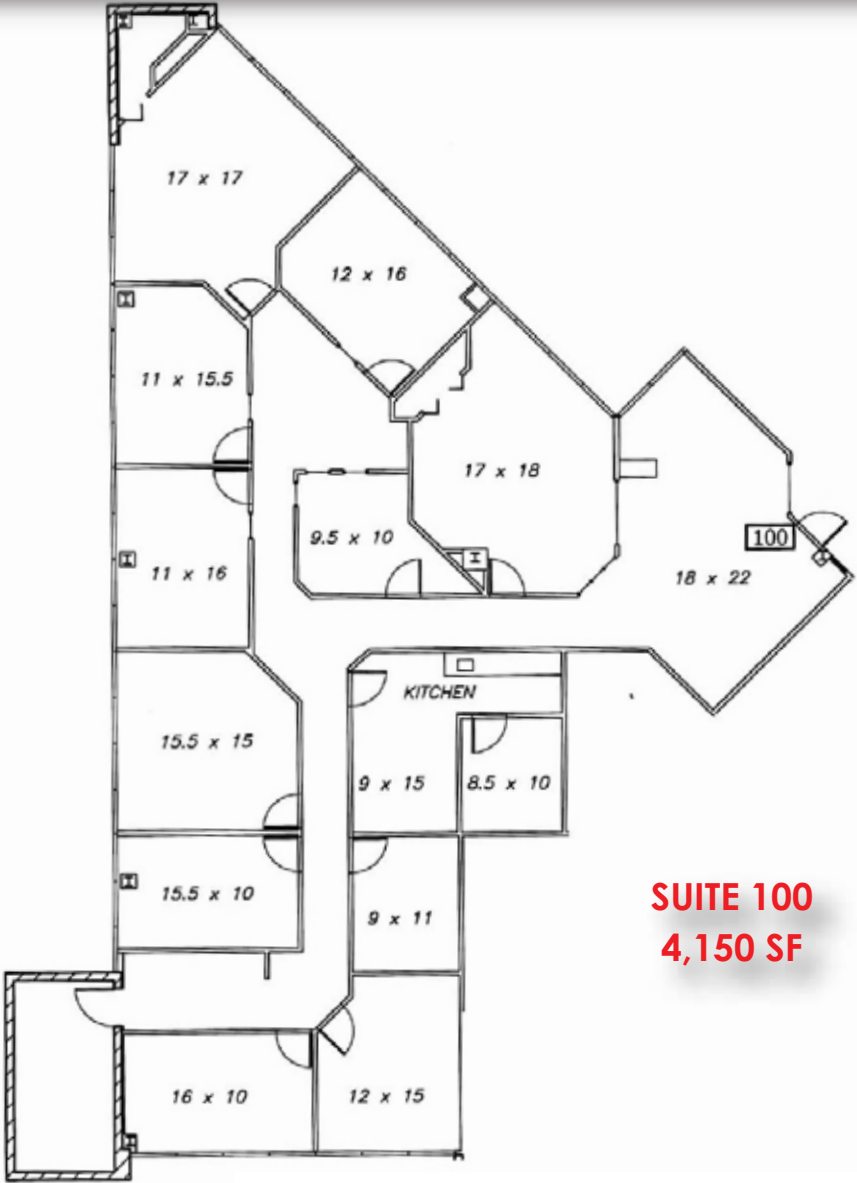
7339 E. McDonald Dr.
Scottsdale, AZ 85250
480.947.8800
www.dpcr.com

KELLY O'DEA | Cell: 480.213.0374 | kodea@dpcr.com

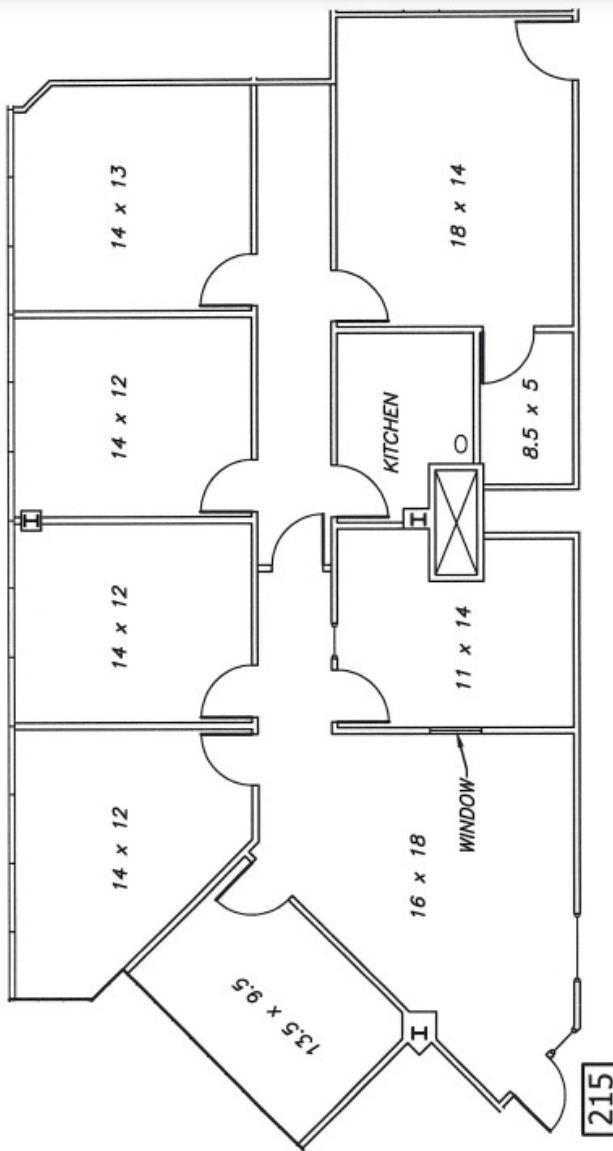
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

MidTown Convenient and Quick Access Office For Lease

77 E. Thomas Road | Phoenix, AZ 85022



SUITE 100
4,150 SF



SUITE 215
2,062 SF



KELLY O'DEA | Cell: 480.213.0374 | kodea@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

MidTown Convenient and Quick Access Office For Lease

77 E. Thomas Road | Phoenix, AZ 85022

demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	16,636	179,078	419,426
PROJECTED POPULATION (2030)	17,188	186,109	419,717
AVERAGE HOUSEHOLD INCOME	\$120,245	\$98,215	\$106,156
DAYTIME POPULATION	40,917	210,726	407,859
MEDIAN AGE	36.7	33.9	33.5
ESTIMATED HOUSEHOLDS	9,407	85,339	170,979



traffic counts: E Thomas Rd | 33,609 VPD • N 3rd St | 16,344 VPD • N Central Ave | 21,721

KELLY O'DEA

(c) 480.213.0374

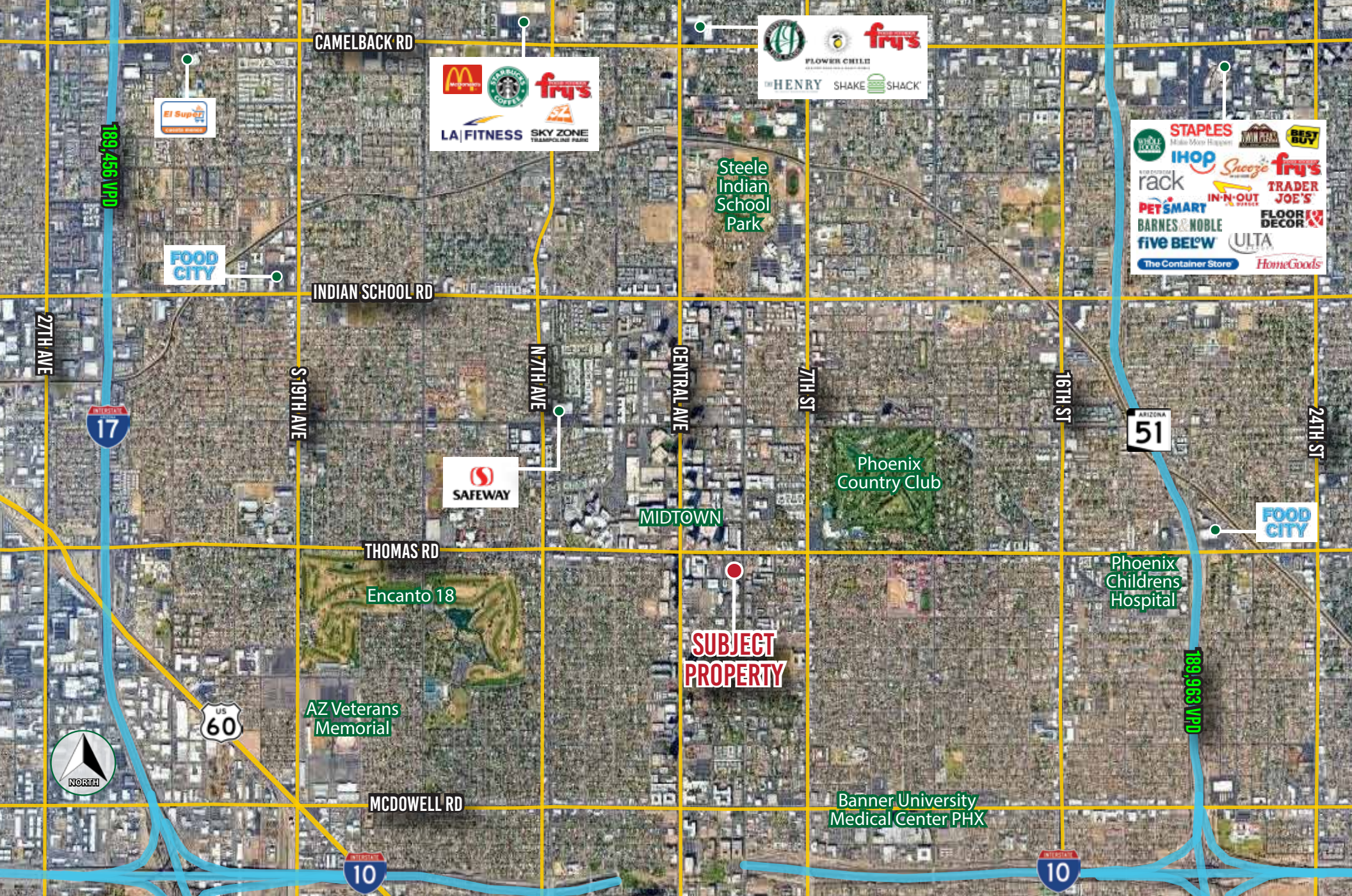
kodea@dpcrc.com



7339 E. McDonald Drive
 Scottsdale, AZ 85250
 O: 480.947.8800
 www.dpcrc.com

property highlights

- ± 2,062 SF suite and ± 4,150 SF suite available
- Secured garage parking, covered/reserved and surface parking available
- One block west of Central & Thomas intersection
- Onsite ownership and management
- Central valley location with easy access to highways and area amenities
- Off Central Ave, quick access midtown office



KELLY O'DEA | Cell: 480.213.0374 | kodea@dpcr.com

7339 E. McDonald Drive
 Scottsdale, AZ 85250
 (O) 480.947.8800
www.dpcr.com

D **DIVERSIFIED PARTNERS**
 Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.