

Professional Office Building For Lease

2800 N 24th St, Phoenix, AZ 85016

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 **Menlo Group**
COMMERCIAL REAL ESTATE

2800 N 24th St

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Executive Summary

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OFFERING SUMMARY

Available SF:	4,109 SF
Lease Rate:	\$24.00/SF/YR MG
Year Built:	1965
Previous Tenant:	TTP Marketing
Lot Size:	0.35 Acres
Building Size:	4,109
Zoning:	C-2, Phoenix

PROPERTY OVERVIEW

Located at 2800 N. 24th Street in the heart of Phoenix, this freestanding office building is available for lease and offers excellent visibility along N. 24th Street. The property provides a professional standalone presence with 19 parking spots, making it ideal for medical, professional, or general office users seeking building identity and prominent signage opportunities. Its central location offers convenient access to SR-51, Interstate 10, and Downtown Phoenix, while being surrounded by numerous retail, dining, and business amenities. This is a rare opportunity to lease a standalone office building in one of Central Phoenix's most accessible business corridors. Website of former tenant: <https://www.talktopeople.com/>

PROPERTY HIGHLIGHTS

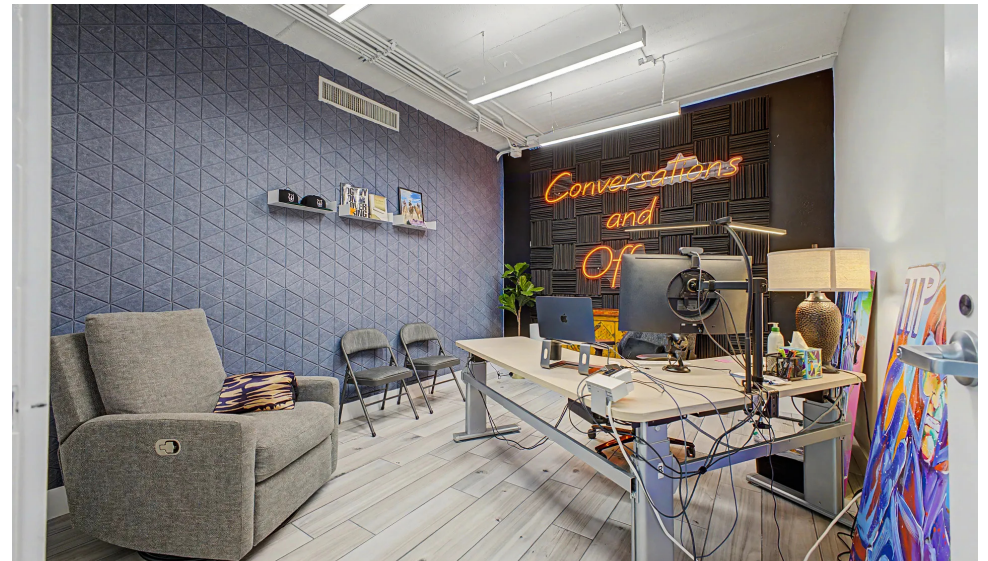
- 4.62/1,000 SF Parking Ratio
- 11 Covered Parking Spots
- Freestanding
- Modified Gross Lease
- 27,000+ Vehicles Per Day on 24th St
- 1.5 miles from SR-51, 2.5 miles from I-10, 3.5 miles from Loop 202

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Additional Photos

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Additional Photos

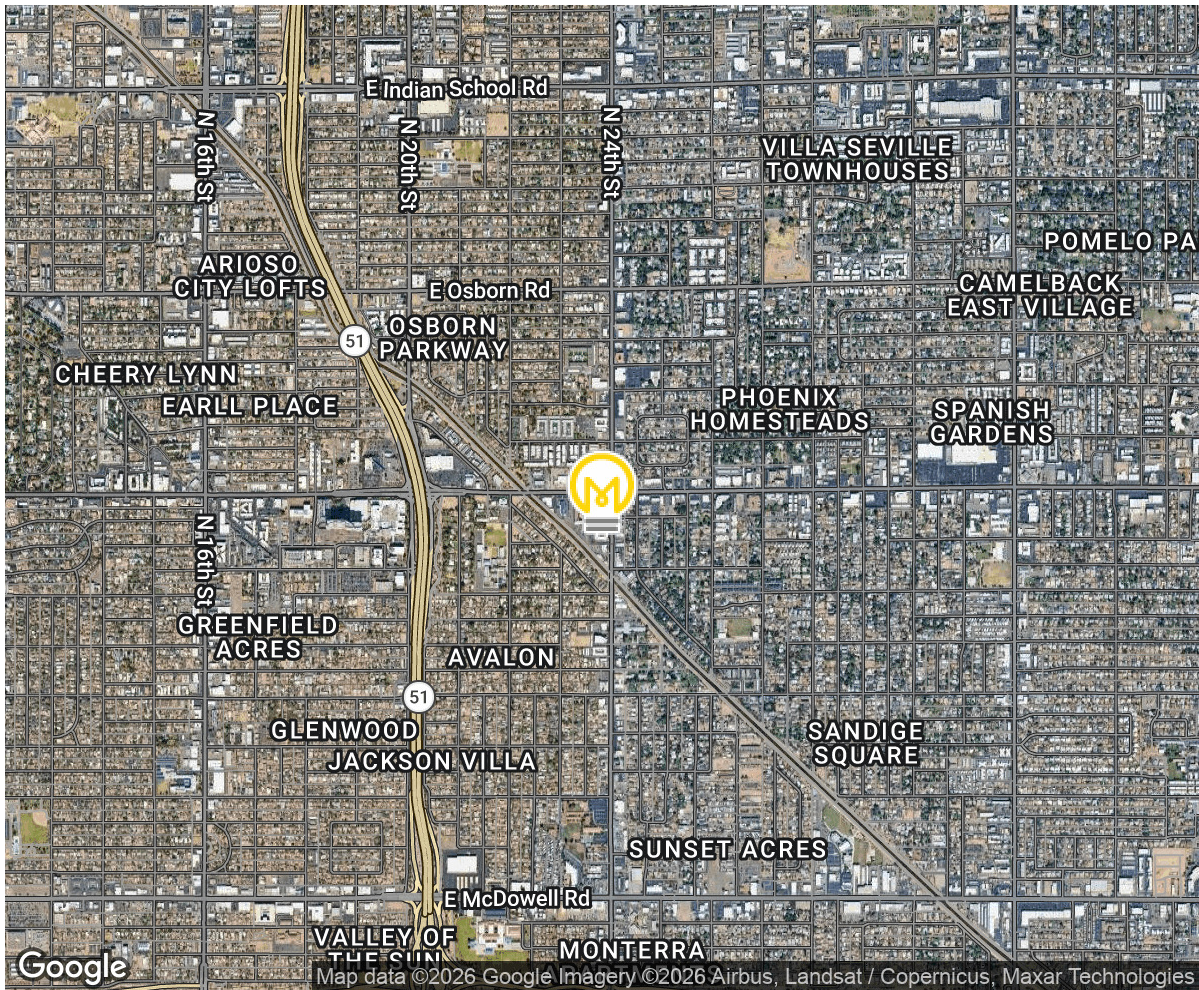
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Site Details



DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	421	1,851	8,257
Total Population:	1,062	4,747	21,468
Average HH Income:	\$86,947	\$85,428	\$83,339