

THE ASHBY

1313 EAST OSBORN ROAD
Phoenix, AZ 85014



CONTACTS

Sheila Bale
Managing Director
+1 602 224 4454
sheila.bale@cushwake.com

Drew Sampson
Director
+1 602 820 3877
drew.sampson@cushwake.com

Erika Eckblad
Senior Associate
+1 602 224 4451
erika.eckblad@cushwake.com



Property Features

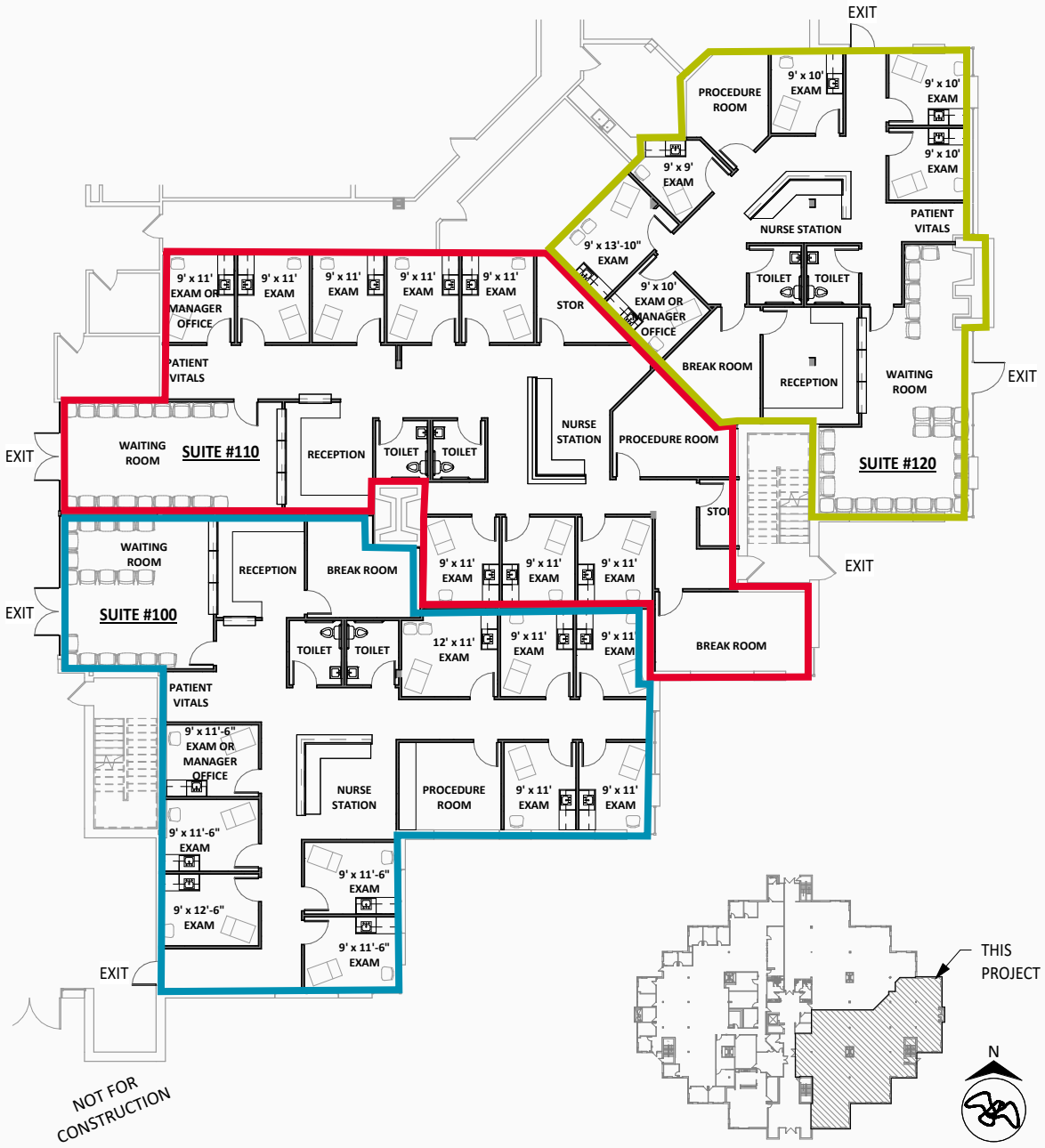
- Spectacular garden-style office building
- Building signage available
- Surface and underground tenant and patient parking options
- Adjacent to the Phoenix Country Club golf course
- Ability to have in-suite restrooms
- Existing common restrooms too
- 1 block from SR-51
- Close to:
 - St. Joes Hospital and Medical Center
 - Banner University Medical Center
 - Phoenix Children's Hospital



OPTION

01

- Suite 100: ±3,824 USF | ±3,711 RSF
- Suite 110: ±2,579 USF | ±2,914 RSF
- Suite 120: ±2,179 USF | ±2,462 RSF



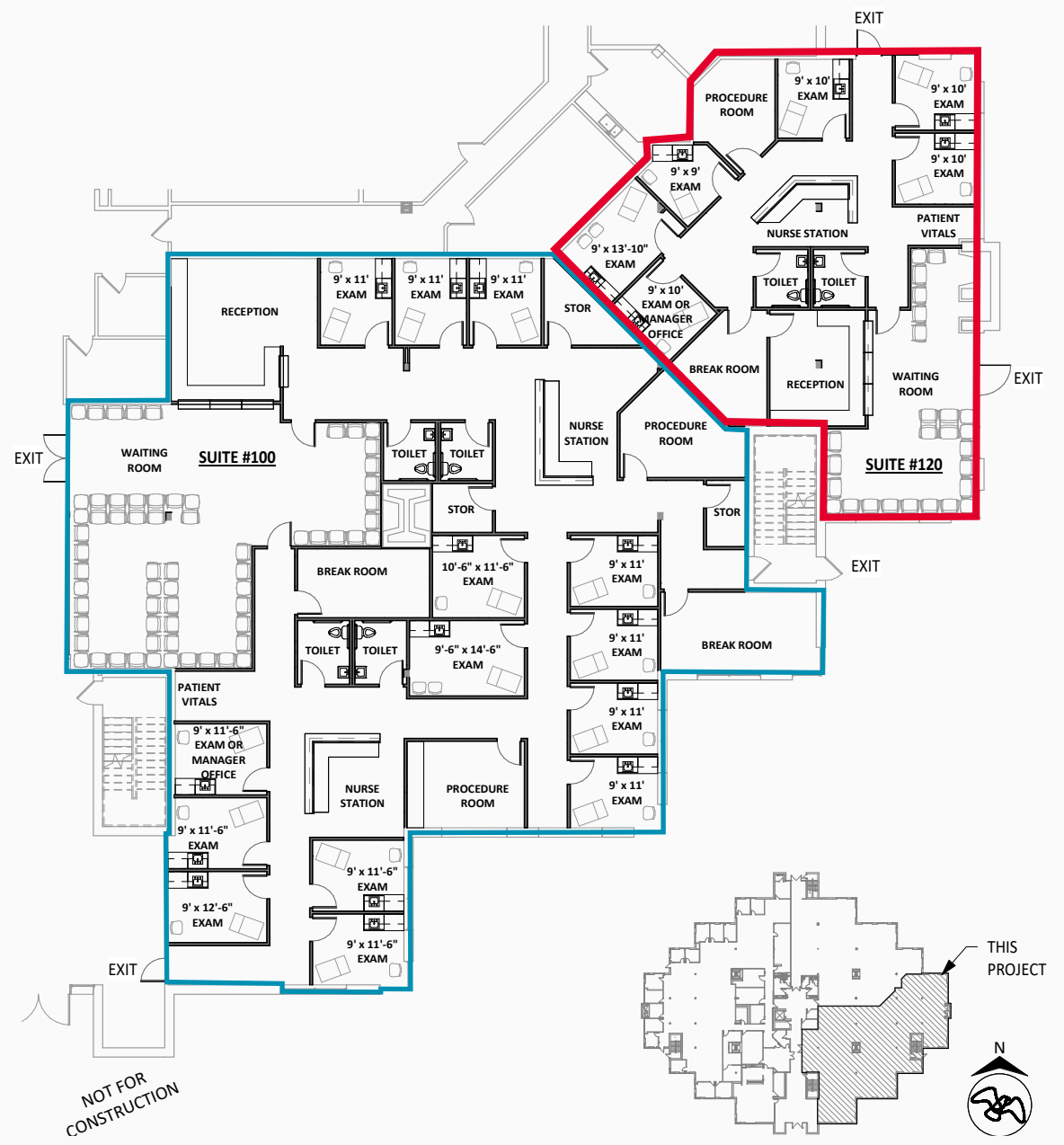
Note: Space is in shell condition. This is a conceptual floorplan

OPTION

02

Suite 100: ±5,863 USF | ±6,625 RSF

Suite 120: ±2,179 USF | ±2,462 RSF

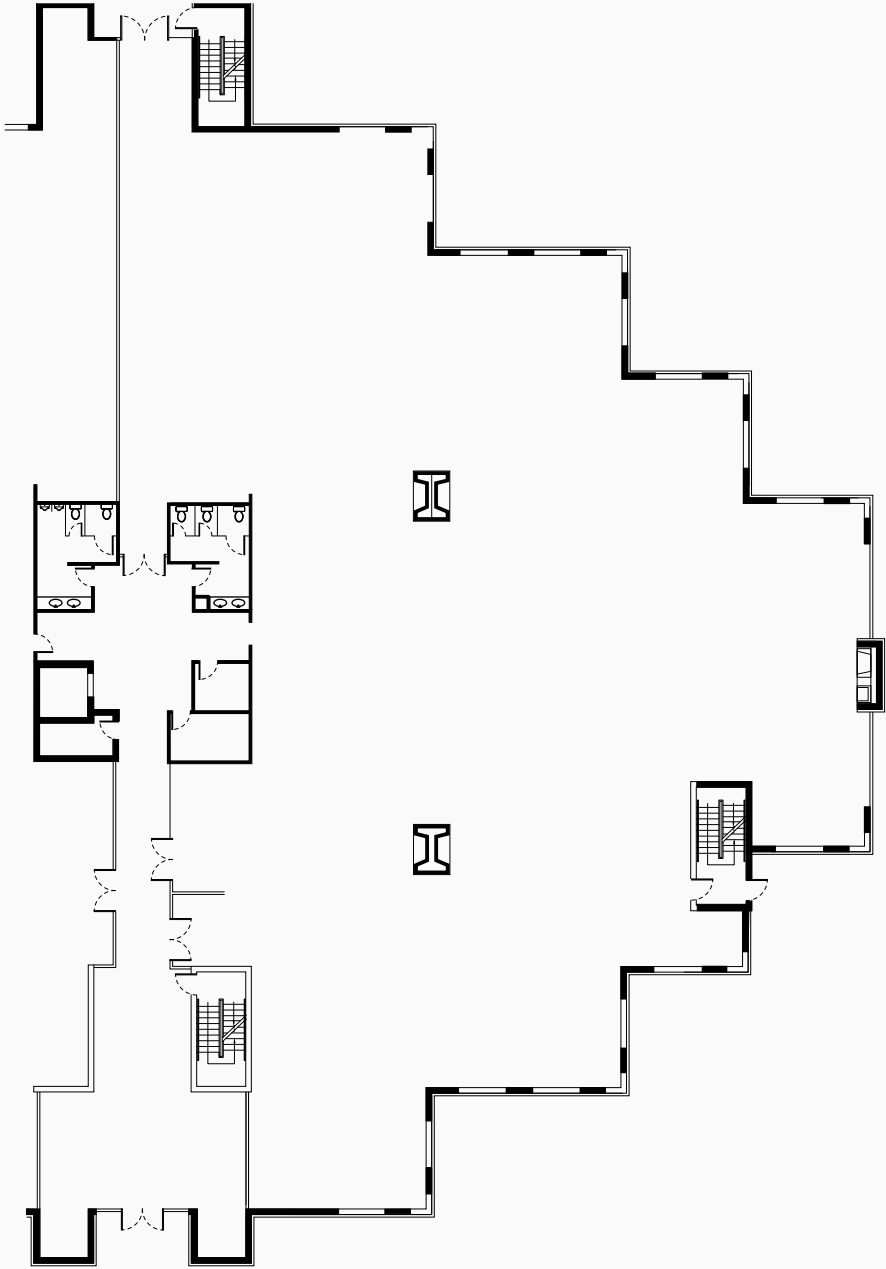


Note: Space is in shell condition. This is a conceptual floorplan

OPTION

03

±16,583 SF



Note: Space is in shell condition. This is a conceptual floorplan

AERIAL MAP

MIDTOWN PHOENIX

St Josephs Hospital

Barrow Neurological
Institute

Osborn Medical Center

Carl T. Hayden
Veterans'
Administration
Medical

Central Avenue

Indian School Road

7th Street

Osborn Road



Manor Drive

Longview Avenue

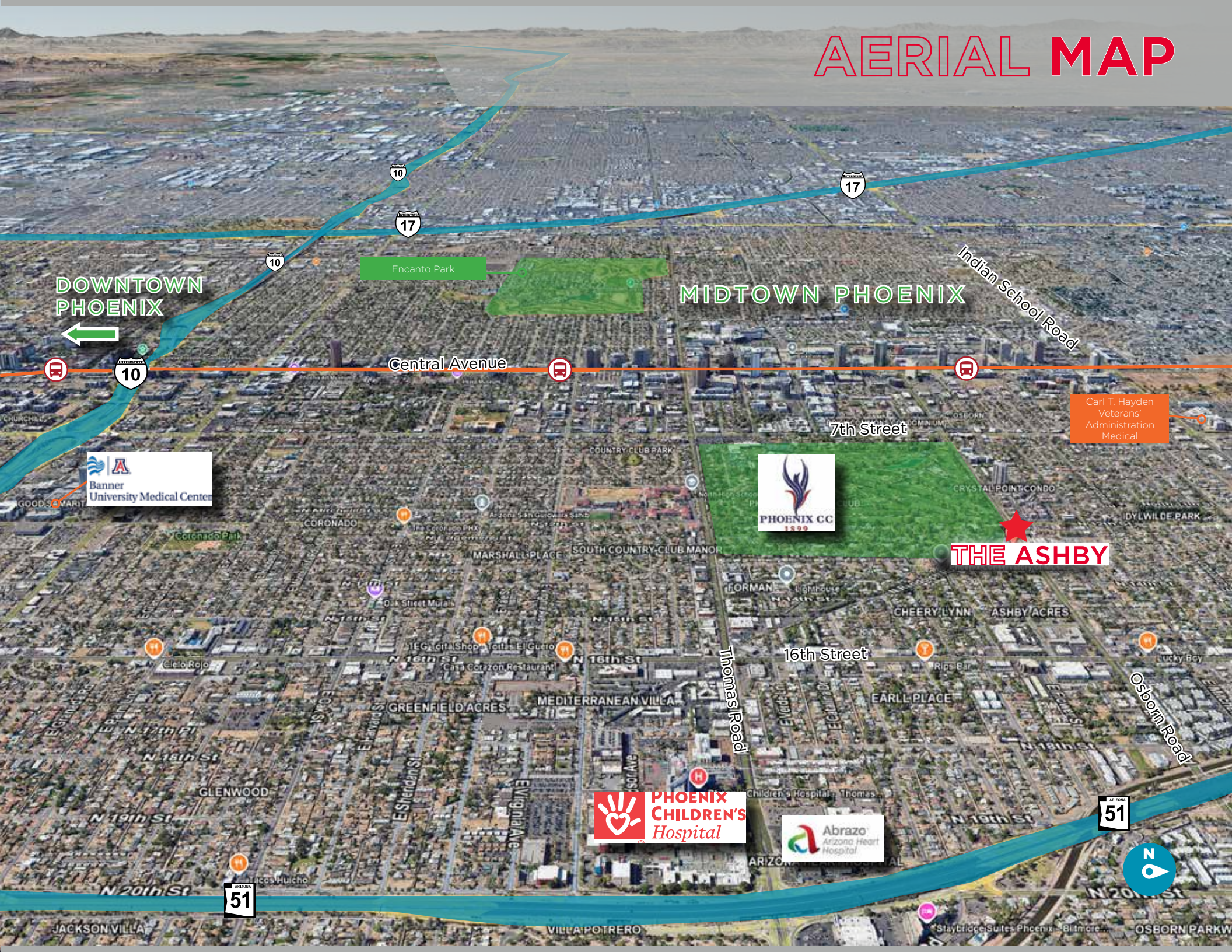
★
THE ASHBY

Osborn Road

El Mitchell Dr



AERIAL MAP



DOWNTOWN PHOENIX

MIDTOWN PHOENIX

THE ASHBY

Central Avenue

7th Street

16th Street

PHOENIX CHILDREN'S Hospital

Abrazo Arizona Heart Hospital

Banner University Medical Center

PHOENIX CC 1899

Carl T. Hayden Veterans' Administration Medical

ARIZONA 51

ARIZONA 51

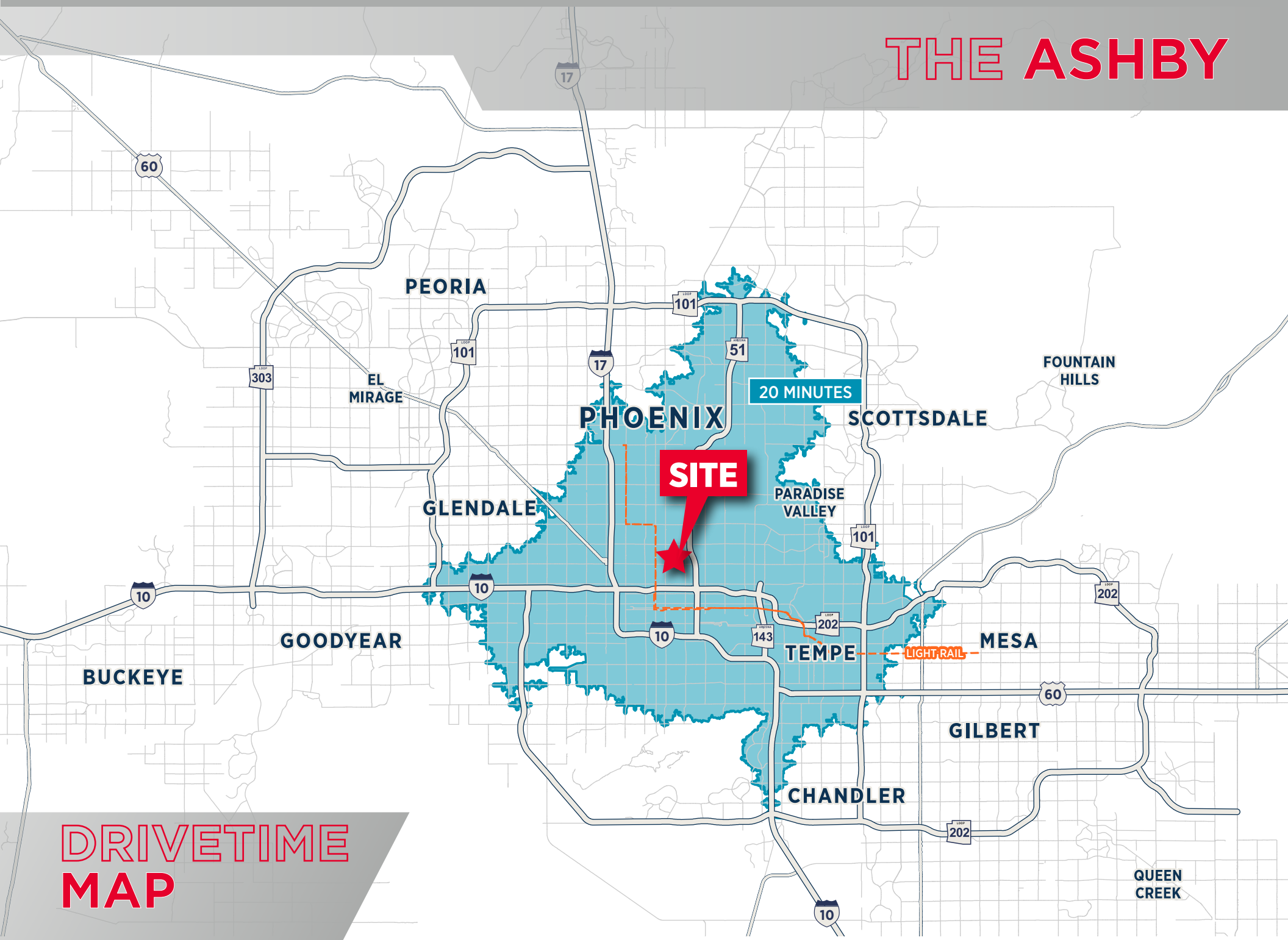


JACKSON VILLA

VILLA POTRERO

OSBORN PARK

THE ASHBY



**DRIVETIME
MAP**

Demographics



	1 Mile	3 Miles	5 Miles
2024 Population	20,252	178,270	388,010
2029 Population	20,736	191,427	404,635



	1 Mile	3 Miles	5 Miles
2024 Households	9,347	84,690	161,361
2029 Households	9,778	94,242	173,345



	1 Mile	3 Miles	5 Miles
2024 Home Value	\$498,383	\$521,239	\$515,606
2029 Home Value	\$624,559	\$624,783	\$625,612



	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$67,038	\$69,768	\$68,857
2029 Median Household Income	\$78,210	\$82,981	\$82,873



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**For more information,
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