

# 802

W JEFFERSON ST  
PHOENIX, AZ 85007



Located near  
downtown  
Phoenix in a  
sprawling infill  
development area

## Freestanding Flex/Kitchen Building for Lease

- **Building B:** 9,034 SF Industrial / \$10 NNN

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 12/04/18

Brandon Koplin  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRIFAC International

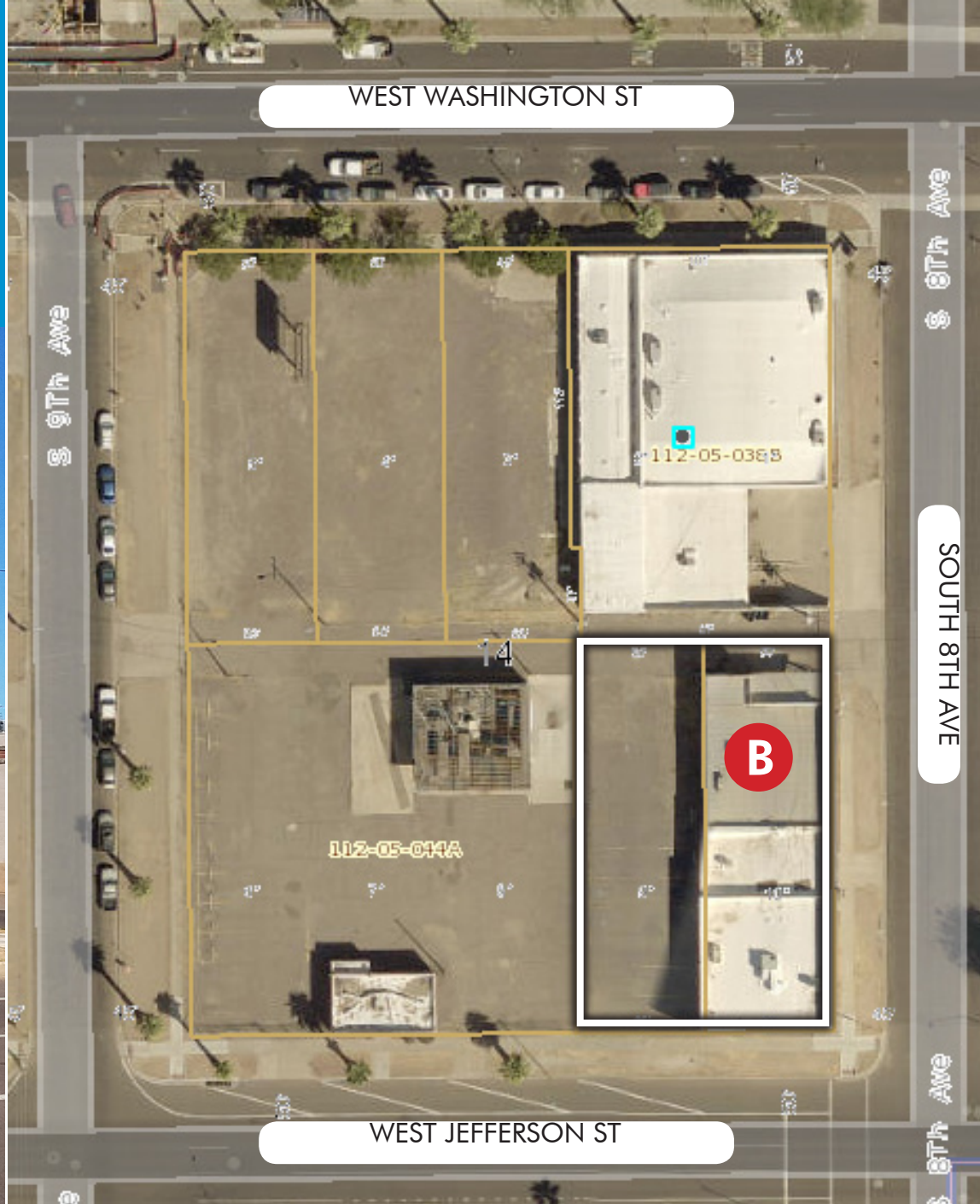
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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# BLDG B

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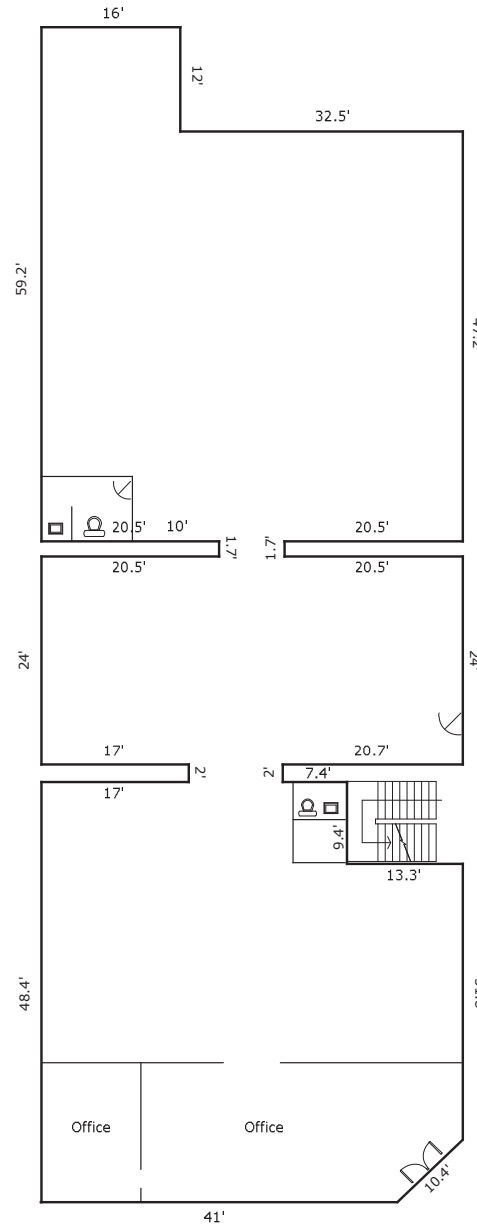
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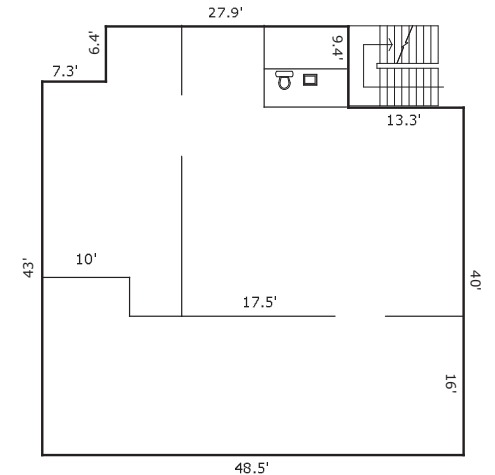
9,034 SF  
\$10/NNN



Main Level

## FEATURES:

- ±9,034 SF
- Divisible to ±2,500 SF
- Lease Rate: \$10 NNN
- Hood & Grease Trap Included
- Adjacent To The Foundry Co-Work Suites
- Restaurant / Kitchen / Catering / Retail Uses Welcome



Upper Level

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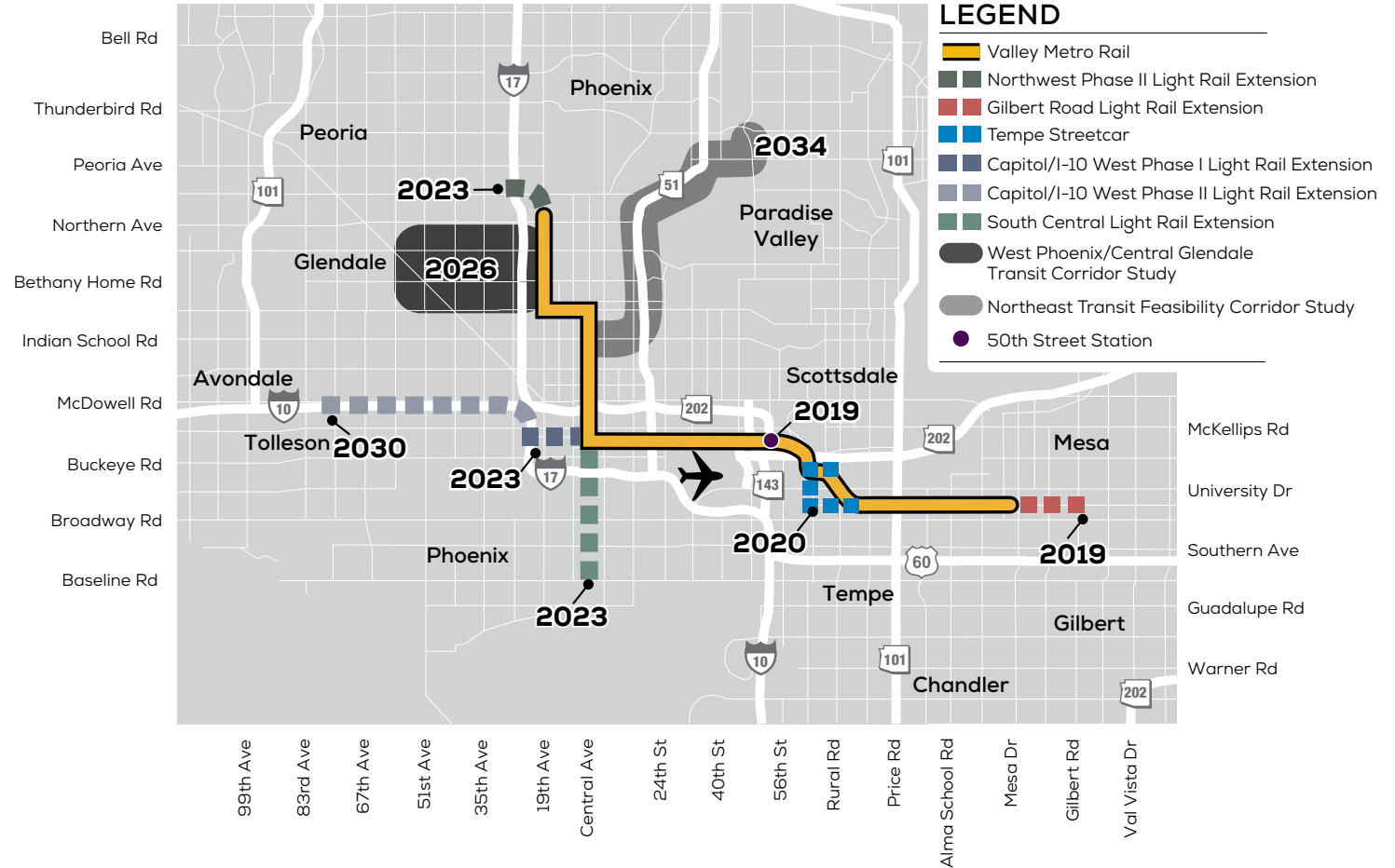
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Phoenix light rail

## Future Light Rail/High-Capacity Transit Corridors

The Regional Transportation Plan identifies seven future high-capacity transit corridors. Valley Metro Rail determines the specific transit route and mode that will best serve the corridor using local, regional and federal funds.



- Capitol/I-10 West Phase I:** A 1.5-mile extension west from downtown Phoenix to the state capitol area. Scheduled to open in 2023.
- Capitol/I-10 West Phase II:** A 9.5-mile extension from the state capitol area along I-10 West to 79th Avenue. Scheduled to open in 2030.
- Gilbert Road Light Rail Extension:** A 1.9-mile extension running east from Mesa Drive on Main Street to Gilbert Road. Scheduled to open in 2019.

- Tempe Streetcar:** A 3-mile streetcar project running in the Mill Avenue corridor and along Rio Salado Parkway and Apache Boulevard. Scheduled to open in 2020.
- South Central Light Rail Extension:** A 5-mile extension running south from downtown Phoenix to Baseline Road. Scheduled to open in 2023.
- Northwest Light Rail Extension Phase II:** A 1.7-mile extension from 19th Avenue and Dunlap, across I-17 to Metrocenter Mall. Scheduled to open in 2023.

- West Phoenix/Central Glendale Transit Corridor Study:** A 5-mile project running northwest into downtown Glendale. Scheduled to open in 2026.
- Northeast Transit Feasibility Corridor Study:** A 12-mile project running northeast towards Paradise Valley Mall. Scheduled to open in 2034. Transit mode and route to be determined.

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## Nearby Amenities

- 1 Phoenix Police Dept
- 2 Comerica Theatre
- 3 United States District Court
- 4 Arizona Science Center
- 5 Maricopa County Assessor
- 6 Fells Fargo Bank
- 7 Talking Stick Area
- 8 Phoenix Convention Center
- 9 Chase Field
- 10 Bitter & Twisted Cocktail Parlour
- 11 Squid Ink Sushi Bar
- 12 Crazy Jim's
- 13 Starbucks, CVS, Chipotle, Five Guys, Jimmy John's

— Future Light Rail

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