

FOR LEASE | 819 N. 7th Ave

Office/Retail in Downtown Phoenix

S/Southeast Corner of 7th Avenue & Roosevelt Street

PROPERTY HIGHLIGHTS

- Suite 819: ±29,847 SF | \$10.00 NNN
(11,832 SF Mezzanine, 18,014 SF Floor Plate)
- Suite 823: ±8,246 SF | \$10.00 NNN
- Excellent retail frontage
- Built-to-suit
- Generous T.I. allowance for qualified tenants & terms
- 1- 10'x12' grade level
- 1- 10'x12' dock high truckwell
- 400 amps, 3 phase, 277/480v
- 100% sprinklered
- 20' clear height & 10' mezzanine
- Gas heat
- Insulated roof
- 4/1,000 SF parking ratio



Illustrative Rendering

Brandon Koplin
D: 480.214.1103
M: 602.373.4717
bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPAC 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

For retail inquiries, please contact:

Zachary Pace
602.734.7212
zpace@pcaemail.com

Courtney Auther
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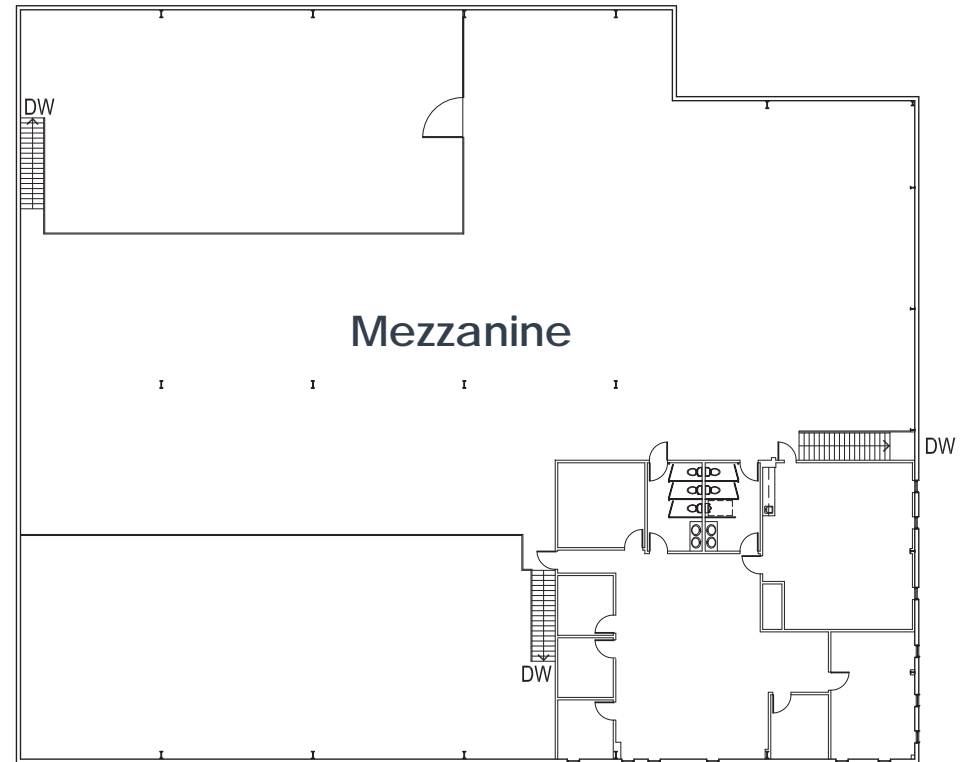
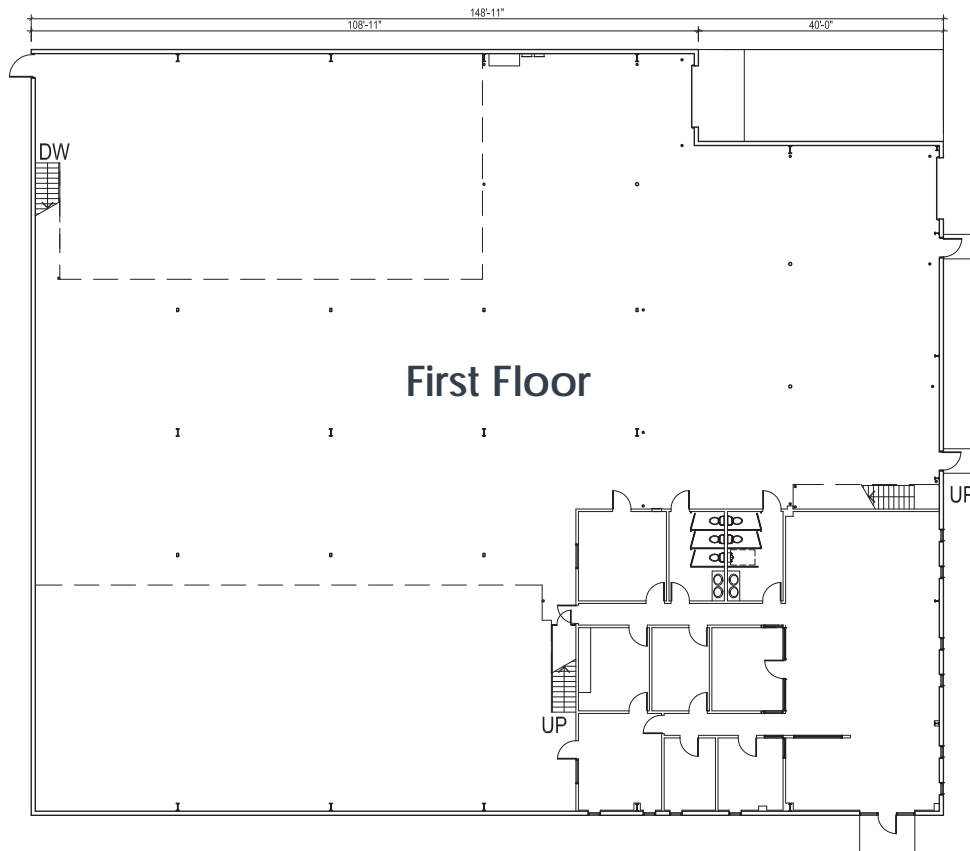
PHOENIX COMMERCIAL ADVISORS
COMMERCIAL REAL ESTATE SERVICES

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