



**REMODELED LOBBY  
AND INTERIOR CORE**



**Property Highlights**

- Four-story, ±46,345 SF multi-tenant office complex
- ±4,668 RSF available
- Rental Rate: \$18.50-\$19.50/SF, FS
- Tenant Improvements: Negotiable
- Parking: 5.00/1,000 SF Reserved at \$30.00/space/month

**Amenities**

- Spec Suite Available
- Abundant covered parking
- Prominent frontage along 7th Street
- Conveniently located with access to freeway and Camelback Corridor
- In the heart of the prized 7th Street Corridor, one of the most explosive and dynamic urban infill trade areas in Central Phoenix

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### Available Suites

- Suite 200: ±1,596 RSF \$18.50/RSF
- Suite 303: ±2,422 RSF \$19.50/RSF
- Suite 410: ±650 RSF \$19.50/RSF



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