

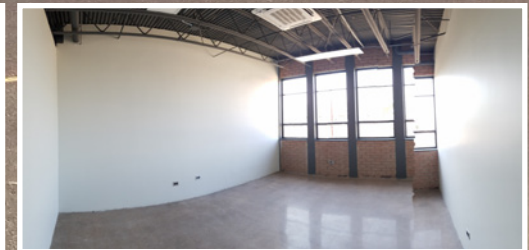
1614 W. Roosevelt St | Phoenix, AZ 85007

Single or Multiple Office Creative Suites for Lease



★ARMORY★

A community of creative studio offices



Details:

- Suites Range from ±197 to ±2,392
- 2018 Remodel
- Included: Electricity, COX WiFi & Common Area Including Lounge, Conference Room, New Individual HVAC Control, & Short Term Leases
- Included Parking on Site
- Polished Concrete Floors
- Open Ceilings
- LED Lights
- Common Wash Basin

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CMR FAC International

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SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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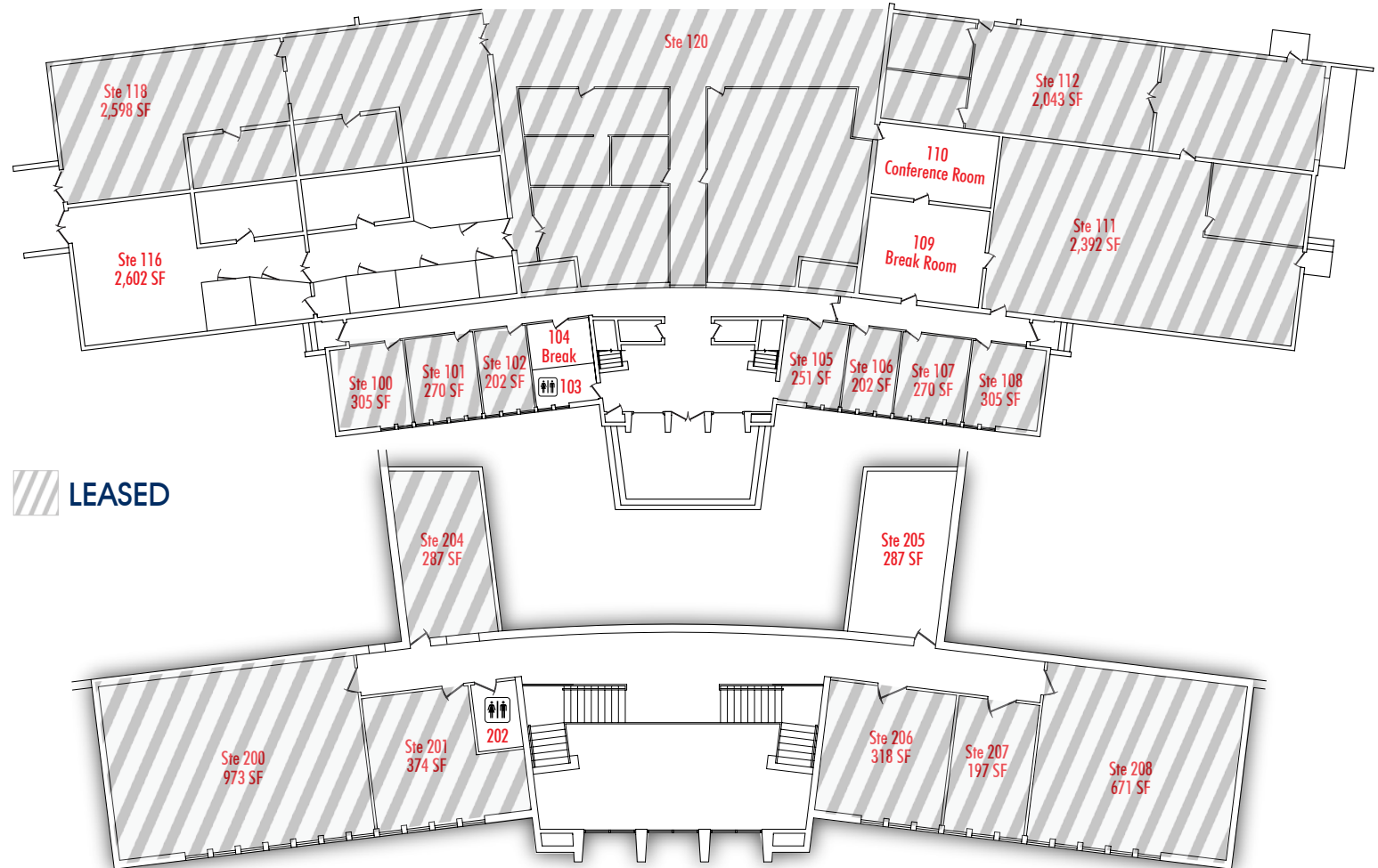
A community of creative studio offices

AVAILABILITIES

All office spaces include wi-fi and electric service in lease!

Building A

Suite 100	Leased
±305 SF	
Suite 101	Leased
±270 SF	
Suite 102	Leased
±202 SF	
Suite 105	Leased
±251 SF	
Suite 106	Leased
±202 SF	
Suite 107	Leased
±270 SF	
Suite 108	Leased
±305 SF	
Suite 111	Leased
±2,392 SF	
Suite 112	Leased
±2,043 SF	
Suite 116	\$2,008 MG
±2,602 SF	
Suite 118	Leased
±2,598 SF	
Suite 200	Leased
±973 SF	
Suite 204	Leased
±287 SF	
Suite 205	\$400 F/S
±287 SF	
Suite 206	Leased
±318 SF	
Suite 207	Leased
±197 SF	
Suite 208	Leased
±671 SF	



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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 10 26 18

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Single Office Creative Suites for Lease

The downtown Phoenix market is booming with development activity along the Lightrail Corridor and in the Downtown Core and along the Grand Ave Corridor. Development activity has been spurred by the addition of the ASU College Campus and \$8.2 billion in light rail improvements. Over 1,500 residential units are planned or under development in the downtown area currently. Total estimated population in 2014 was 16,961 (a 7% increase over 2010 Census) and is projected to increase by 8% by 2020. Medial age is 32 with an Average Household Income of \$34, 539. As of 2012 total primary jobs in the downtown corridor totaled 93,083 with more than half earning over \$3,300 a month.



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