

FOR LEASE

WELLINGTON COURT

4201 N. 16TH STREET | PHOENIX, AZ 85016
N/NEC 16TH STREET & INDIAN SCHOOL ROAD



667 SF - 4,332 SF OFFICE SPACES FOR LEASE



FEATURES:

- Recently updated Public Areas
- 1 Mile from SR-51
- Built Out Suites Immediately Available
- Covered parking available for future tenants
- 4:1,000 Parking Ratio
- Monument Signage Available

DEMOS:

2020	1 Mile	3 Mile	5 Mile
Population	26,374	183,145	410,178
Avg HH Income	\$59,636	\$78,612	\$77,236

Traffic Counts:	Street	Cross Street	VPD
	N 16th St	E Indian School Rd	24,269
	E Indian School Rd	N 16th St	47,334



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ZELL COMMERCIAL REAL ESTATE SERVICES INC.



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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

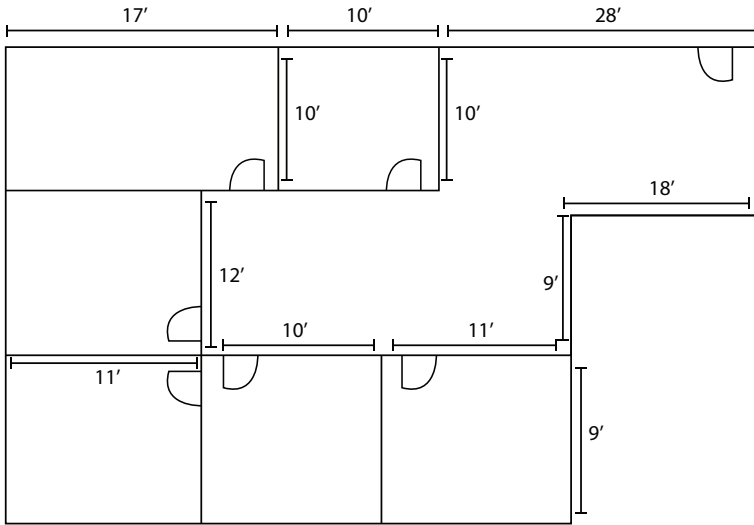
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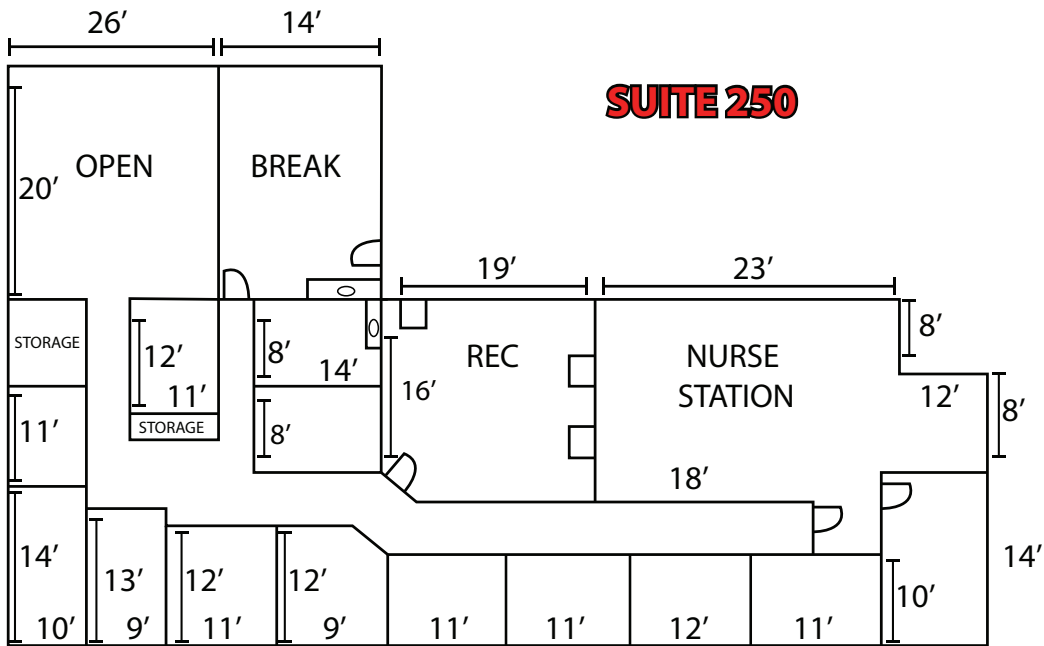
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SUITE 130



Office	Space	SF
130	AVAILABLE	1,600
180	AVAILABLE	667
250	AVAILABLE	4,332
205-207	AVAILABLE	2,232

SUITE 250



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