



**AVISON  
YOUNG**

**OFFICE FOR SALE OR LEASE IN MIDTOWN**

3118

N. 7TH AVENUE  
Phoenix, AZ 85013

Partnership. Performance.

## 3118 N. 7th Avenue

Fully updated, renovated, and modern stand-alone professional building for Sale or Lease. Offering high-profile visibility along 7th Avenue, this property is ideally situated in the heart of Uptown/Central Phoenix between Osborn and Thomas, in close proximity to St. Joseph's Medical Center and minutes to numerous restaurant and retail amenities. Professionally renovated in 2015, the property features brand new mechanical, electrical and plumbing throughout, large/open collaborative space with an expansive kitchen/breakroom, private offices conference room, shower, shop with ventilation system, shipping/receiving room, and an intricate hi-tech security/monitoring system.



**Bret Isbell**

Senior Vice President

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# For Sale or Lease

3118 N. 7th Avenue



## OFFERING SUMMARY

Availability:	5,672 SF
Purchase Price:	Negotiable
Lease Rate:	\$19.50/SF Modified Gross (Includes CAMs/ property taxes but not utilities/ janitorial)
Parking:	Ample

## PROPERTY OVERVIEW

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# For Sale

3118 N. 7th Avenue



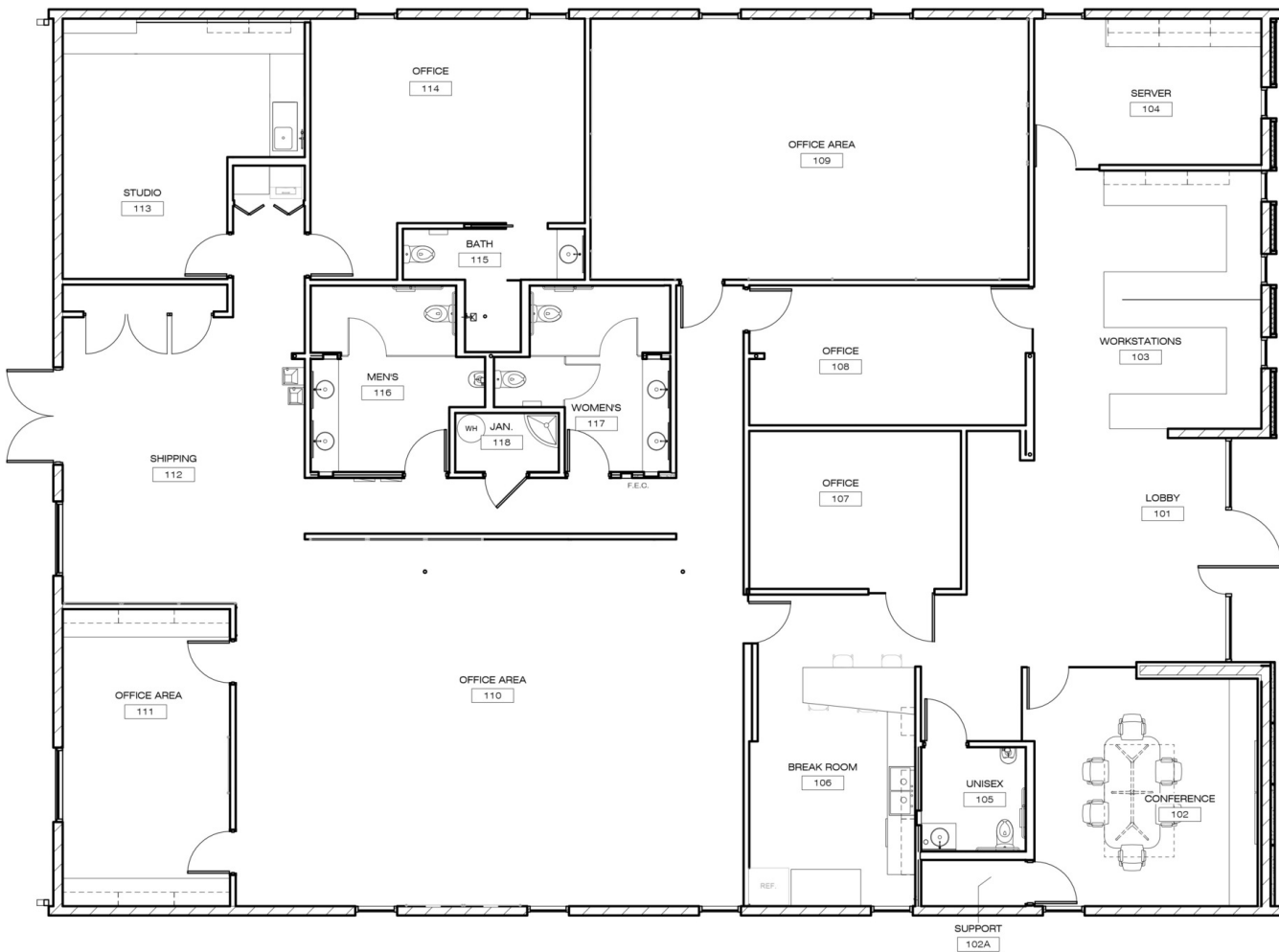
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# For Sale

## 3118 N. 7th Avenue



FLOOR PLAN | 3118 N. 7TH AVE.



3118 N. 7TH AVE - 5,672 SF

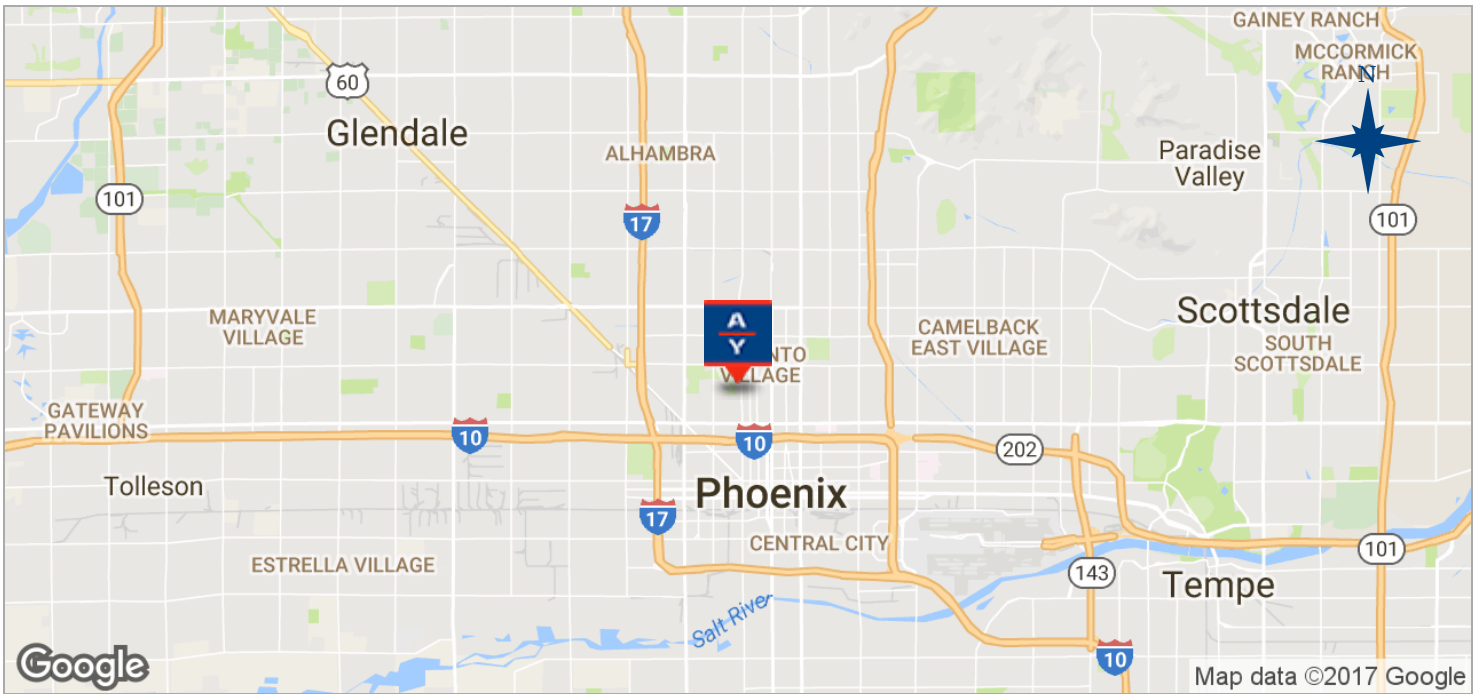
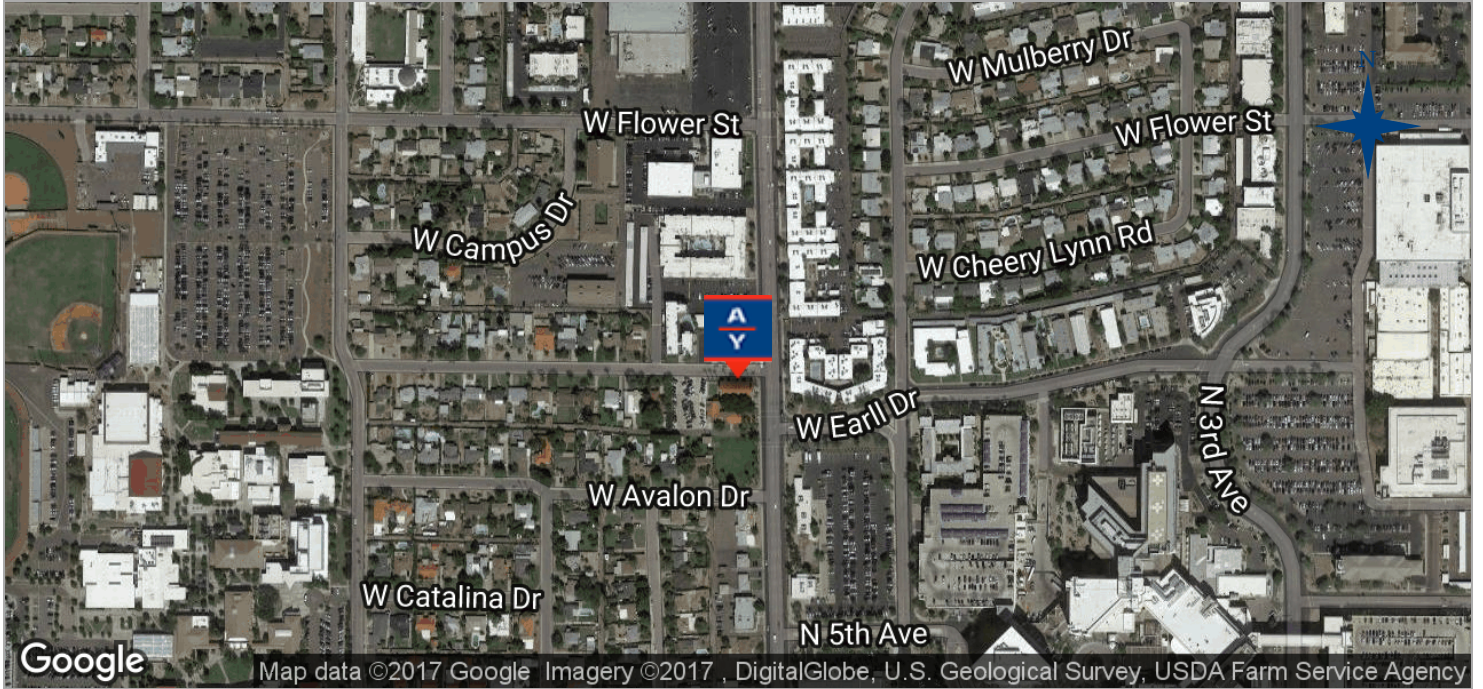


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