

VALLEY *Commerce* CENTER

4745 & 4747 N 7TH STREET
PHOENIX, ARIZONA





VALLEY *Commerce* CENTER

is a high-quality office property with two 4-story office buildings totaling 217,434 SF. The steel-frame superstructure has extensive window lines, on-site fitness and conference facilities, and state-of-the-art outdoor collaborative space on par with Phoenix's finest office properties.



Powerful DIFFERENTIATOR

Taking advantage of workplace trends towards wellness and non-traditional work environments, the courtyard space between the two buildings provides a variety of seating areas, abundant shade, a bocce ball court, and two water features. This outdoor space is a powerful differentiator, as no competitive property offers the quality outdoor collaborative experience.





Nearly \$6.1 million invested into Valley Commerce Center, with recent capital improvements including:

- Renovation of the outdoor collaborative space featuring community seating areas, shade sails, fountains and artificial grass
- Updated landscaping
- On-site fitness center
- Parking canopies
- Elevator upgrades
- Wayfinding
- Significant tenant improvements and spec suites
- Cosmetic upgrades to the corridors and restrooms

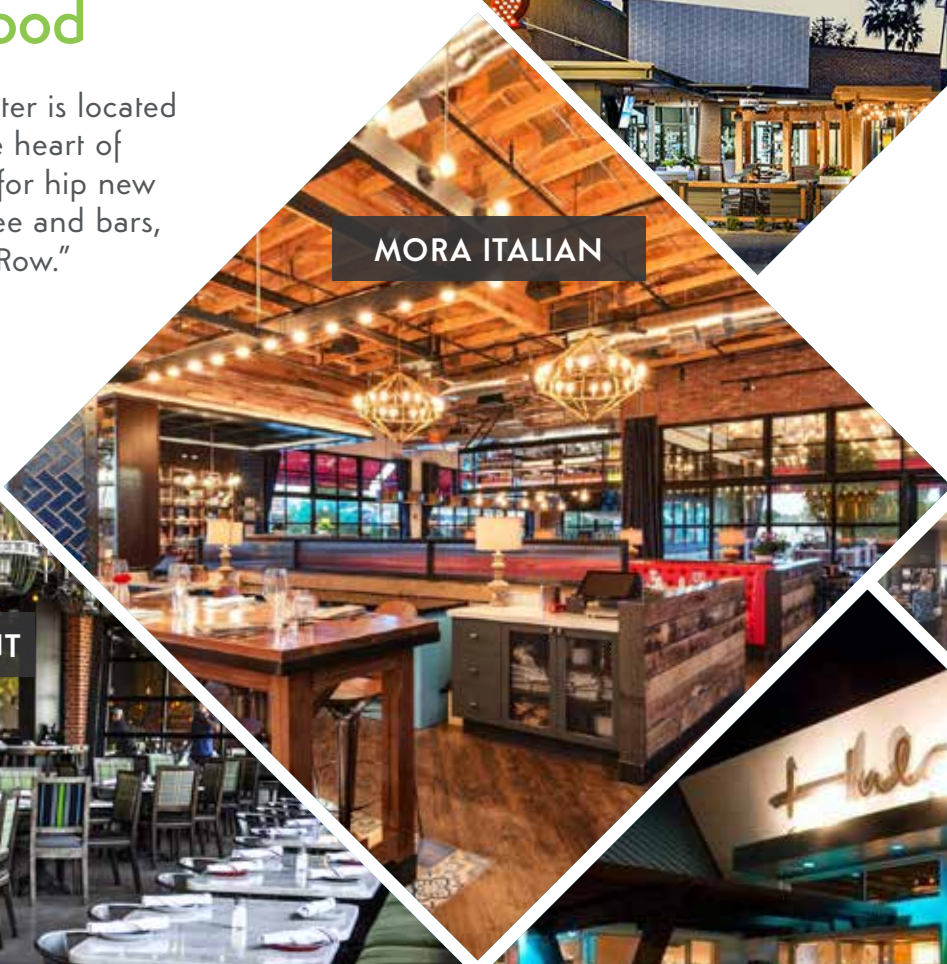


Desirable Neighborhood

Valley Commerce Center is located along 7th Street, in the heart of Phoenix's hottest area for hip new restaurants, retail, coffee and bars, known as "Restaurant Row."




LOU MALNATI'S




MORA ITALIAN



STARBUCKS



CULINARY DROPOUT




HULA'S MODERN TIKI

GET *Noticed*

With major street exposure on one of Metro Phoenix's hottest locations, Valley Commerce Center is adjacent to a new luxury Class A apartment complex – Alta Camelback and an on-site Starbucks. This location provides exceptional access for an infill property with six points of ingress/egress to three signalized intersections, including a direct link to the 51 freeway one mile east.


- Over 500 feet of frontage on 7th Street, with 32,216 vehicles per day
- One mile from Uptown Plaza at the intersection recently ranked the #1 hottest in Phoenix




ST. FRANCIS



JOYRIDE TACO SHACK



SHAKE SHACK



FLOWER CHILD



HUSS BREWING



For more information, please contact:

DAVE CARDER

+1 602 224 4436
dave.carder@cushwake.com

SCOTT BOARDMAN

+1 602 224 4446
scott.boardman@cushwake.com



2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016

main +1 602 954 9000
fax +1 602 253 0528

VALLEY Commerce CENTER

4745 & 4747 N 7TH STREET
PHOENIX, ARIZONA

RENTABLE AREA

217,434 SF

North Building

4747 N 7th St - ±106,386 SF

South Building

4745 N 7th St - ±115,804 SF

PARKING

3.5/1,000, covered parking available

RENTAL RATES

\$24.00 Full Service

FEATURES

Renovated courtyard with modern water features, outside seating with shade structures, and bocce ball court

On-site Tenant Amenity Area, Fitness Center, and Conference Facility

On-site property management

AVAILABLE SPACE

North Building - 4747 N 7th St

- Suite 140 - 783 RSF*
- Suite 145 - 2,313 RSF*
- Suite 150 - 6,761 RSF*
- Suite 170 - 1,627 RSF*
- Suite 200 - 13,171 RSF
- Suite 210 - 4,924 RSF
- Suite 230 - 1,247 RSF
- Suite 240 - 4,785 RSF
- Suite 416 - 947 RSF
- Suite 418 - 2,643 RSF
- Suite 422 - 1,907 RSF

*Contiguous 11,484 RSF

South Building - 4745 N 7th St

- Suite 102 - 1,684 RSF*
- Suite 103 - 1,181 RSF*
- Suite 145-170 - 13,605 RSF
- Suite 220 - 1,940 RSF
- Suite 240 - 3,242 RSF
- Suite 300 - 10,086 RSF
- Suite 320 - 5,127 RSF
- Suite 350 - 5,243 RSF
- Suite 400 - 5,371 RSF (Available 04/01/2021)

*Contiguous 2,865 RSF

For more information, please contact: _____

DAVE CARDER

+1 602 224 4436

dave.carder@cushwake.com

SCOTT BOARDMAN

+1 602 224 4446

scott.boardman@cushwake.com

2555 East Camelback Road, Suite 400
Phoenix, Arizona 85016

+1 602 954 9000 | cushmanwakefield.com

