

CAMELBACK CORRIDOR
TRUE MID-CENTURY MODERN
OFFICE BUILDING SPACE FOR LEASE



5045 NORTH 12TH STREET
PHOENIX, AZ



PROPERTY INFORMATION



BUILDING AREA:
±28,564 SF



AVAILABILITY
±11,259 SF



PARKING:
86 SPACES



ZONING:
C-2; CITY OF PHOENIX



FREEWAY ACCESS POINTS:
SR-51, COLTER AVE,
HIGHLAND AVE



LEASE RATE:
\$18.50 PSF





THIS TWO-STORY BUILDING WAS BUILT IN
1964 WITH AN ATTRACTIVE MID-CENTURY
CONTEMPORARY DESIGN.

5045 NORTH 12TH STREET

②

LOCATION OVERVIEW

North of the northeast corner of 12th Street and Camelback Road, the building is situated adjacent to Coulter Cadillac and various other car dealerships at the intersection of Camelback Road and 12th Street. The area bounded by 7th Street, 12th Street and Camelback Road is having a healthy rebirth of retail, multifamily and office development that stretches all the way to 44th Street along Camelback Road. Older buildings and retail centers have been rehabilitated, renovated and given a much newer look. Area rents at 24th Street and Camelback Road have reached new highs with Class “A” space leasing at \$41.00 per square foot. Area office rents have been bolstered over the past few years by strong absorption, especially in the Class “A” category.



MARKET RENTS:
\$23.40 PSF



VACANCY SUBMARKET RATE:
10.8%



**6 BUS STOPS WITHIN
WALKING DISTANCE**



WALK SCORE:
61



**10 MINUTES TO
SKY HARBOR INT'L**





AREA DEMOGRAPHICS



AVERAGE HOUSEHOLD
INCOME (3 MILES):
\$74,014



AVERAGE HOME
VALUE (3 MILES):
\$305,149



RETAIL BUSINESSES
(3 MILES):
930



OFFICE BUSINESSES
(3 MILES):
13,578

THE AREA BOUNDED BY 7TH STREET, 12TH STREET AND CAMELBACK ROAD IS HAVING A HEALTHY REBIRTH . . . THAT STRETCHES ALL THE WAY TO 44TH STREET ALONG CAMELBACK ROAD.



MUMMY
MOUNTAIN

ARIZONA BILTMORE
HOTEL & RESORT

BILTMORE
FASHION
SQUARE

CAMELBACK
MOUNTAIN

51

5045 NORTH
12TH STREET

12TH STREET

AMENITIES
WITHIN 8 MILES



PROPERTY
PHOTOGRAPHS

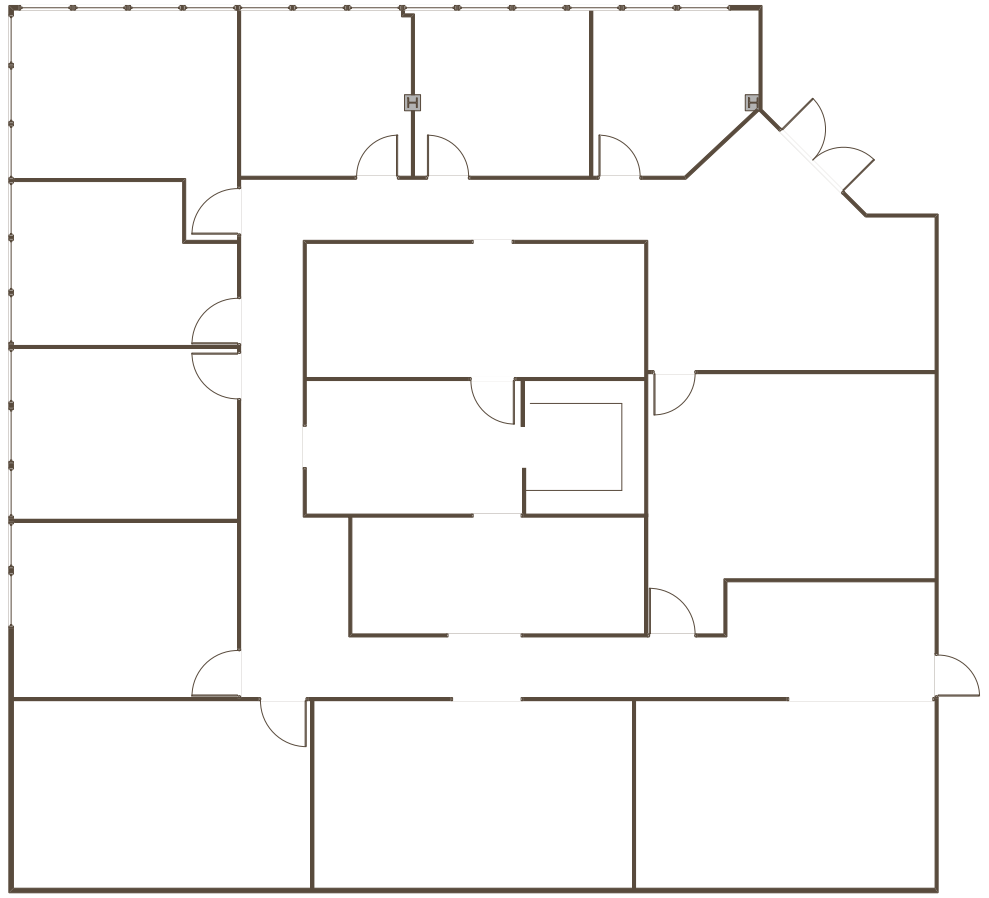
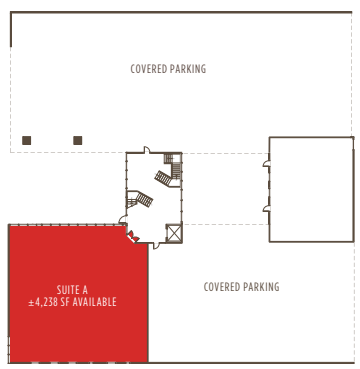




PROPERTY FLOOR PLANS



AVAILABILITY
SUITE A > ±4,238 SF



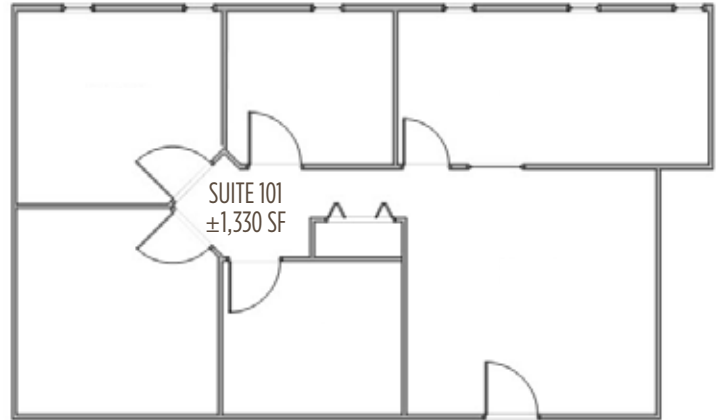


SECOND FLOOR



AVAILABILITY

SUITE 101 > ±1,330 SF



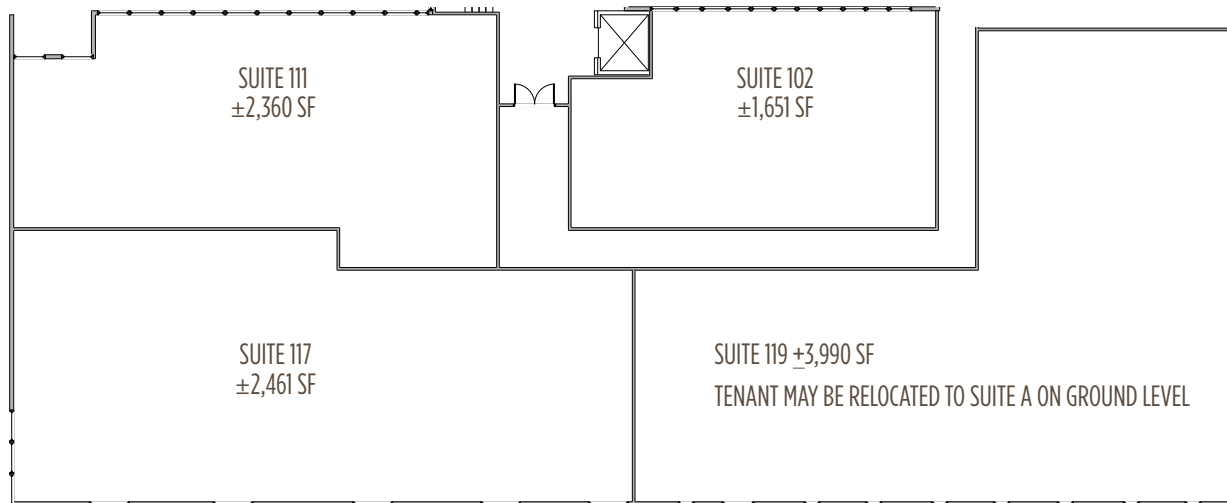
SUITE 111 > ±2,360 SF

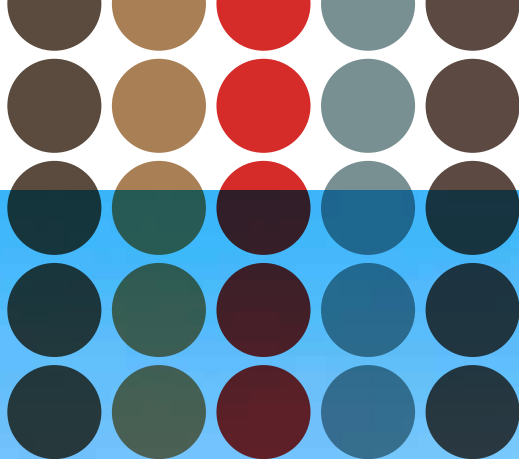
SUITE 117 > ±2,461 SF

SUITE 102 > ±1,651 SF

SUITE 119 > ±3,990 SF

TOTAL CONTIGUOUS ±10,462 SF AVAILABLE
FOR POTENTIAL OWNER-USER





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