



AVONDALE 107 OFFICE SPACE

SUBLEASE

855 NORTH 107TH AVENUE, BUILDING A, SUITE 110, AVONDALE, AZ 85323

PROPERTY OVERVIEW

This office space, Photocentric, is approximately 5,094 square feet and located within an industrial park. Key features include frontage on 107th Avenue, immediate access to the I-10 Freeway, flexible lease terms, customizable tenant improvements, and negotiable pricing. The location provides excellent accessibility, with an approximate 5-minute drive to restaurants, retail, and services along 107th Avenue and McDowell Road, and about a 25-minute drive to Phoenix Sky Harbor International Airport. This suite presents a mid-sized, adaptable office opportunity ideal for businesses seeking both convenience and workspace customization.



PROPERTY SUMMARY



Available SF **±5,094 sqft**

Availability **Immediate**

Lease Rate **Negotiable**

Type **Office**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Frontage on 107th Avenue
- Immediate access off the I-10 Freeway
- Flexible Lease Term
- Flexible Tenant Improvements
- Pricing Negotiable



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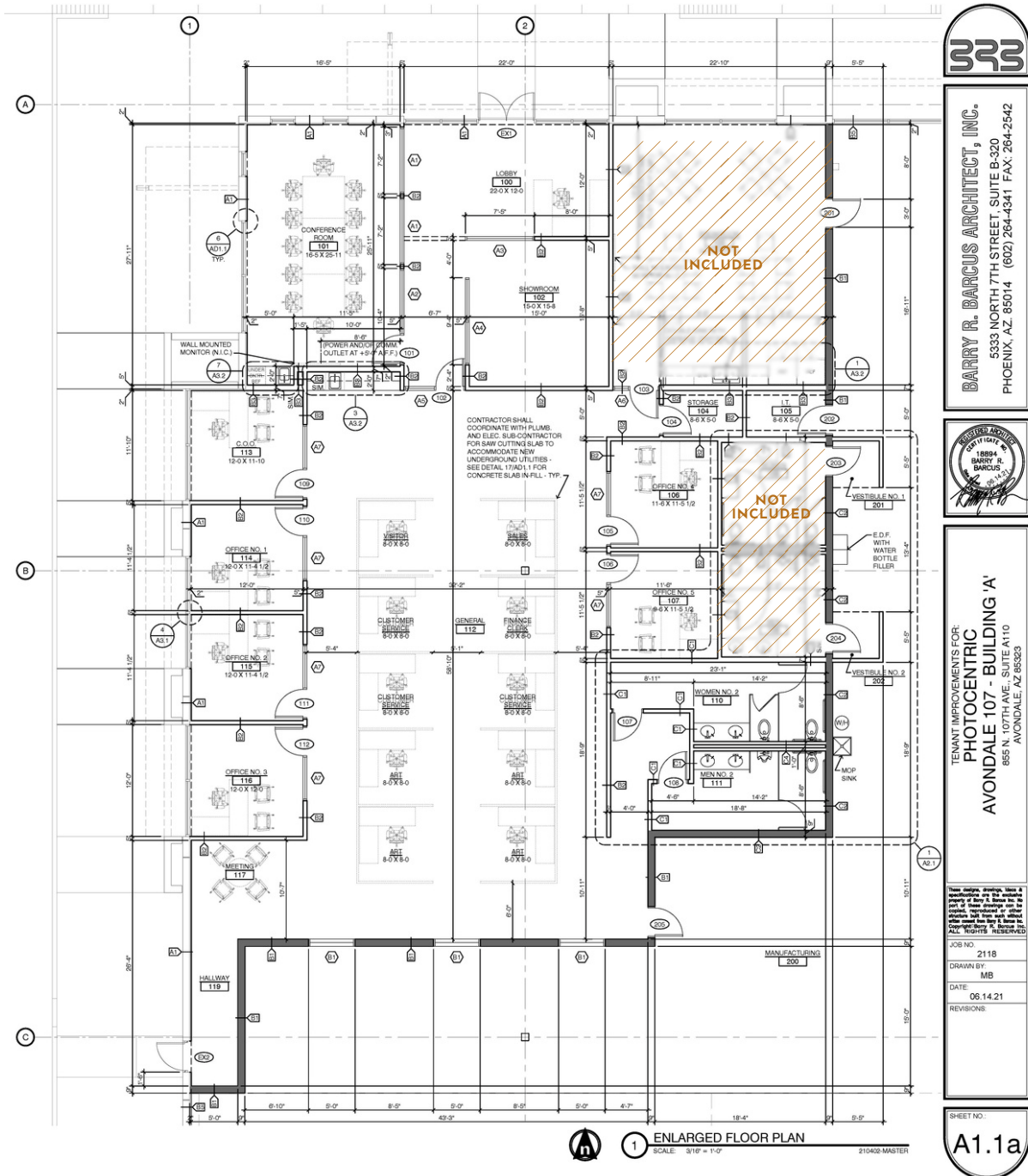


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700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

BUILDING A



AVONDALE 107



AVONDALE 107



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AVONDALE 107



AERIAL MAP



MCDOWELL RD

107TH AVE

THE ROOM
ESCAPE ROOM

GATEWAY
SHOPPING
CENTER

COSTCO

HARKINS THEATRE

JIMMY
JOHNS

RAISING CANE
CHICKEN

PORTILLOS

CHICK
FIL A

FIRST
WATCH

LEO'S
TACOS &
BURRITOS

HOBBY
LOBBY

BEST
BUY



= SITE



= ENTERTAINMENT



= DINING



= RETAIL/GROCERY



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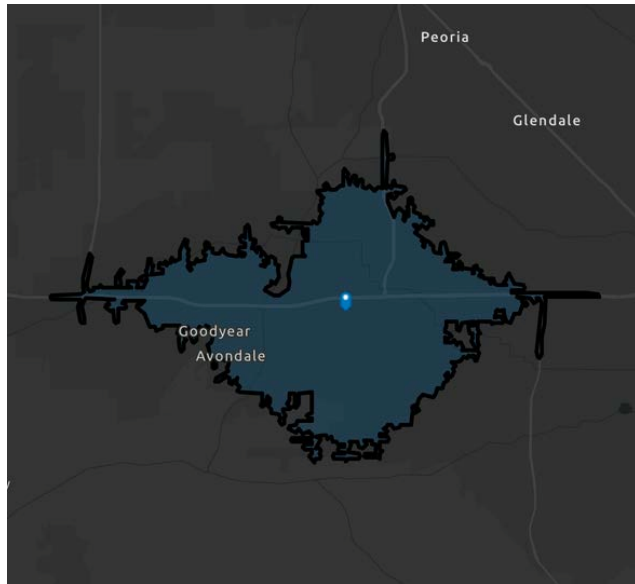
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DEMOGRAPHICS

DRIVE TIME OF 10 MINUTES



KEY FACTS

216,031

Population

31.7

Median Age



65,014

Households

\$69,724

Median Disposable Income

INCOME



\$85,813

Median Household Income



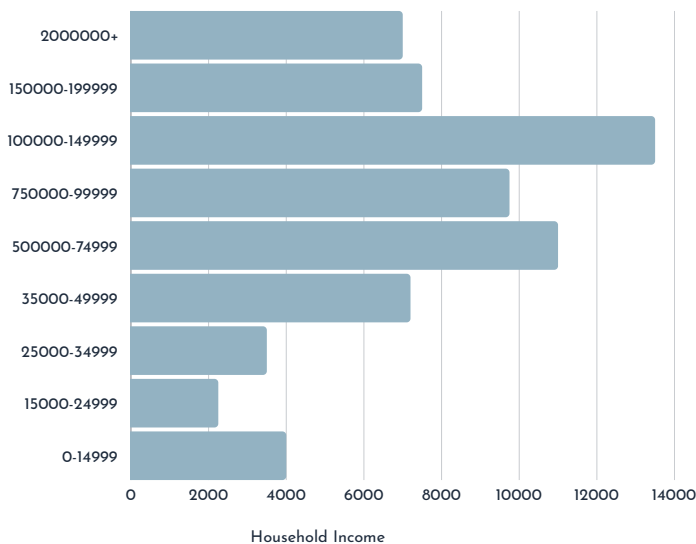
\$32,278

Per Capita Income



\$178,917

Median Net Worth



EDUCATION

16.1%

No High School Diploma



29.9%
High School Graduate



33.0%
Some College/
Associate's Degree



20.9%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

57.5%



Blue Collar

28.9%



Services

17.0%

3.9%
Unemployment Rate



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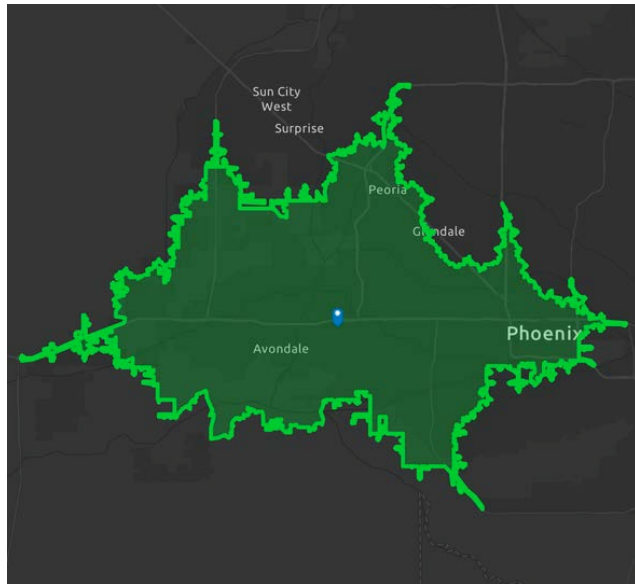
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DEMOGRAPHICS

DRIVE TIME OF 20 MINUTES



KEY FACTS

1,038,476

Population

33.2

Median Age



335,455

Households

\$64,306

Median Disposable Income

INCOME



\$79,434

Median Household Income



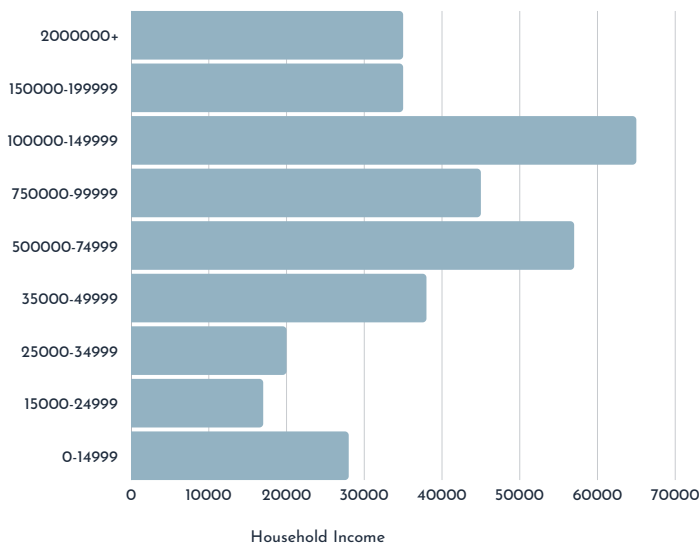
\$33,056

Per Capita Income



\$169,835

Median Net Worth



EDUCATION

17.4%

No High School Diploma



29.1%
High School Graduate



30.6%
Some College/
Associate's Degree



22.9%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

56.5%



Blue Collar

28.8%



Services

18.1%

3.9%
Unemployment Rate



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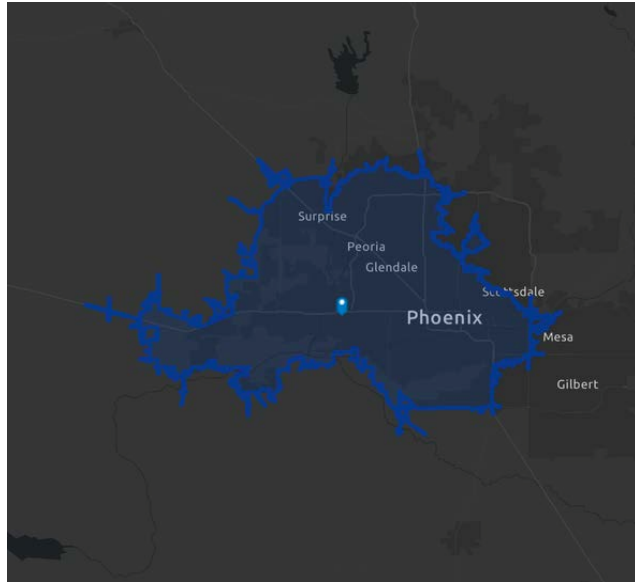
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DEMOGRAPHICS

DRIVE TIME OF 30 MINUTES



KEY FACTS

2,610,730

Population

35.7

Median Age



953,183

Households

\$66,525

Median Disposable Income

INCOME



\$81,644

Median Household Income



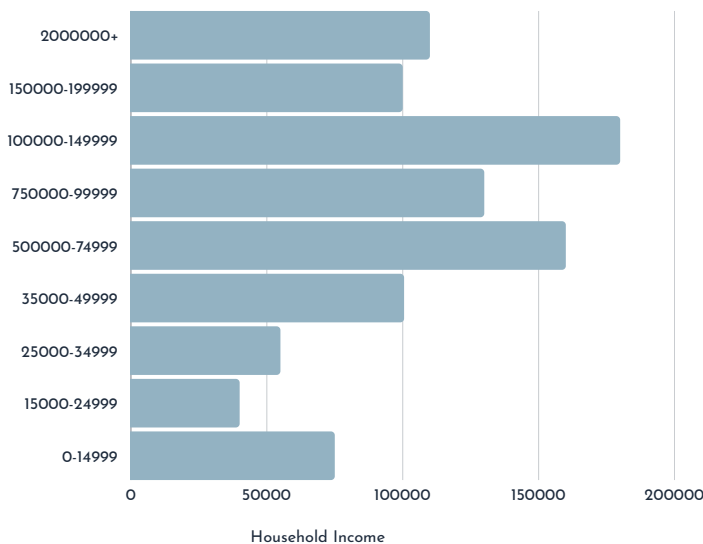
\$39,992

Per Capita Income



\$197,157

Median Net Worth



EDUCATION

12.6%

No High School Diploma



25.6%
High School Graduate



31.1%
Some College/
Associate's Degree



30.7%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

63.2%



Blue Collar

22.9%



Services

17.3%

3.8%
Unemployment Rate



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