FOR LEASE

3141 WEST CLARENDON AVENUE | PHOENIX, AZ 85017

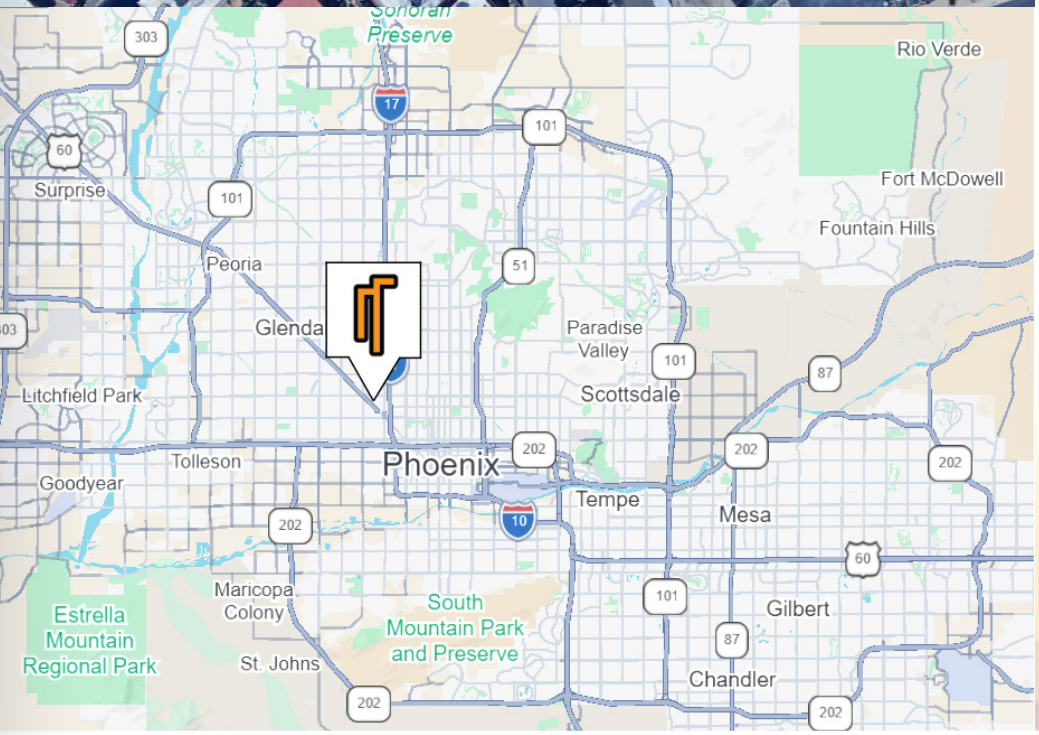


Matt Harper, CCIM
Senior Vice President
623.692.9435
matt@citywidecre.com

1645 East Missouri Avenue, Suite 230
Phoenix, Arizona 85016
602.313.1000 • citywidecre.com

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Property Type:	Office Building
Location:	3141 West Clarendon Avenue
Lease Rate:	$17.00 PSF, Modified Gross
Size:	3,000 SF
Zoning:	A-1
Primary Use:	Two-Tenant Office Building
Parcel:	108-01-149

PROPERTY **FEATURES**

- Recently Renovated
- Two-Tenant Office Building
- New Parking Lot and Striping
- Front & Rear Doors for Easy Access to Street Parking and Parking Lot
- Building Signage Available
- Close Proximity to Grand Ave & I-17
- Minutes from Downtown Phoenix
- Adjacent to Costco Business Center and Near Many Amenities

(Restaurants, Services, etc.)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,649	197,751	501,776
Average Age	27.1	28.8	31.0
Average HH Income	$71,430	$75,301	$80,713

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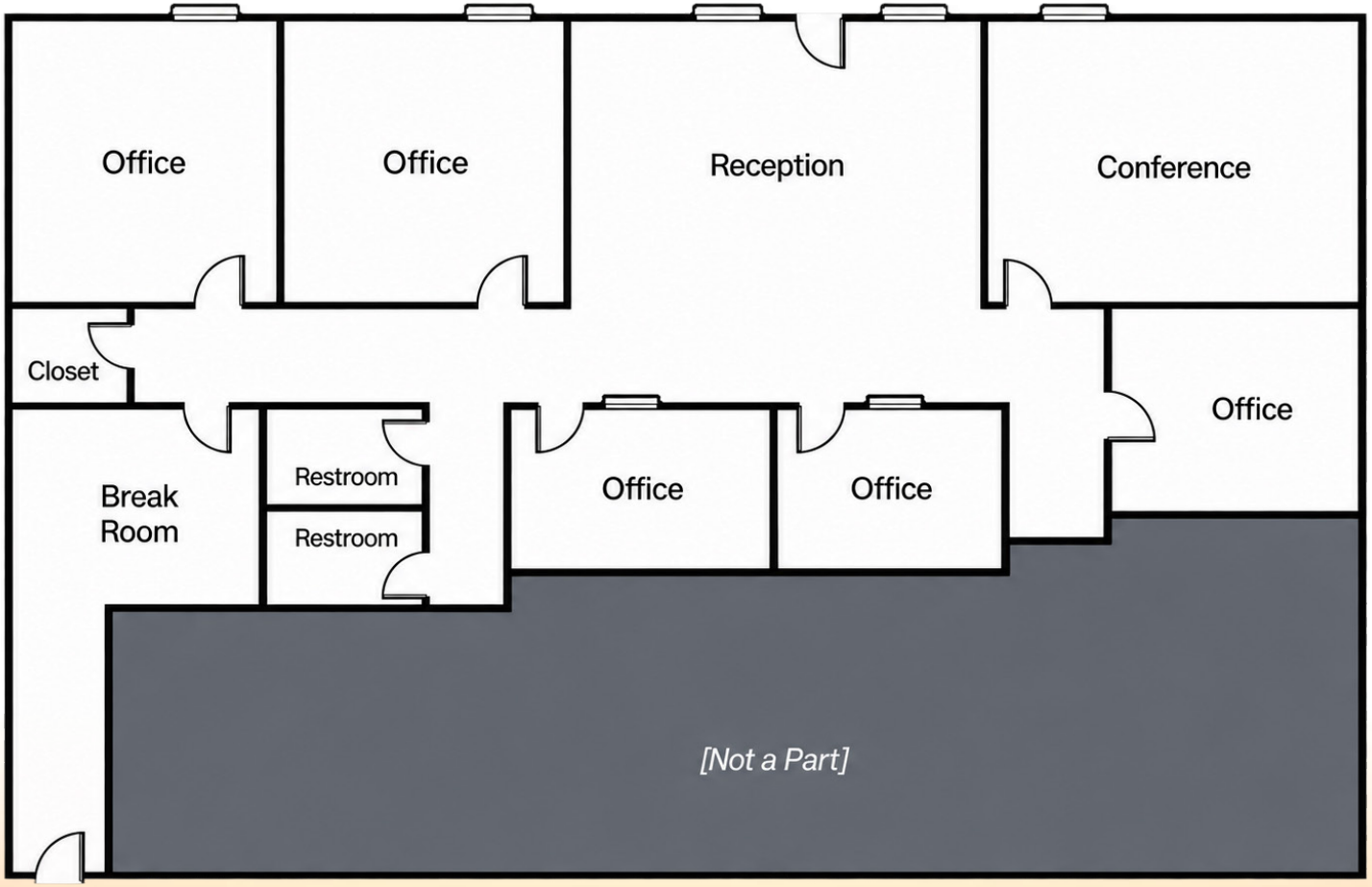


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FLOOR **PLAN**

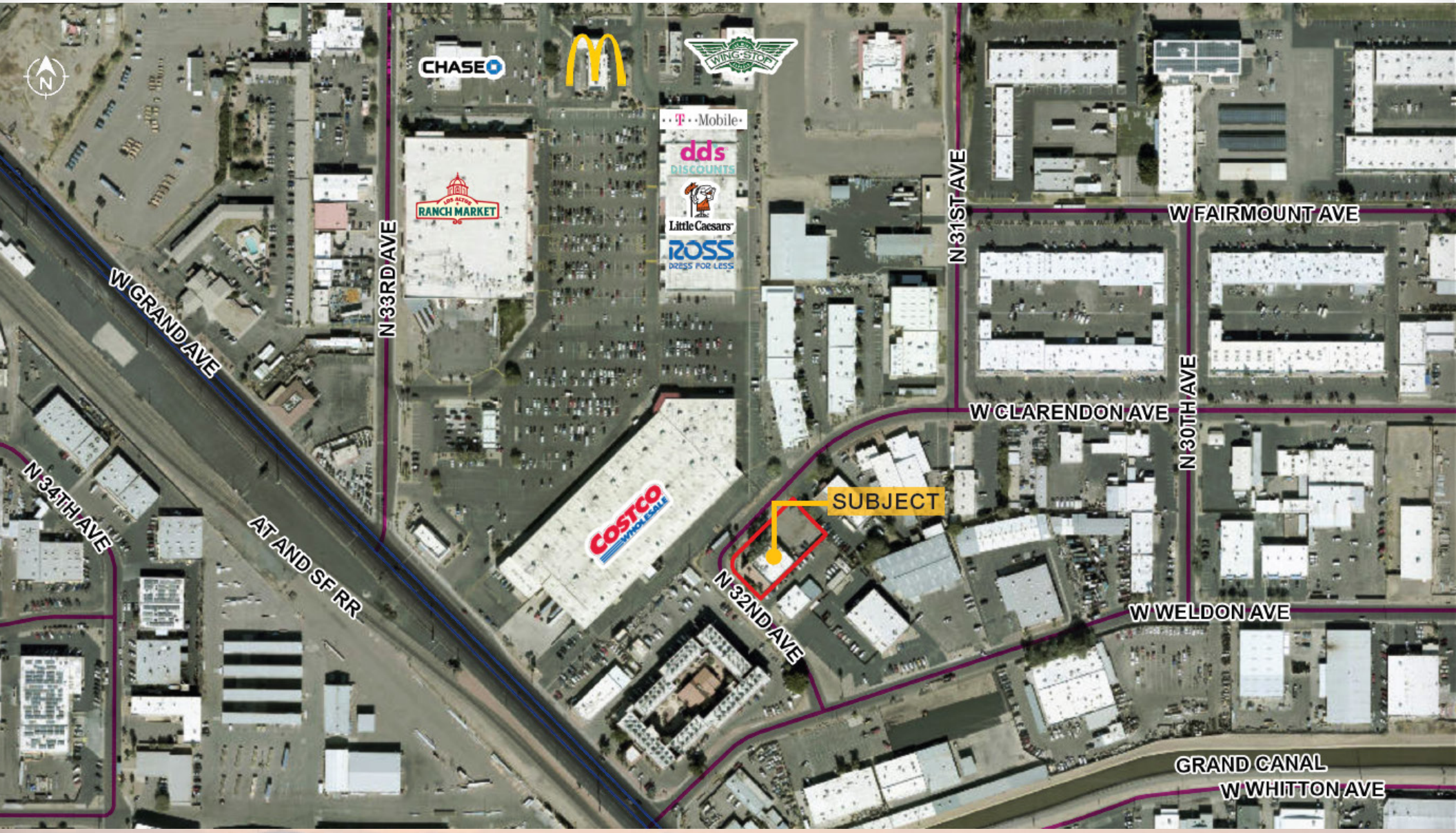


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RETAIL **MAP**



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