



KO KARINA ORDÓÑEZ
LAW OFFICE, PLLC
2642 E. THOMAS RD.

OFFICE SPACE FOR LEASE

2642 E Thomas Rd

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Phoenix, AZ 85016

PLEASE CONTACT:

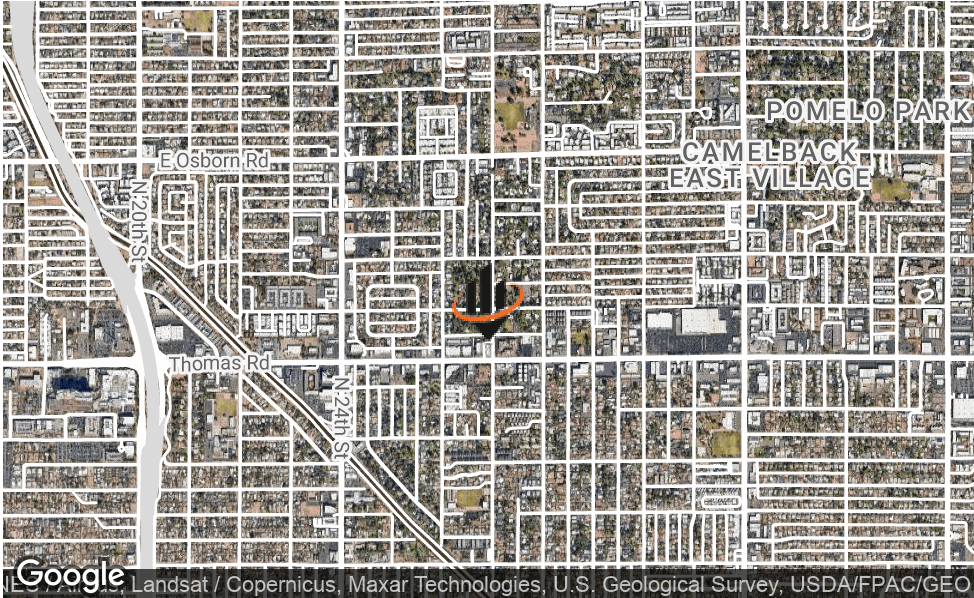
ANTHONY RUIZ

O: 480.425.5531

anthony.ruiz@svn.com

AZ #SA668172000

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (Full Service)
BUILDING SIZE:	4,889 SF
AVAILABLE SF:	2,310 SF
LOT SIZE:	23,490 SF
YEAR BUILT:	1973
ZONING:	R-5
APN:	11914012A

PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present this prime office space for lease, 2642 E Thomas Road, Phoenix, Arizona, strategically situated just 15 minutes from Downtown Phoenix and a mere 10 minutes from the prestigious Biltmore district. This immaculate 2,315-square-foot office is located in the North Building, offering a professional and convenient work environment. Additionally, the property provides easy access to SR-51, only 5 minutes to the West, and convenient connectivity to the I-10 to the south.

Designed to enhance productivity and professionalism, the interior layout of the North Building includes four dedicated offices for private and focused work, along with a modern conference room equipped for seamless meetings and presentations. Impress clients with a professionally designed reception area upon their arrival, and encourage collaboration in the spacious bullpen area or convenient kitchenette, fostering an open and dynamic work environment.

Whether you're a growing startup, an established firm, or in search of a sophisticated space for your business operations, this office caters to a variety of needs. Contact us today to elevate your work experience and embark on a new chapter of success in this prime location.

LOCATION DESCRIPTION



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Key Features:

Size: Spanning 2,315 square feet, the office space provides ample room for various business activities and setups.

Parking: Accommodate your team and clients effortlessly with a generous allocation of 13 parking spots, ensuring convenience and accessibility.

Proximity: Enjoy the benefits of a central location, with Downtown Phoenix just a short 15-minute drive away, and the upscale Biltmore district within a 10-minute reach.

Interior Layout:

Offices: The North Building boasts four dedicated offices, providing private and focused workspaces for your team.

Conference Room: Conduct meetings and presentations seamlessly in the dedicated conference room, equipped with modern amenities.

Kitchenette: Enhance employee satisfaction with a convenient kitchenette, allowing for easy access to refreshments and meals.

Reception Area: Impress clients from the moment they step in, with a professionally designed reception area that sets the tone for your business.

Bullpen: Foster collaboration and teamwork in the spacious bullpen area, promoting an open and dynamic work environment.

Whether you're a growing startup, an established firm, or seeking a sophisticated space for your business operations, this office space in the North Building caters to a variety of needs. Elevate your work experience in a location that combines accessibility, functionality, and style. Contact us today to secure your lease and embark on a new chapter of success in this prime office space.

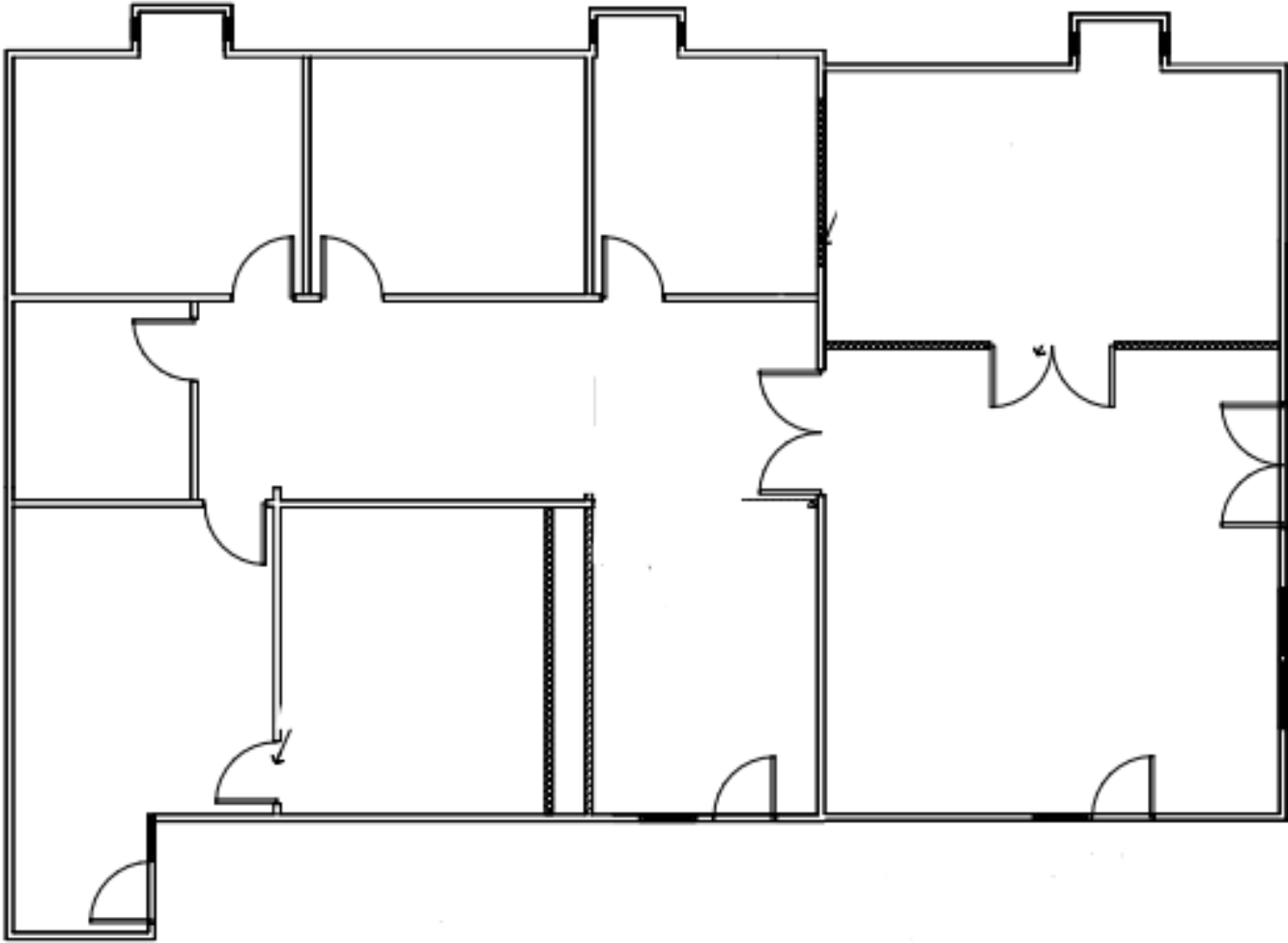
ADDITIONAL PHOTOS



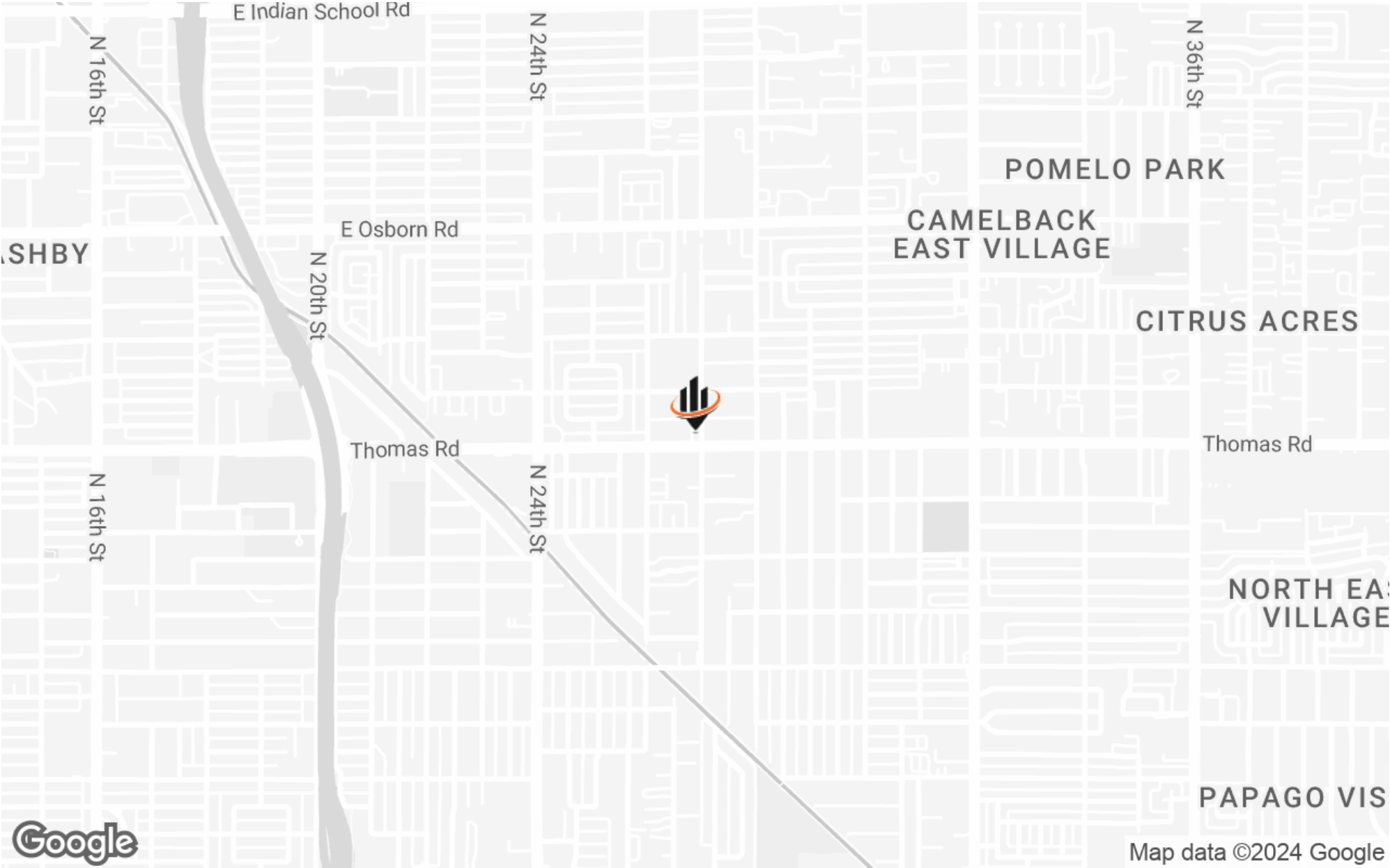
ADDITIONAL PHOTOS



FLOOR PLAN



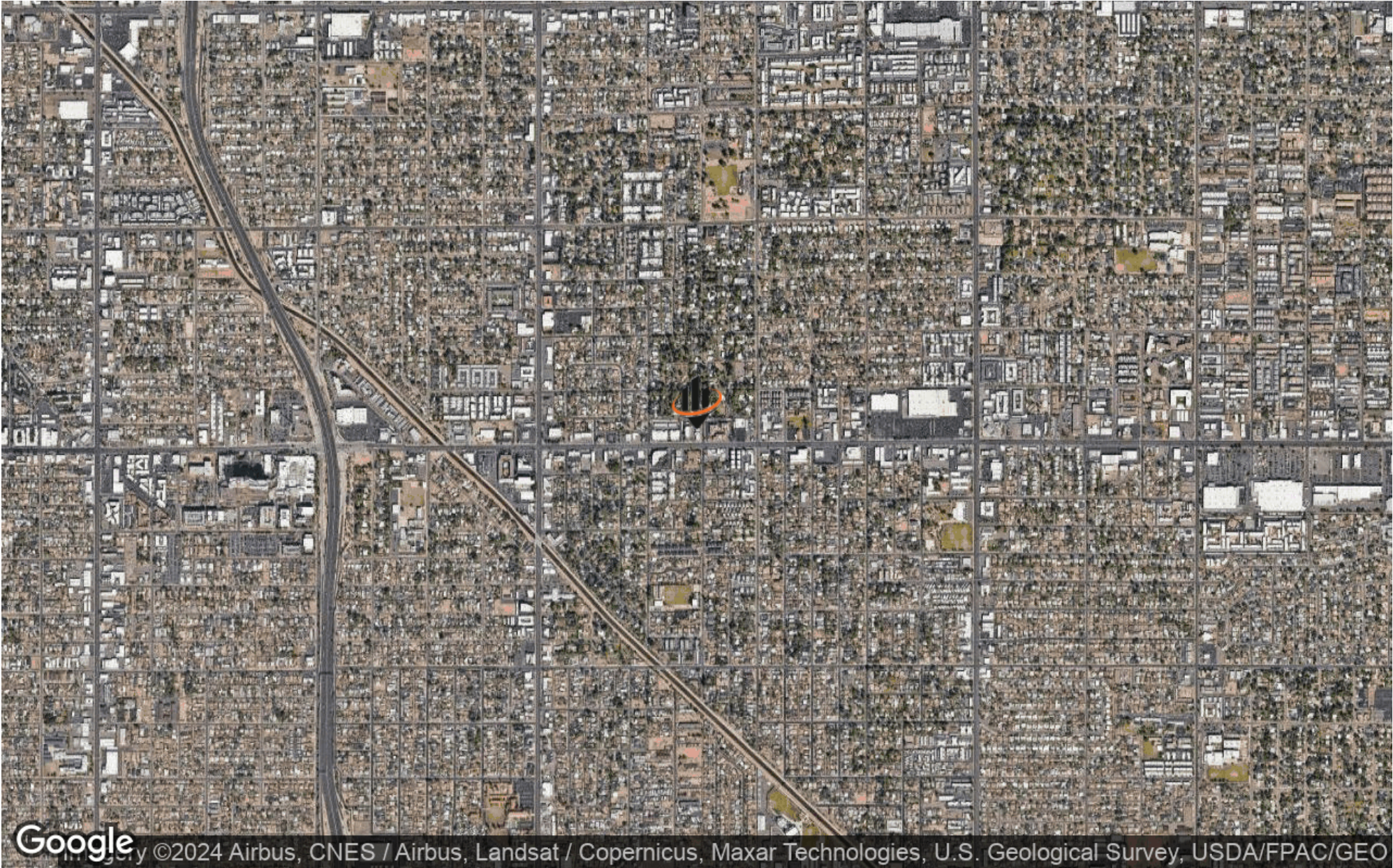
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	4,437	24,702	91,071
AVERAGE AGE	38.9	34.2	32.7
AVERAGE AGE (MALE)	39.5	34.8	32.9
AVERAGE AGE (FEMALE)	38.3	33.7	33.1

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 2 MILES

TOTAL HOUSEHOLDS	1,956	10,368	39,402
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$59,656	\$59,142	\$64,246
AVERAGE HOUSE VALUE	\$250,971	\$231,365	\$249,237

* Demographic data derived from 2020 ACS - US Census

