



2525 W BERYL AVE

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PHOENIX, AZ 85021

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Executive Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.64 Acres
Year Built:	1979
Building Size:	15,913
Zoning:	A-1
Market:	Phoenix

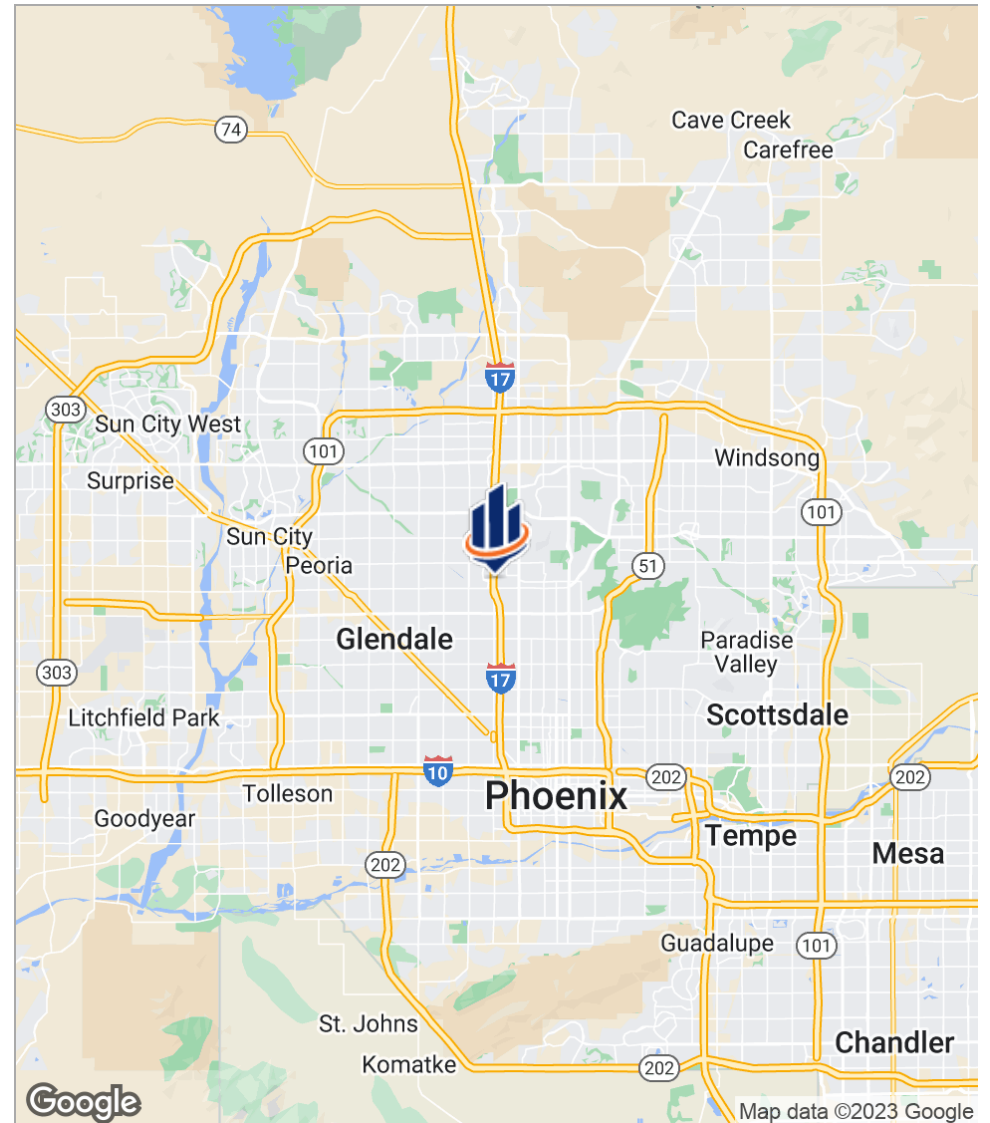
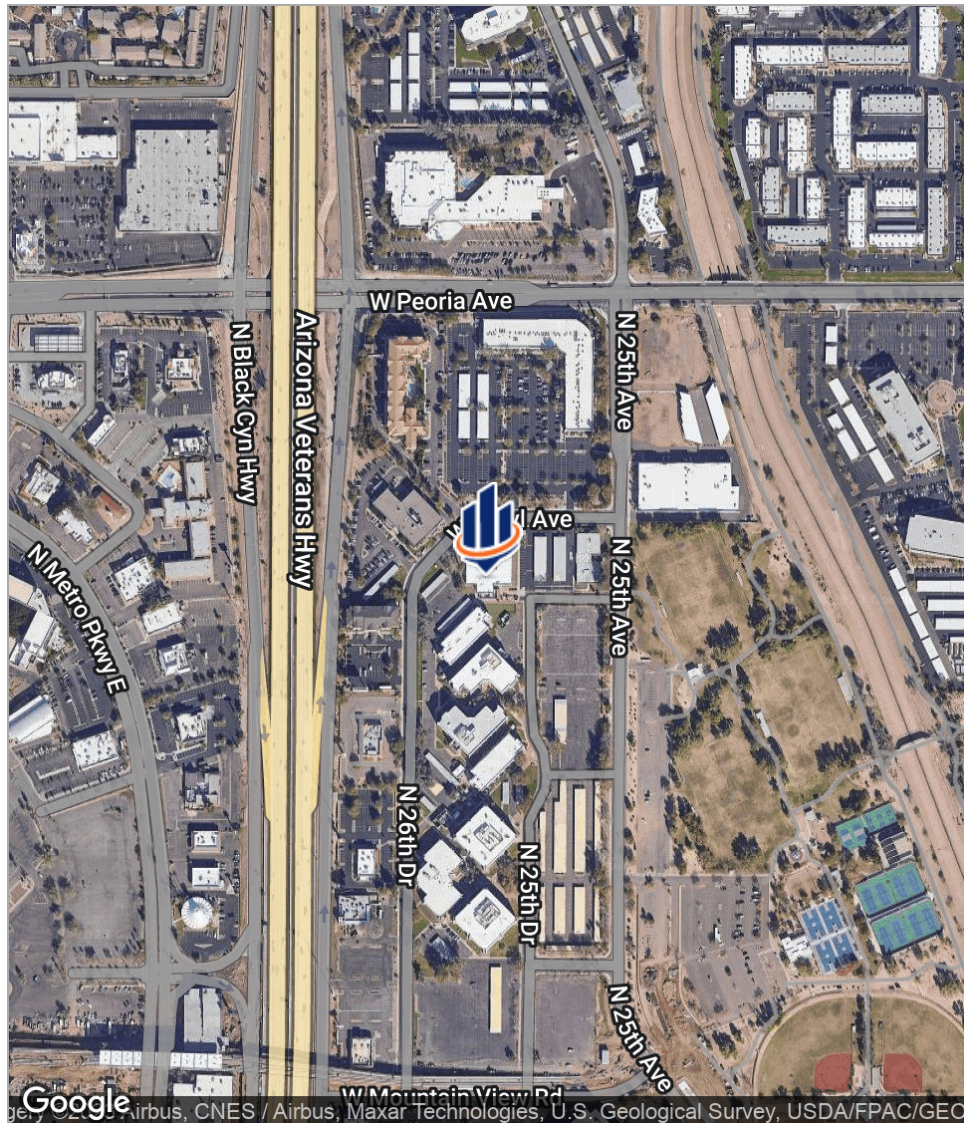
PROPERTY OVERVIEW

The subject property is a 15,913 square foot building situated on a 1.64-acre lot. The property has multiple built out offices, open space, large courtyard, and racquetball court. This is a unique opportunity given the existing layout of the building, location adjacent to Rose Mofford Sports Complex, and location relative to many amenities in this north Phoenix submarket.

PROPERTY HIGHLIGHTS

- Built Out Office Space
- Aggressive Full Service Lease Rate
- 4.2:1,000 SF parking ratio
- Walking Distance to Metro Center Mall and Amenities
- I-17 Directly West

Location Maps

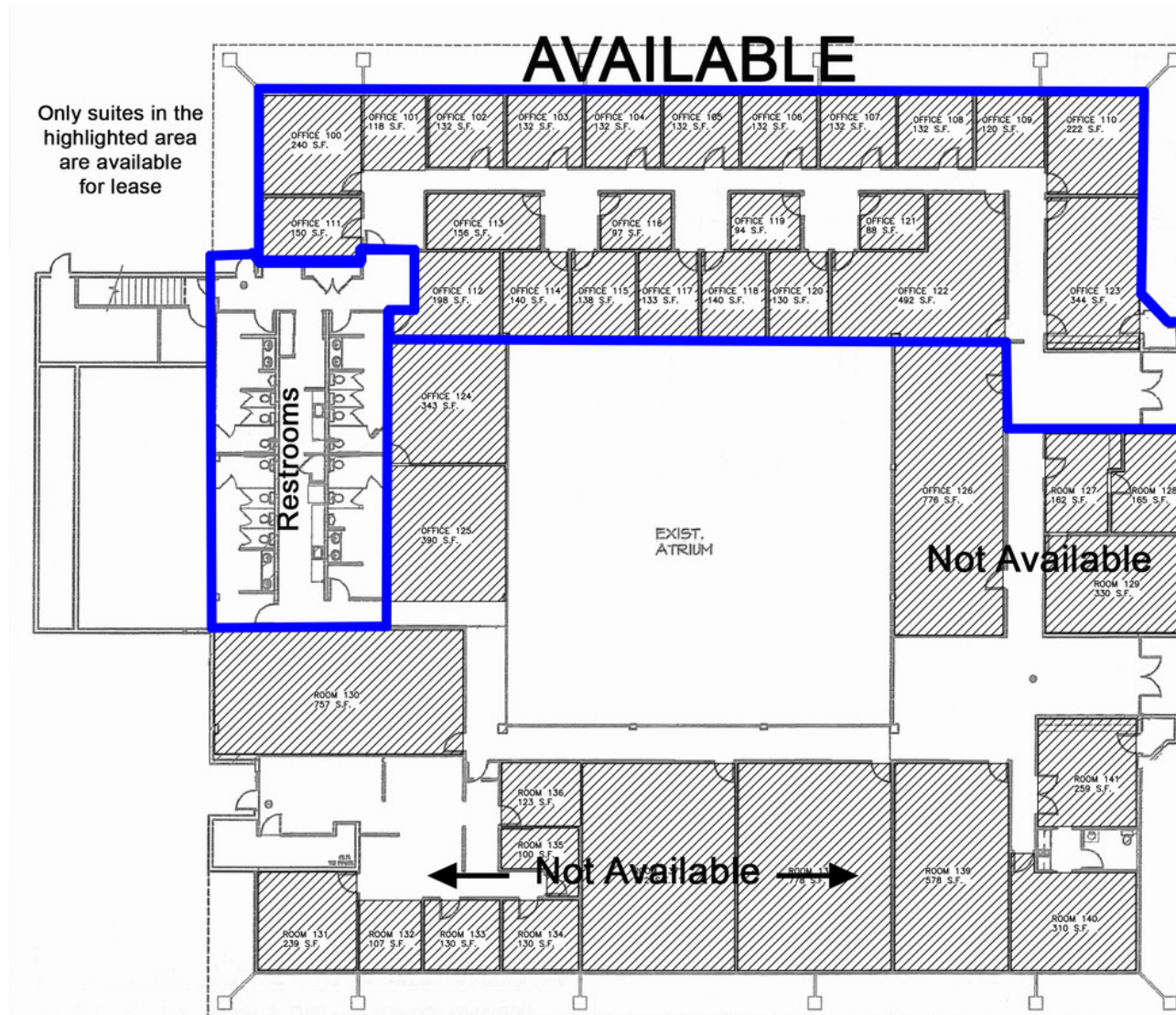




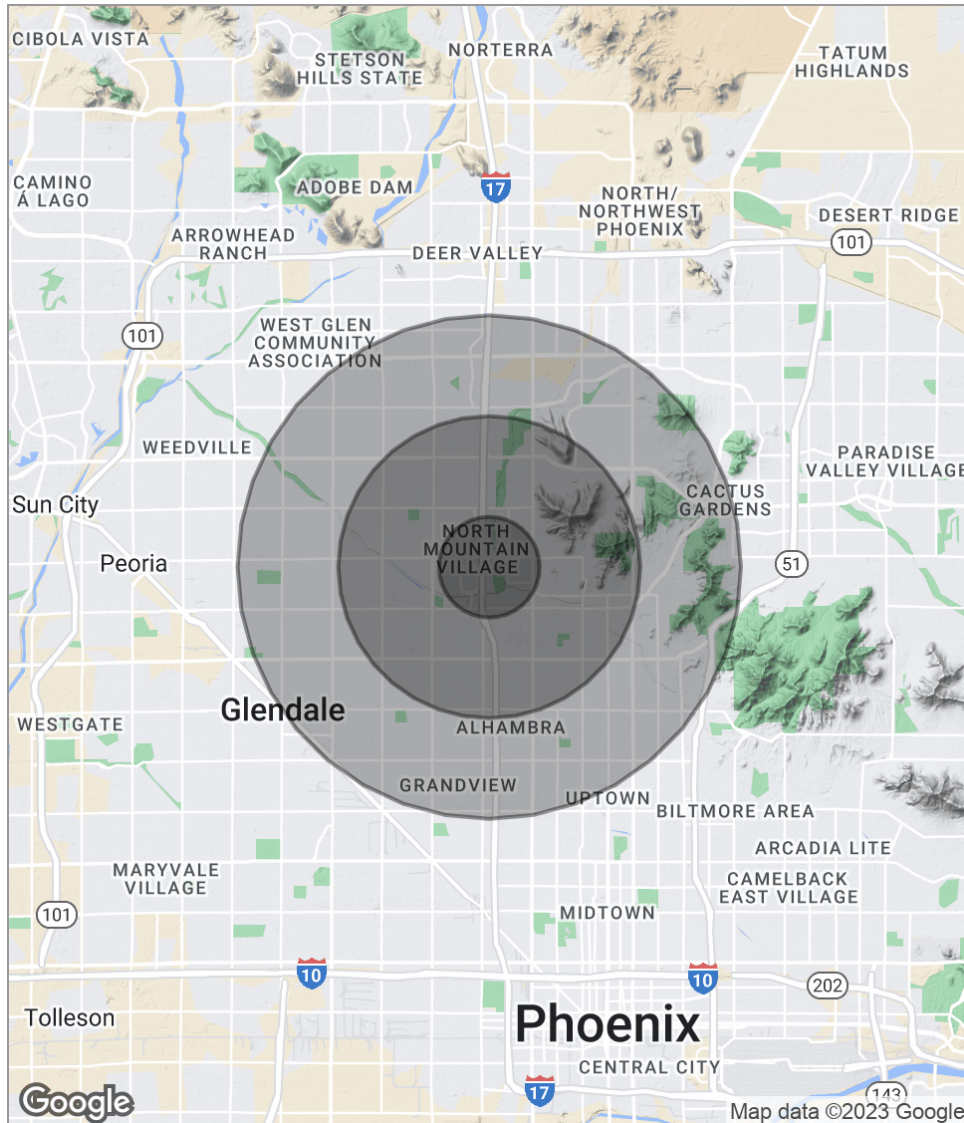
Area Amenities



Floor Plans



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,337	156,786	429,780
Median age	32.8	33.8	34.4
Median age (male)	33.4	33.2	33.1
Median age (Female)	31.8	34.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,186	59,325	161,394
# of persons per HH	2.2	2.6	2.7
Average HH income	\$45,278	\$54,898	\$60,707
Average house value	\$174,139	\$219,674	\$253,503

** Demographic data derived from 2020 ACS - US Census*

Additional Photos

