



# FOR LEASE OR SALE *1702 E. Highland Ave.*

SALE PRICE: \$23,750,000 (\$257.72/SF) FOR LEASE: \$28.50/SF



CONTACT

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### **COLLABORATIVE SPACES:**

Open and private work areas designed for productivity and connectivity.



### **SIGNAGE**

Tenant monument signage on the southwest corner of the building and an electronic directory in the building lobby.



### **SITE ACCESS**

Located in the Camelback Corridor and just minutes from Sky Harbor International Airport, the site has easy access to SR-51 from Highland Ave. and 18th St. & Colter on/off ramps.



### **TECHNOLOGY & SUSTAINABILITY**

Energy-efficient windows and four EV charging stations.



### **PUBLIC TRANSPORTATION ACCESS**

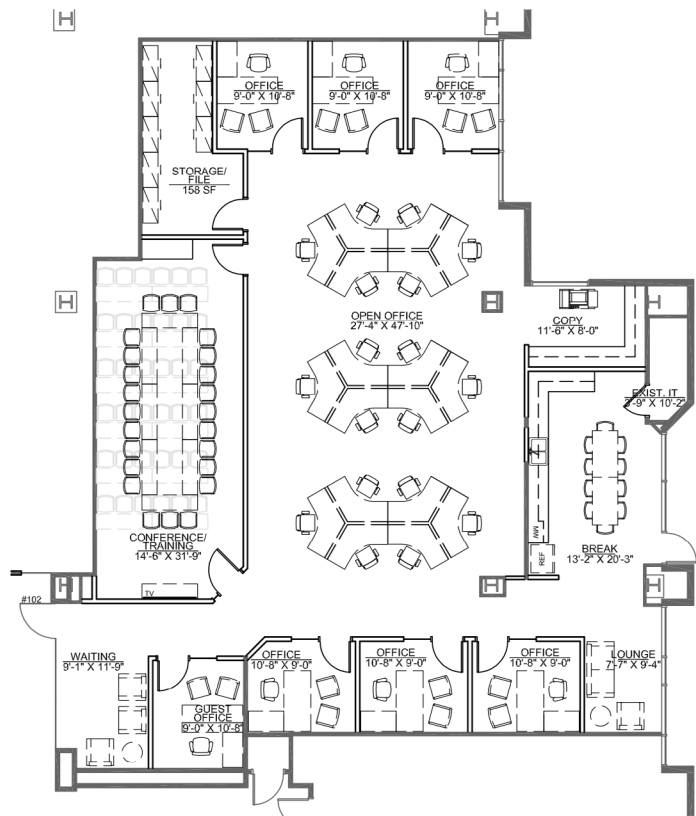
2 bus stops near 16th St. & Highland Ave.



### **SECURITY**

On-site security, controlled card access, and secure underground parking with private storage.

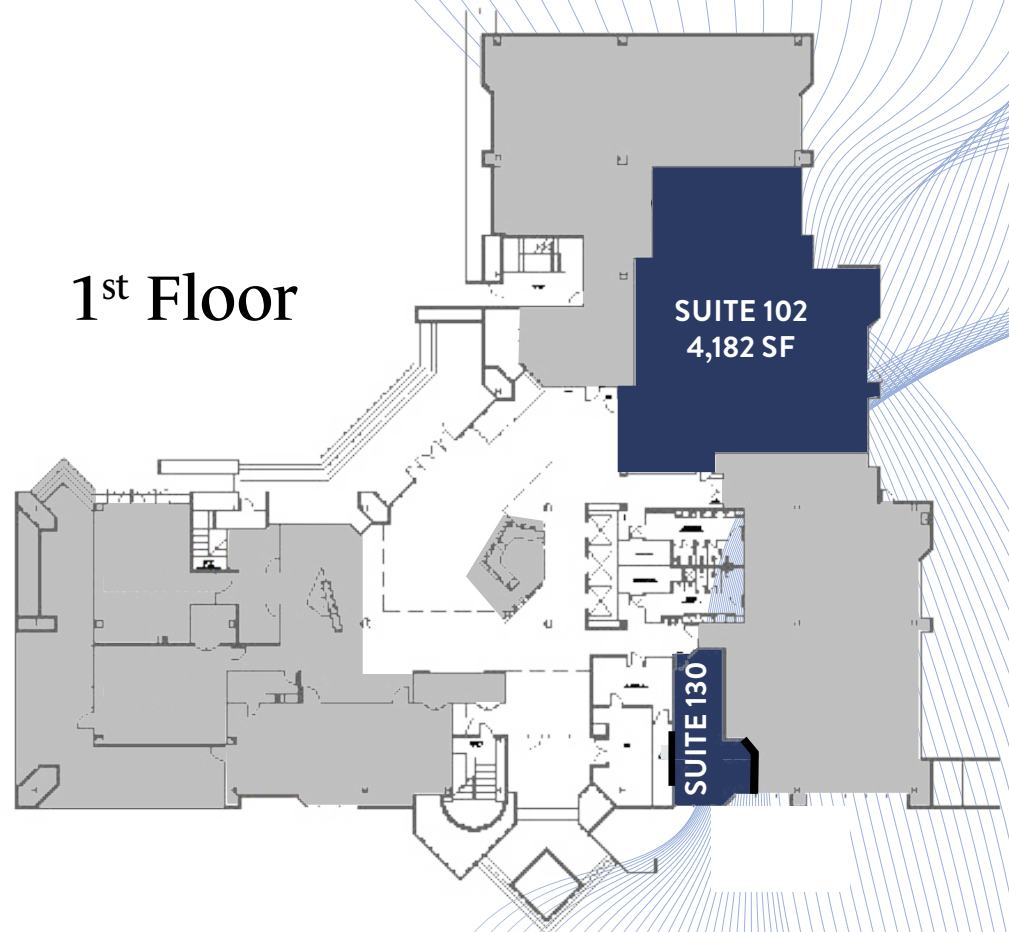




SUITE  
102

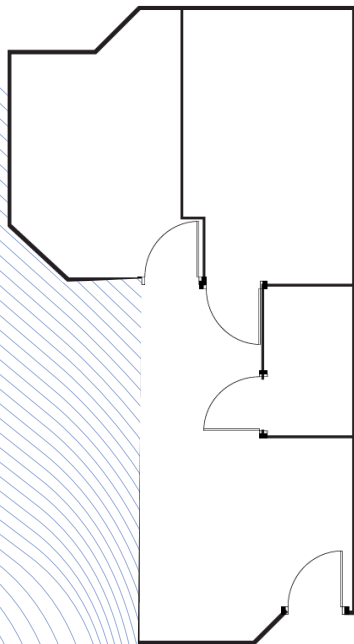
±4,182 SF

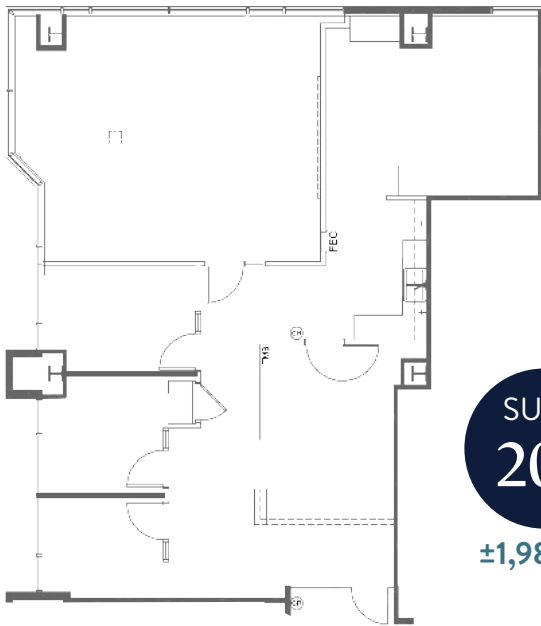
## 1<sup>st</sup> Floor



SUITE  
130

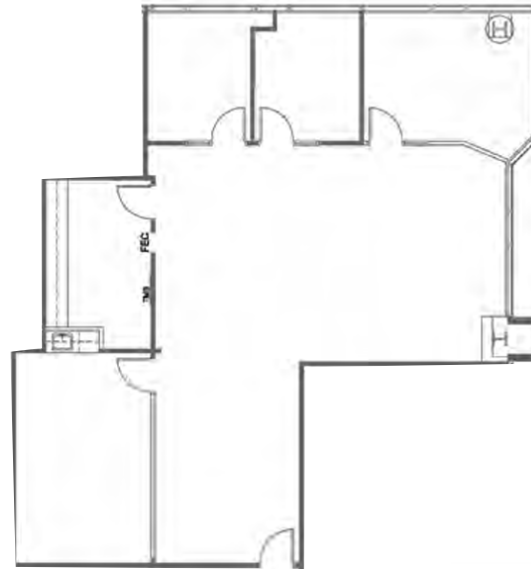
±657 SF





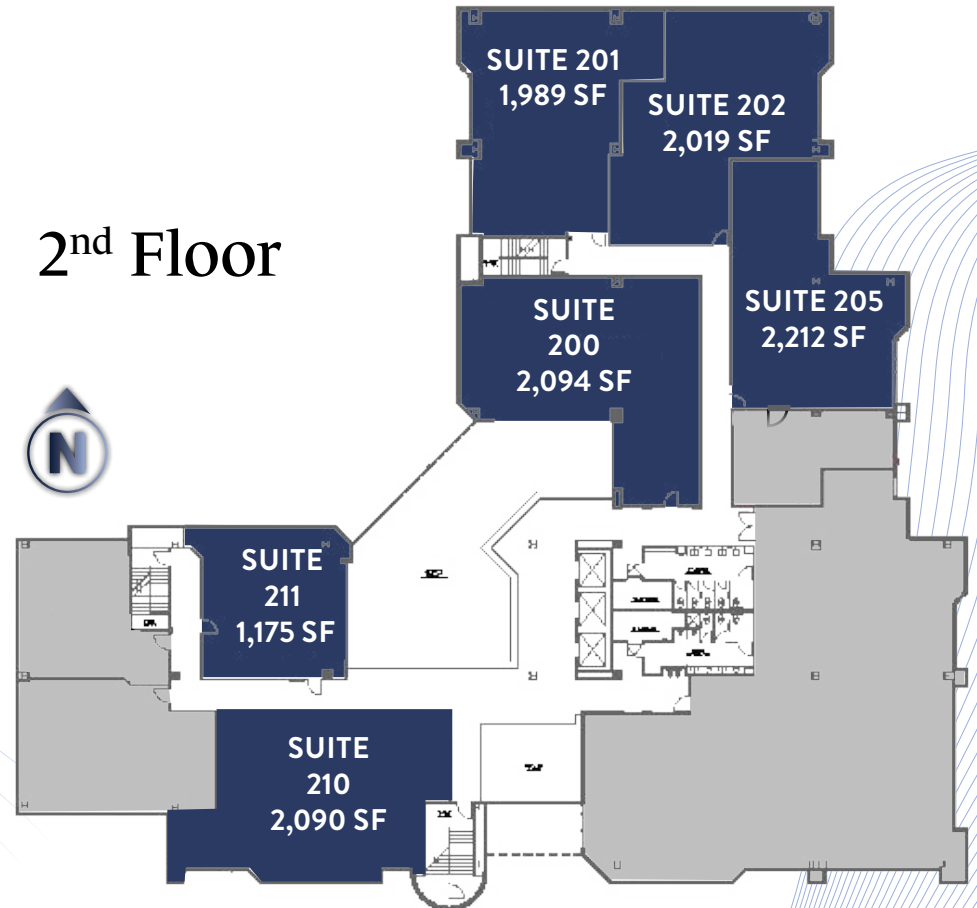
**SUITE  
201**  
±1,989 SF

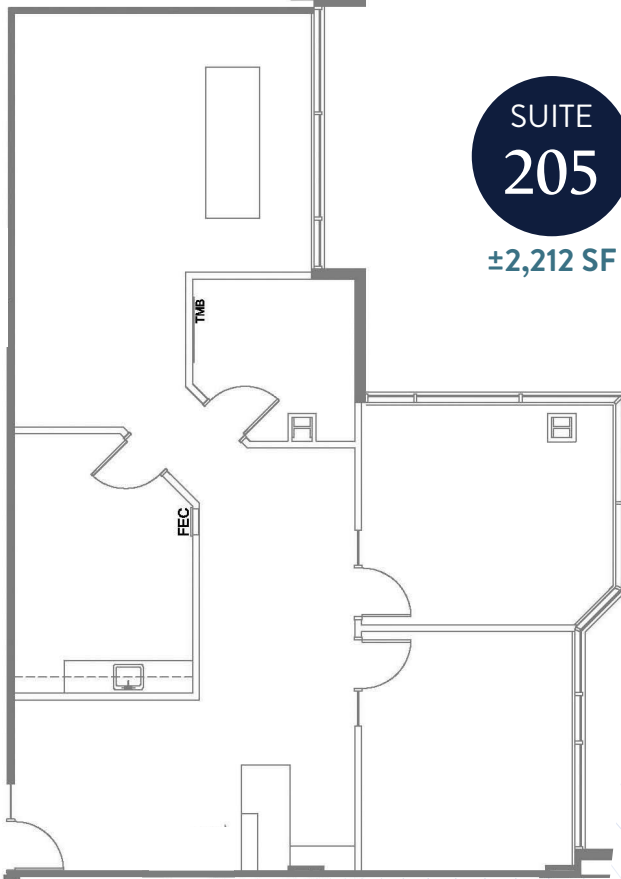
**SUITE  
202**  
±2,019 SF



**SUITE  
200**  
±2,094 SF

## 2<sup>nd</sup> Floor





## 2<sup>nd</sup> Floor







## Demographic Highlights

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>POPULATION</b>	20,333	152,904	390,924
<b>POPULATION GROWTH (SINCE 2010)</b>	16,862	134,624	341,936
<b>MEDIAN HOUSEHOLD INCOME</b>	\$84,466	\$88,344	\$81,622
<b>PER CAPITA INCOME</b>	\$67,888	\$63,937	\$51,353
<b>LABOR FORCE POPULATION</b>	17,311	128,167	320,911
<b>MEDIAN AGE</b>	8.6%	7.9%	7.6%
<b>SOME COLLEGE EDUCATION</b>	2,809	21,152	51,618
<b>BACHELOR DEGREE</b>	3,920	30,244	63,425



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