



Creative Office Space For Lease

3939 E. CAMPBELL AVENUE | PHOENIX, AZ 85018



FEATURING ROLL-UP GARAGE DOORS!

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PROPERTY HIGHLIGHTS

- ±3,330 Creative office space featuring roll up garage doors, concrete floors, exposed ceilings, huge patio, covered and dedicated parking and secret back door.
- Adjacent parking lot has plenty of spaces for employees and clients. Valet service for your clients can be included in the deal during peak hours.
- Amazing location next to the Valley's coolest restaurants and grocery store. Postino, La Grande Orange Grocery, and Ingo's are directly across the parking lot and generate tons of foot traffic.
- This location services the Arcadia, Paradise Valley and Biltmore neighborhoods while being tucked away into a historic mid-century Post Office building. Interesting architecture and design are the heartbeat of this project.

Lease Rate
\$19.95/SF NNN

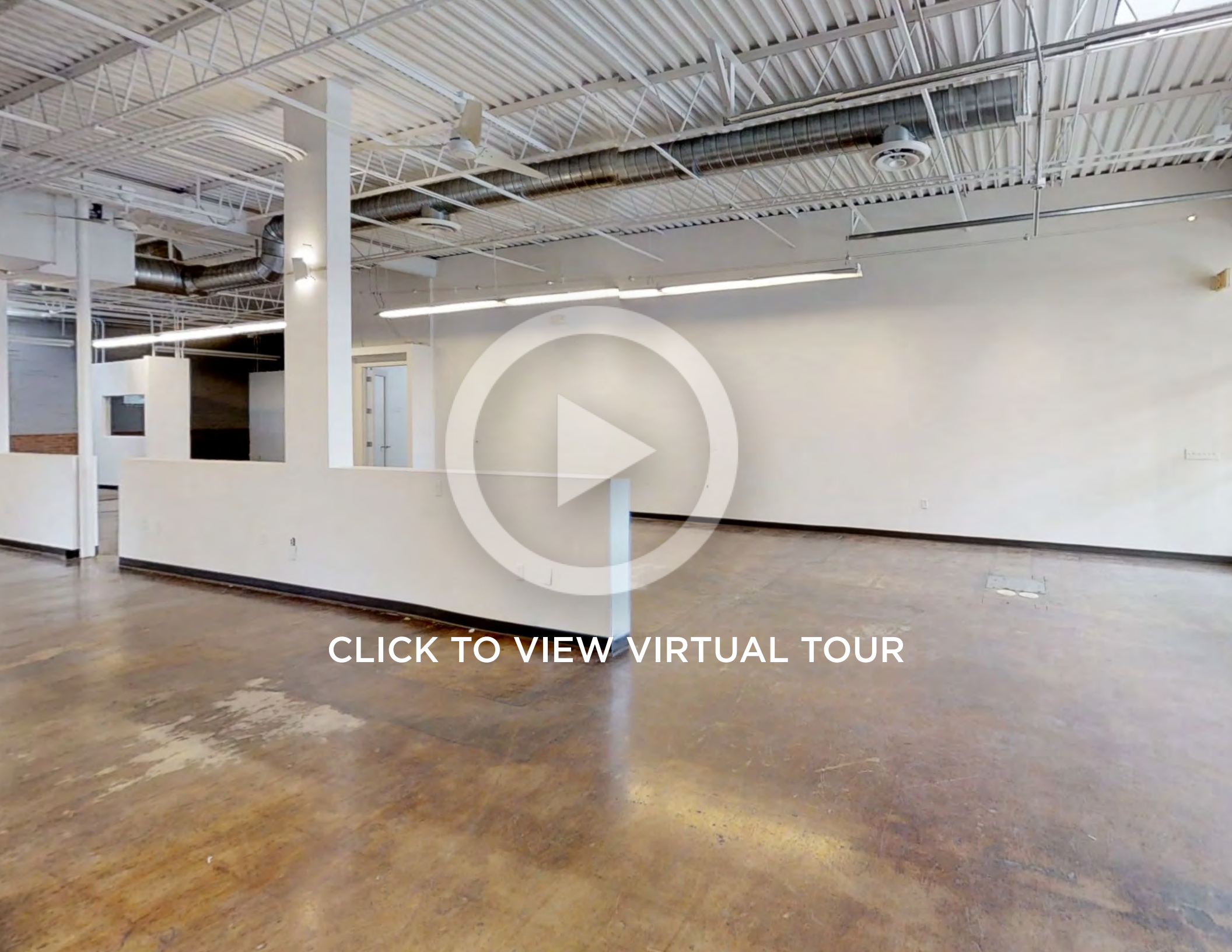


PROPERTY PARKING

- NEW Adjacent parking lot
- 29 Additional spaces
- Vallet service available during business hours

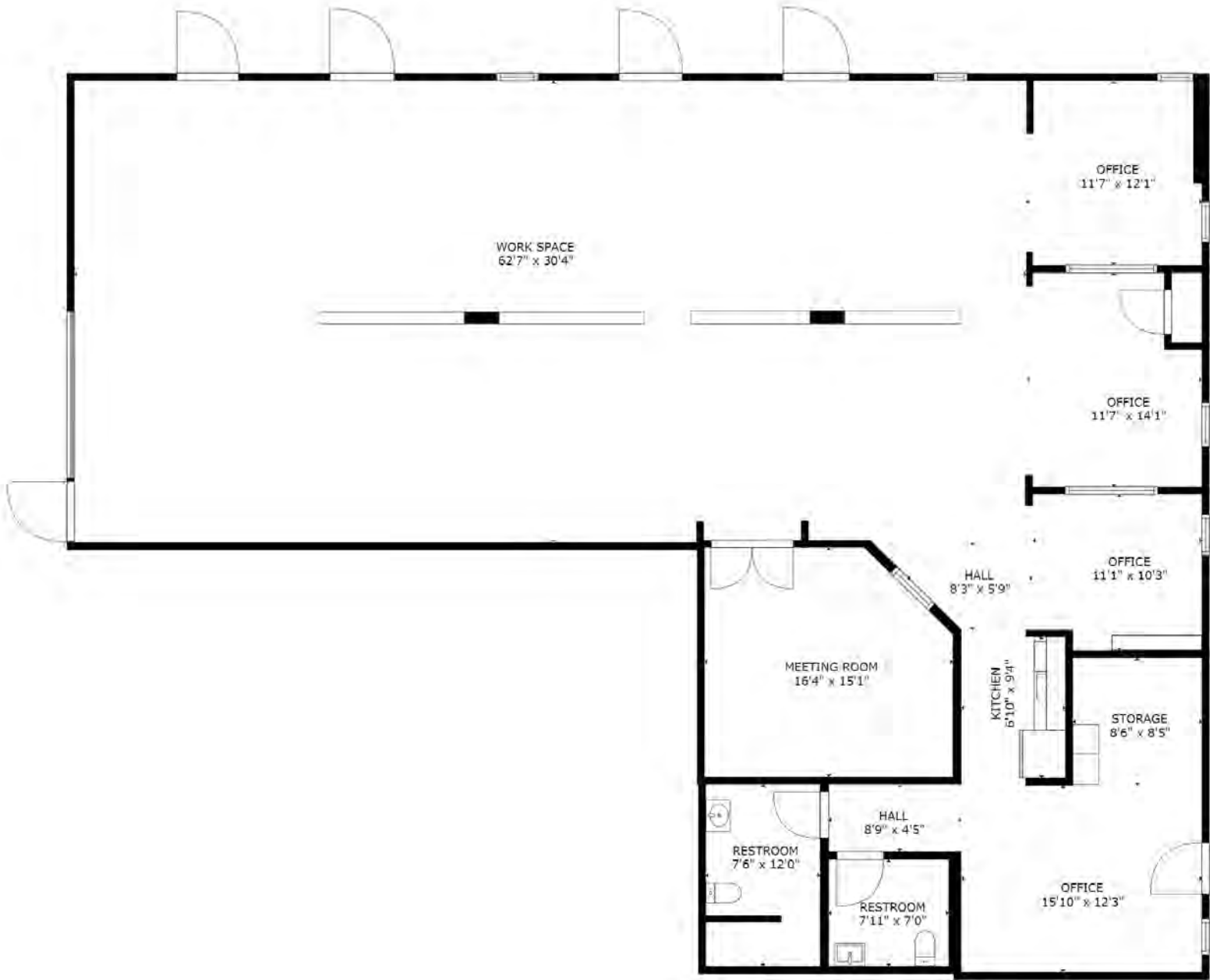
BRAND NEW PARKING LOT!!





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FLOOR PLAN



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Total Population:	20,641	126,791	320,492
2024 Population:	22,713	137,312	349,639
Pop Growth 2019-2024:	10.04%	8.30%	9.09%
Average Age:	39.40	38.00	38.10
Average Age:	27.30	31.80	34.20



CAMELBACK MOUNTAIN



E CAMPBELL AVE

N 40TH ST



CHELSEA'S KITCHEN
CHELSEA'S KITCHEN

Capri on Camelback
556 units



CAMELBACK MOUNTAIN



Camelback Fountains Condominiums

Vincent on Camelback

E CAMELBACK

Townhomes at Biltmore



BUCK & RIDER



THE HENRY
THE GREATEST NEIGHBORHOOD RESTAURANT



Bridgewood North Condos



The Cascades
95 units

SITE

Williamsburg Square Condominium

N 36TH ST

Domus Apartments
223 units

N 44TH

THE MADISON

Beckett's Table



E INDIAN SCHOOL

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