

5045 NORTH 12TH STREET

Phoenix, Arizona

FOR LEASE



For lease inquiries contact:

Scott Boardman

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Michael Kitlica

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Cassidy Turley

www.cassidyturley.com

**Cassidy
Turley** / Commercial
Real Estate Services

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PROPERTY FEATURES:

- Zoning: C-2, City of Phoenix
- Parking Ratio: 3.3/1,000
- Lease Rate: \$15/SF Full Service Gross
- Tenant Improvements: Negotiable
- Available Spaces:
 - Suite A: ±1,651 SF* Ground Floor
 - Suite 101: ±3,629 SF*
 - Suite 117: ±2,461 SF*
 - Suite 136: ±1,651 SF*

*Max. Available ±9,392 Square Feet

BUILDING AMENITIES:

- Camelback Corridor
- Move-in ready; Spec Suites Available
- 12th Street Signage/ Building Signage
- Phone System Available
- On Site Storage Available
- On Site Building Management
- Covered Parking

DRIVE TIMES:

- To SR51-North: 1 mile / 3 min
- To SR51-South: 1 mile / 3 min
- To 24th & Camelback: 1.6 miles / 4 min
- To Downtown: 5 miles / 12 min
- To Sky Harbor International Airport: 8 miles / 12 min

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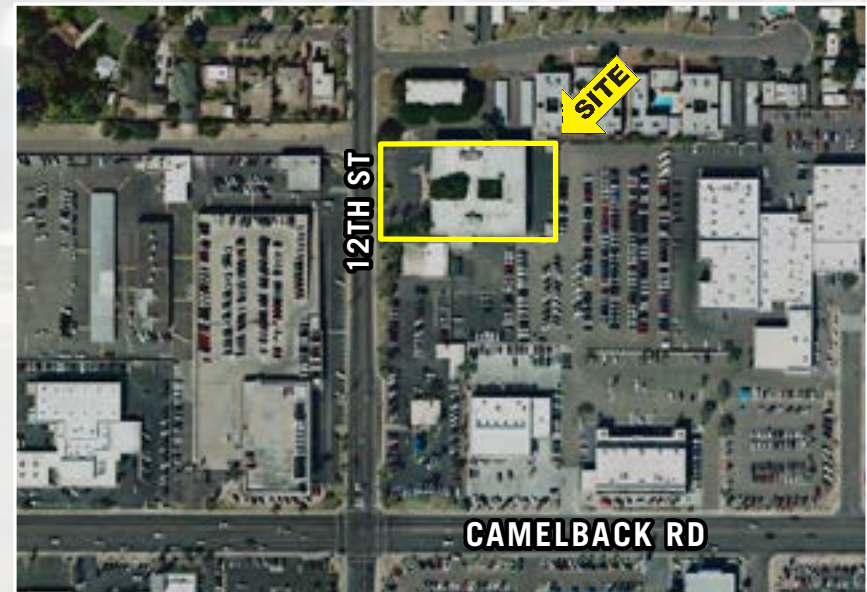
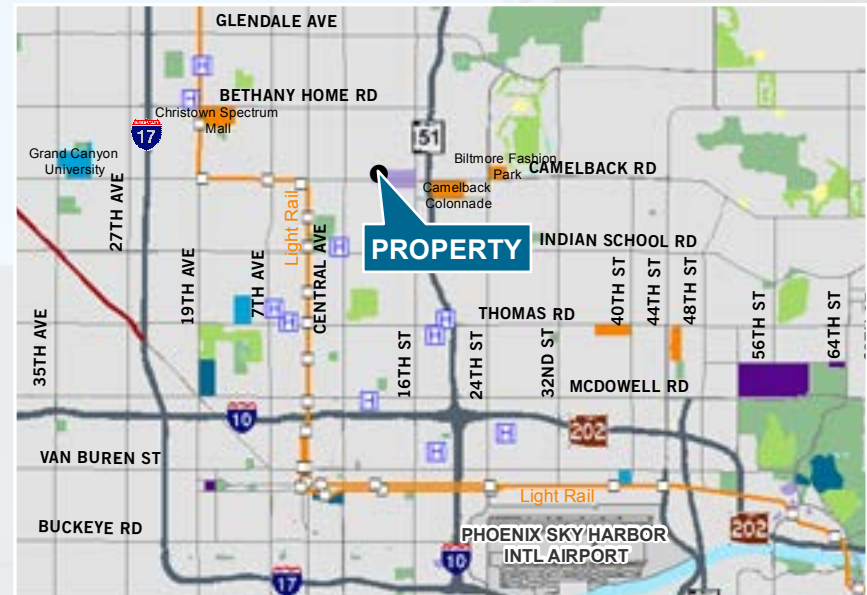
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AMENITIES

Restaurants

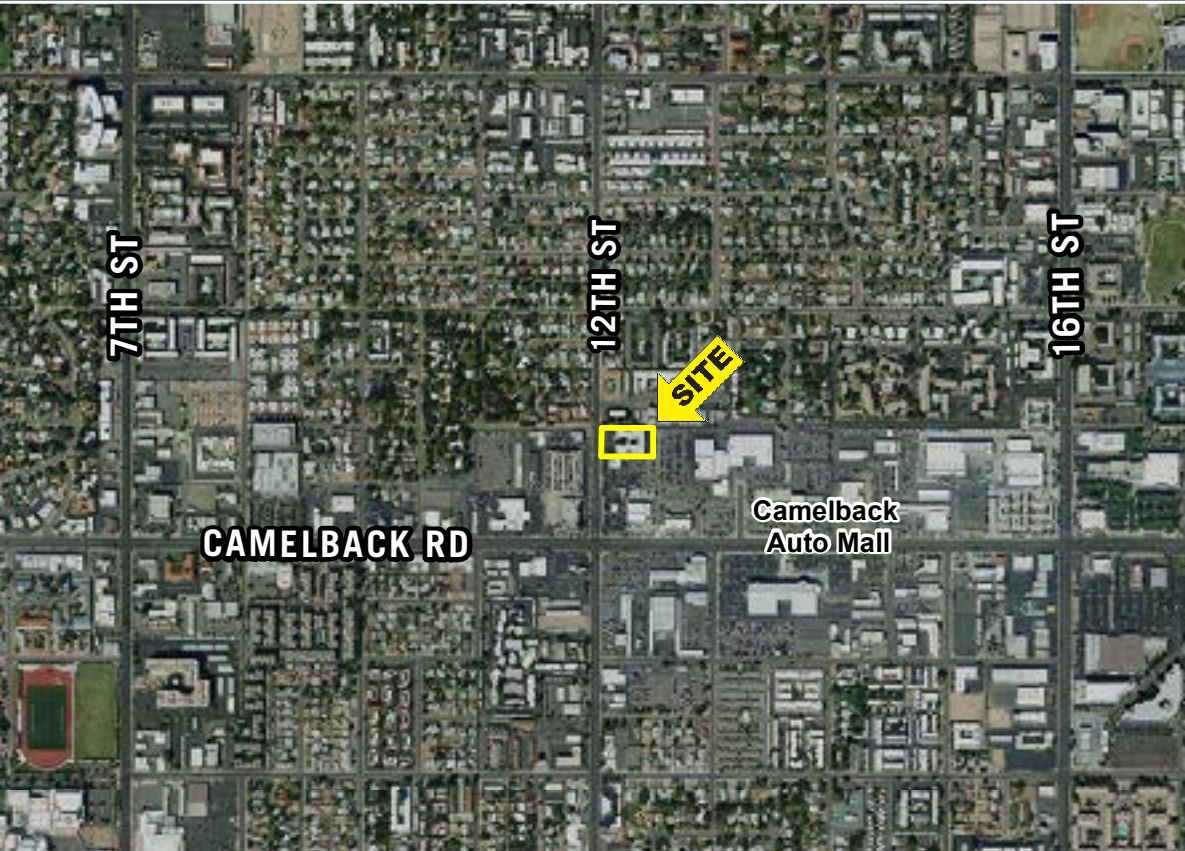
- 5 & Diner
- Ajo Al's
- America's Taco Shop
- Applebee's
- Armadillo Grill
- Arriba Mexican Grill
- Bluewater Grill
- Boston Market
- Café Zupas
- Cherryblossom Noodle Café
- Chic-fil-A
- Chipotle
- Corleone's
- Culinary Dropout
- Daily Dose
- Denny's
- Duck & Decanter
- Einstein Bros Bagels
- Fuego Bistro
- Greekfest
- Harvey's Wineburger
- Jersey Mike's
- Jimmy John's
- Lone Star Steakhouse
- Los Dos Molinos
- Manhattan Pizzeria & Sub Shop
- McDonald's
- Miracle Mile Deli
- NYPD Pizza
- Oregeno's Pizza Bistro
- Panda Express
- Phoenix City Grille
- Pizza Heaven Bistro
- Rolberto's
- Rosie McCaffrey's Irish Pub
- Smashburger
- Spinato's Pizzeria
- St. Francis
- Starbucks
- Streets of New York
- Sub Factory
- Subway
- SunUp Brewing Co.
- Sweet Tomatoes
- The Good Egg
- The Parlor Pizzeria
- The Yard
- Ticoz Resto-bar
- Tokyo Express
- Two Hippies
- Windsor
- Yogi's Grill
- Zaytoon Kabob Bistro (ZK Grill)
- Zoe's Kitchen

Hotels

- Royal Villa
- Extended Stay America

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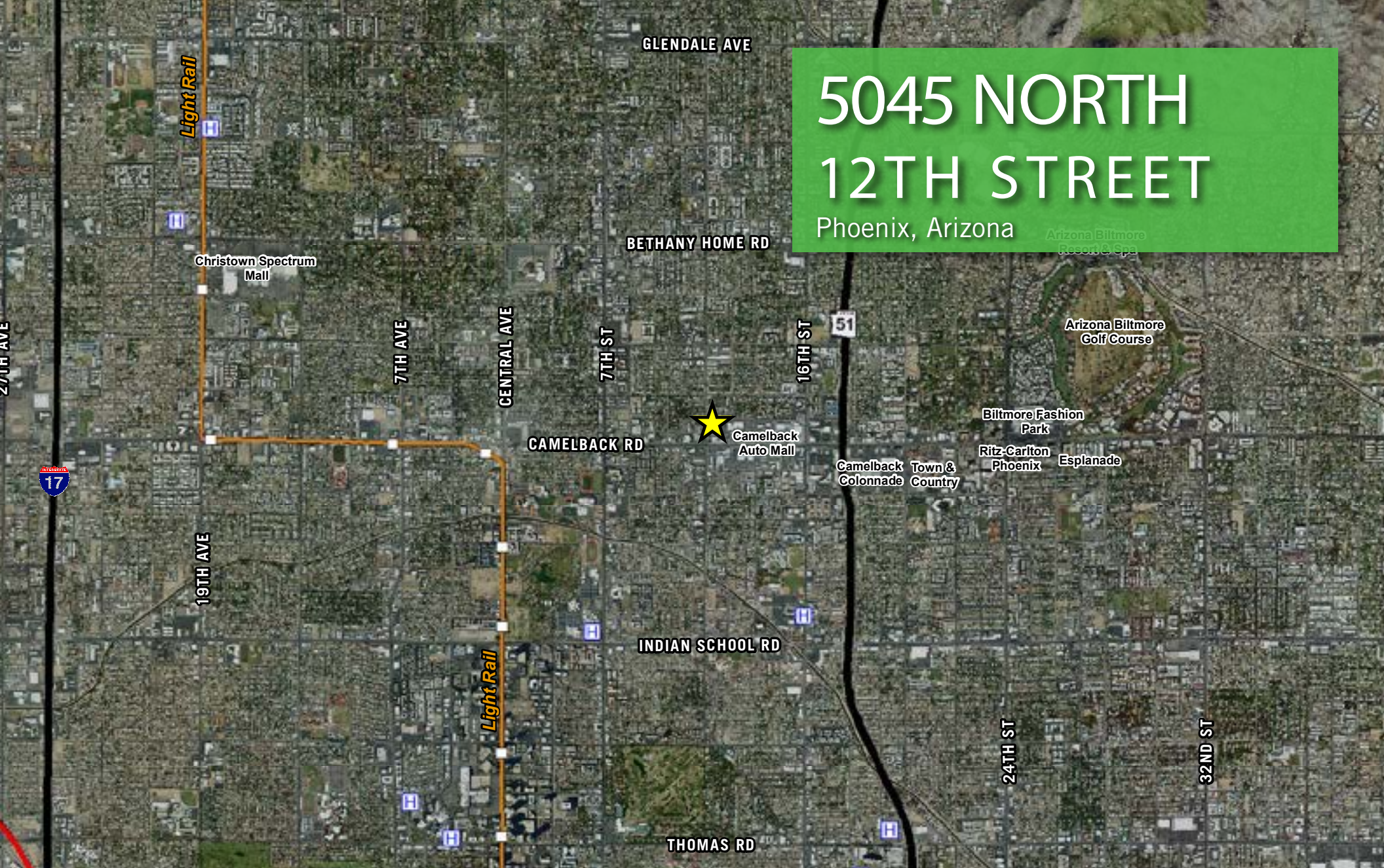
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