

OFFICE SPACE FOR LEASE



22044 NORTH 44TH STREET
— SUITE 120 —
PHOENIX, AZ 85050



JAY KREW | D: (480) 887-0638 | M: (602) 768-3704 | jay.krew@orionprop.com

ORION INVESTMENT REAL ESTATE | Scottsdale Fashion Square Office Building | 7150 East Camelback Road, Suite 425 | Scottsdale, AZ



PROPERTY INFORMATION | Page 2

LEASE RATE:	\$21.00 FSG
SPACE AVAILABLE:	1,492 RSF 1,356 USF
BUILDING SIZE:	13,607 SF
YEAR BUILT:	2007
LOT SIZE:	0.78 Acres
ZONING:	C-1, Phoenix
PARKING RATIO:	3/1,000 SF

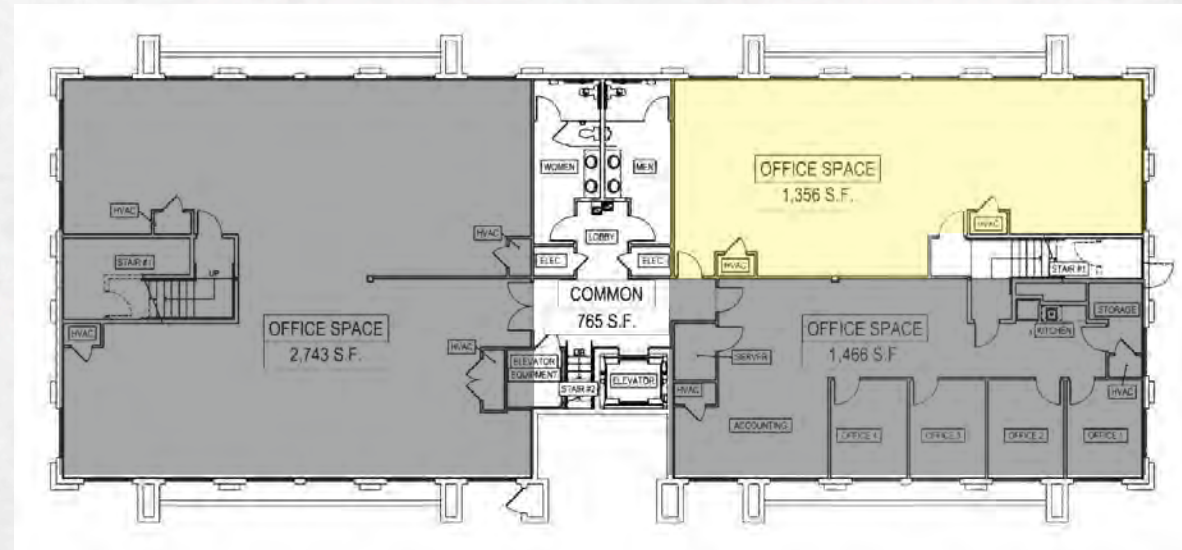


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SUITE 120 1,356 USF 1ST FLOOR



- Desert Ridge KinderCare Located on Adjacent Property
- Covered/Reserved Parking Available
- Surrounded by Cashman Park
- Convenient to Loop 101 and Tatum Boulevard
- High Income Area with \$200,000 Plus within one mile





OFFICE SPACE FOR LEASE
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 SUITE 200
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sandbar MEXICAN GRILL SPIRITS SPORTS NIGHTLIFE
 BJ's RESTAURANT BREWHOUSE
 THE KEG
 Total Wine & MORE
 IN-N-OUT BURGER
 TARGET
 KOHL'S
 AMC
 BARNES & NOBLE
 DAVE'S HOT DOGS

JW MARRIOTT

NORI BUSHI | BARI | ABAHI KITCHEN
 HOUSE OF COMEDY DRINK | DINE | LAUGH
 Torch mellow MUSHROOM
 OCEAN PRIME

National Memorial Cemetery of Arizona

Reach 11 Sports Complex

Valvoline
 Shell
 BIG O TIRES THE TEAM YOU TRUST

UNITED STATES POSTAL SERVICE

COSTCO WHOLESALE
 Jack in the Box
 TACO BELL
 McDonald's
 CHASE

MIM. MUSICAL INSTRUMENT MUSEUM

FedEx
 SUBWAY
 NextCare URGENT CARE
 PITA JUNGLE

Under Development



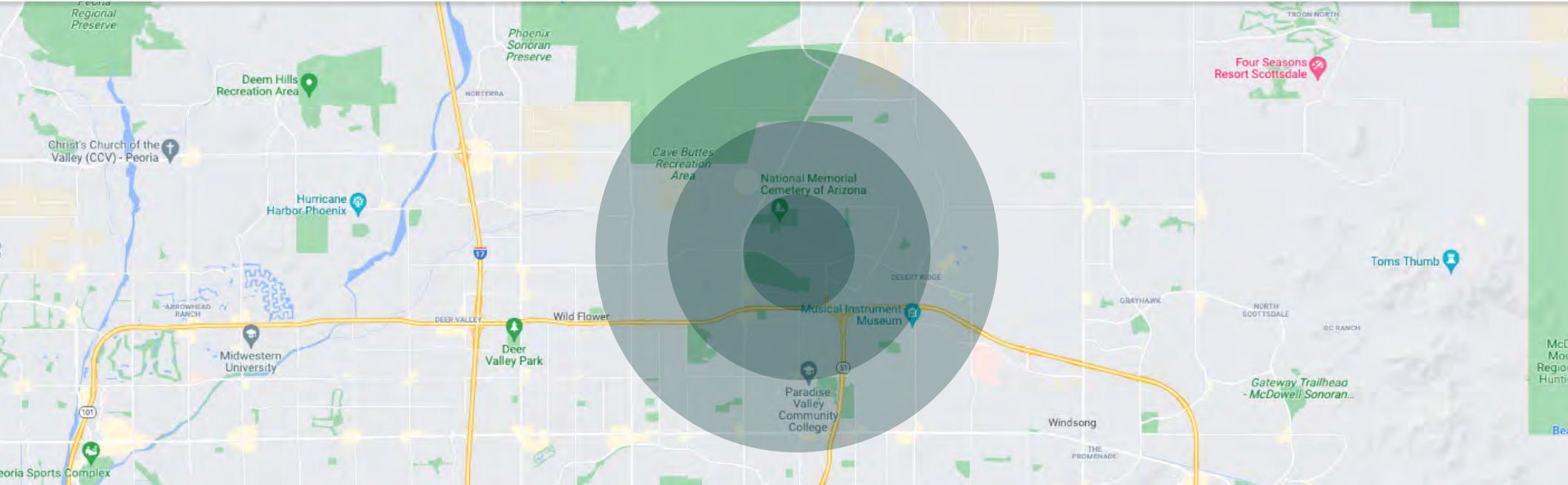
259,463
DAYTIME
POPULATION



\$200,640
AVERAGE HOUSEHOLD
INCOME



37.3
MEDIAN AGE



2022 SUMMARY (SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	15,714	63,183	259,463
POPULATION	11,248	48,235	190,695
AVERAGE HOUSEHOLD INCOME	\$200,640	\$131,522	\$113,189
AVERAGE HOUSEHOLD SIZE	2.6	2.4	2.4
MEDIAN AGE	37.3	39.1	39.5