

FOR LEASE OR SALE | OWNER/USER OPPORTUNITY:

4717 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85008



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FOR LEASE/SALE: PROPERTY OVERVIEW

4717 EAST MCDOWELL ROAD - PHOENIX, ARIZONA 85008

Turnkey office building located near Papago Park in Phoenix. Available for immediate occupancy. The building has been renovated throughout, offering a clean and modern interior suitable for a wide range of professional office uses. Excellent visibility along McDowell Road provides strong daily exposure. Its central location and proximity to nearby freeways allow for quick access to Downtown Phoenix, Sky Harbor International Airport, Biltmore, Old Town Scottsdale, and surrounding submarkets.

Sale Price: **\$815,000**

Lease Rate: **\$19/SF NNN**

APN: **125-14-006-J**

Size (GBA): **3,312 SF**

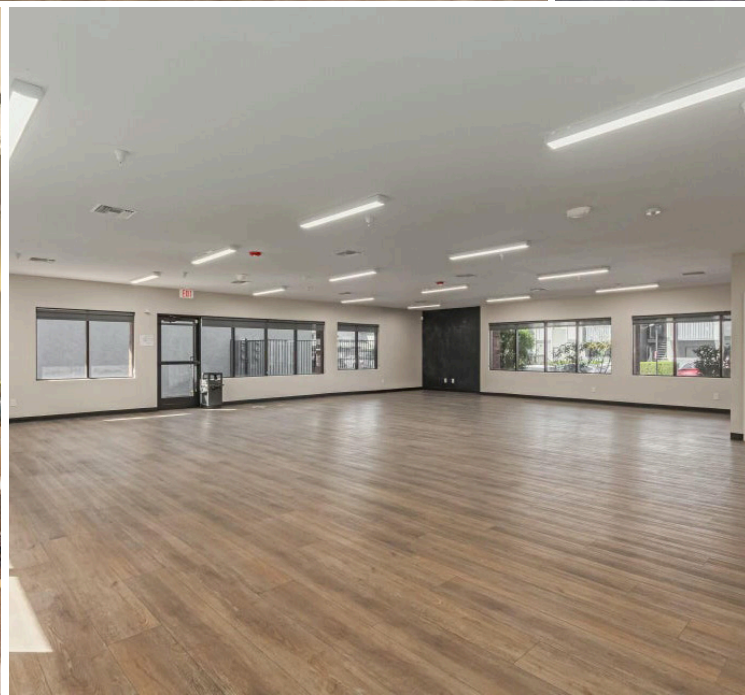
Year Built: **1983**

Zoning: **C-2**

Cross Streets: **McDowell Road
48th Street**



INTERIOR PHOTOS

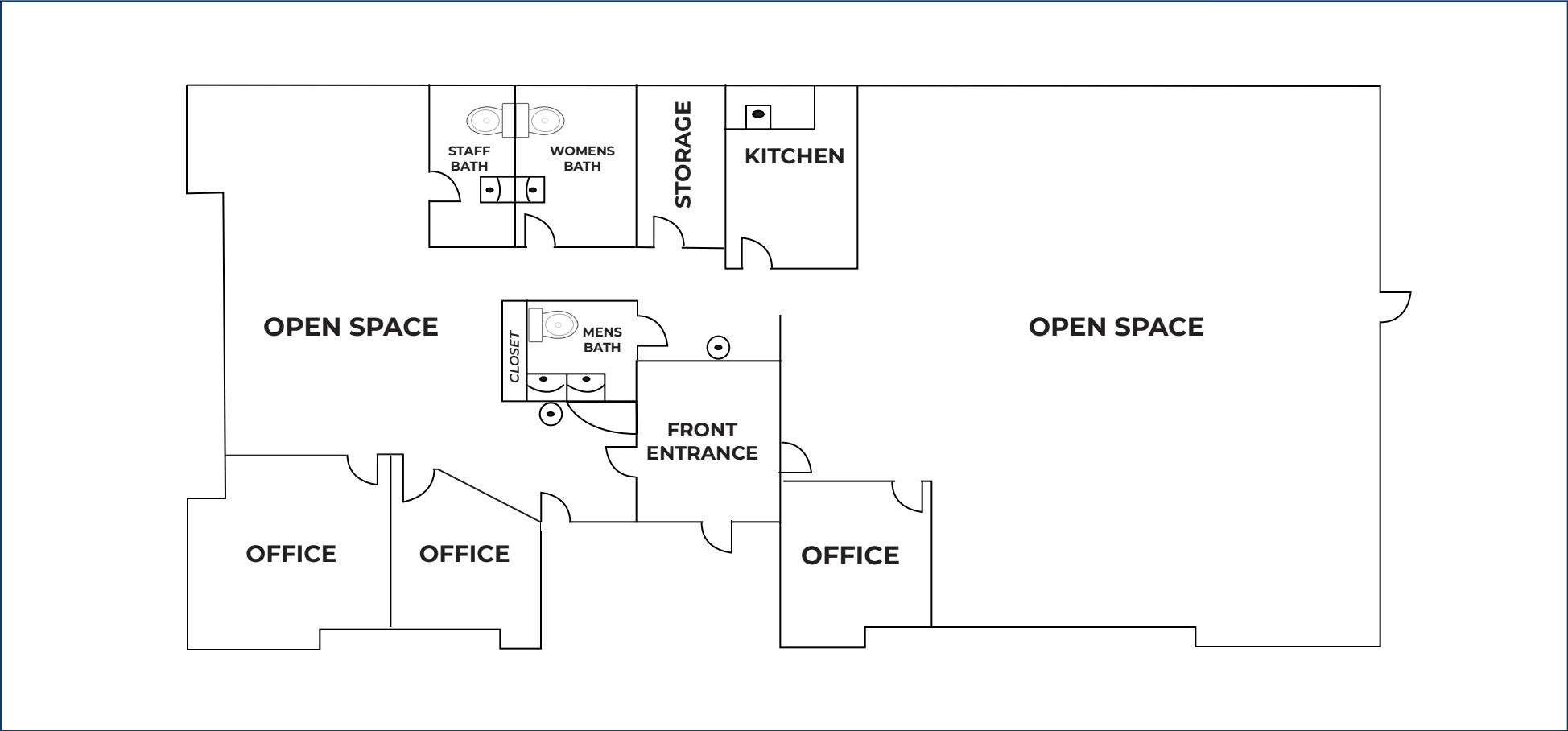


EXTERIOR PHOTOS



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PROXIMITY TO MAJOR SITES

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I-10, THE 202, HWY 51

2.4-6.9 MILES, 5-8 MINUTE DRIVE

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

5.3 MILES, 8 MINUTE DRIVE

DOWNTOWN
PHOENIX

6.9 MILES, 15 MINUTE DRIVE

CAMELBACK
COLONADE

7.4 MILES, 15 MINUTE DRIVE

OLDTOWN
SCOTTSDALE

5.1 MILES, 14 MINUTE DRIVE



AERIAL MAP

SOUTH MOUNTAIN PARK & PRESERVE

one of the largest municipal parks in the U.S.



DOWNTOWN PHOENIX

convenient location for commuters working in the city core.



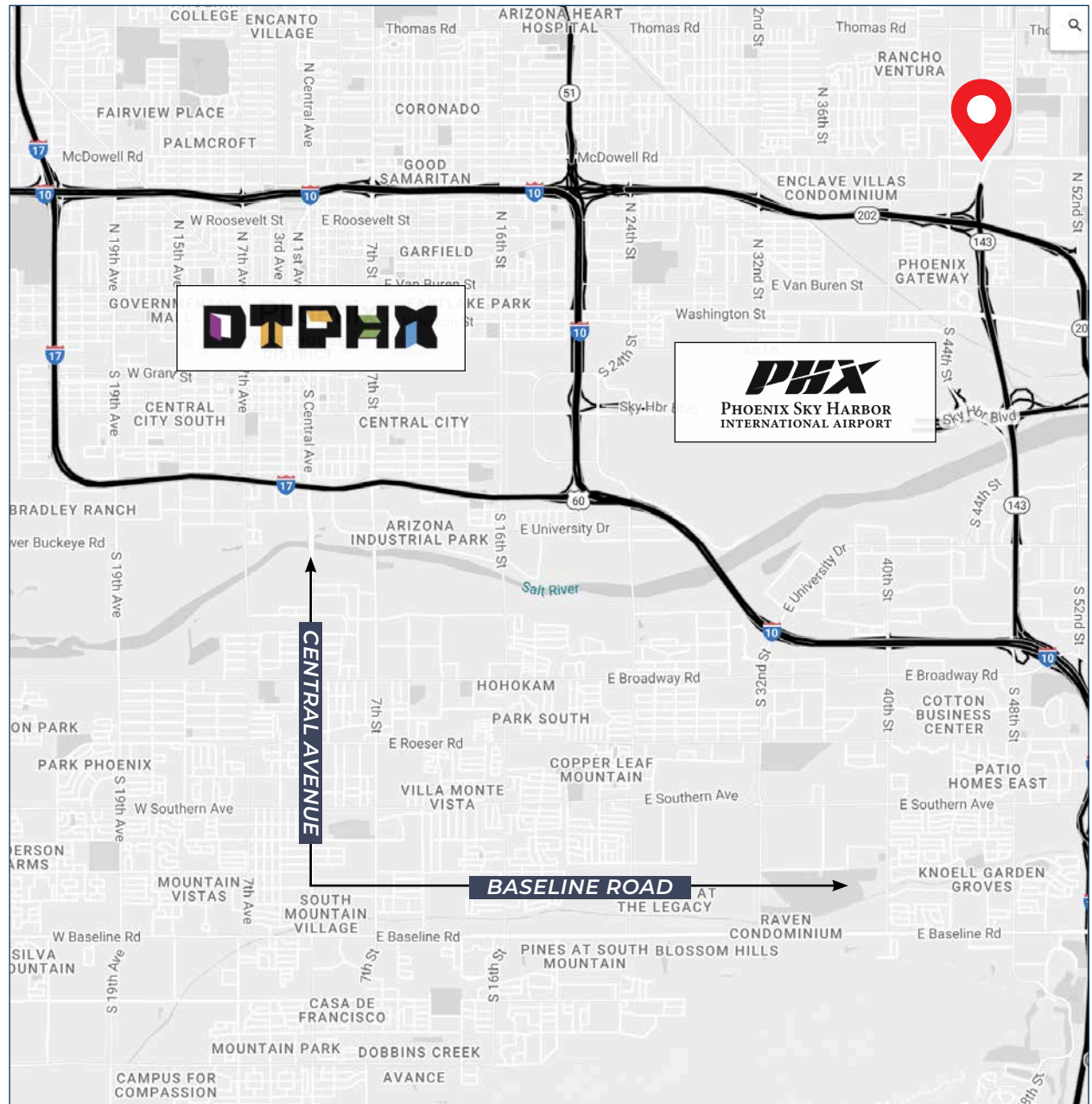
SKY HARBOR INTERNATIONAL AIRPORT

among the largest commercial airports in the U.S.



CONVENIENT ACCESS TO

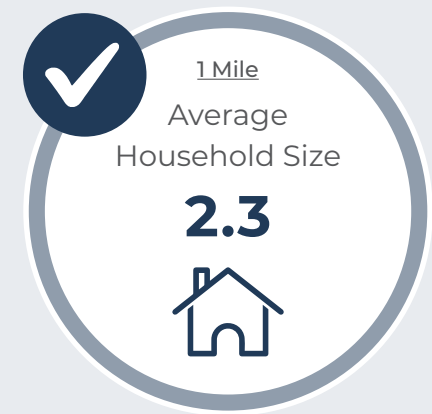
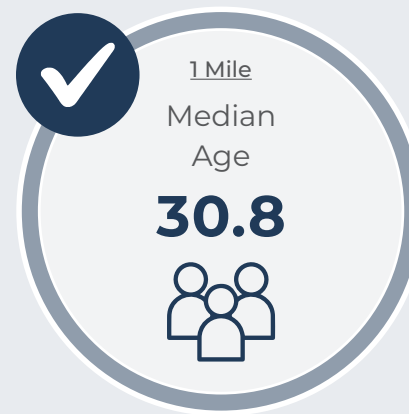
I-10, Loop 202, Central Avenue, Baseline Road



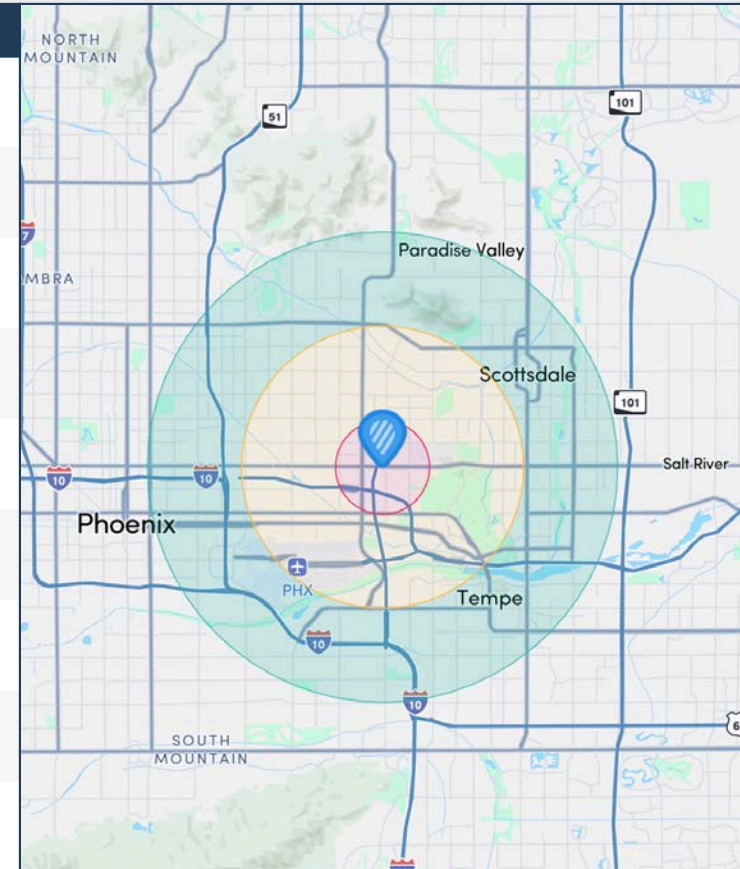
DISTANT AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,984	190,385	601,284
Estimated Population:	22,642	119,846	313,322
2029 Proj. Residential Population:	22,871	119,706	310,102
Average Household Income:	\$89,139	\$122,586	\$127,699
Median Age:	30.8	33.9	34.4
Average Household Size:	2.3	2.3	2.1
Total Housing Units:	10,894	56,814	158,598
Total Households:	9,901	51,012	141,301
Total Employees:	9,342	70,539	287,962



PHOENIX, ARIZONA

Phoenix is one of the fastest-growing metropolitan areas in the country, driven by a strong labor market, diverse industries, and a steadily expanding population. The city offers an attractive business environment with affordable operating costs, a skilled workforce, and major transportation infrastructure connecting the region to national and international markets. Known for its year-round sunshine, quality of life, and broad mix of residential, retail, and employment centers, Phoenix continues to draw new residents and companies alike. Its balanced economic growth, rising consumer demand, and ongoing development activity position the city as a leading hub in the Southwest for business, innovation, and long-term investment.



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.