700 N 4TH ST

NWC 4TH ST & PIERCE

DOWNTOWN PHOENIX

Downtown Phoenix has a rich history, diverse culture, fantastic art community & booming live music scene. Award-winning restaurants, exciting sports events & concerts, this is the epicenter of fun things to do in the area.

HOUSING

3,908 - total planned units
2,206 - total units under construction
6,471 - total units existing

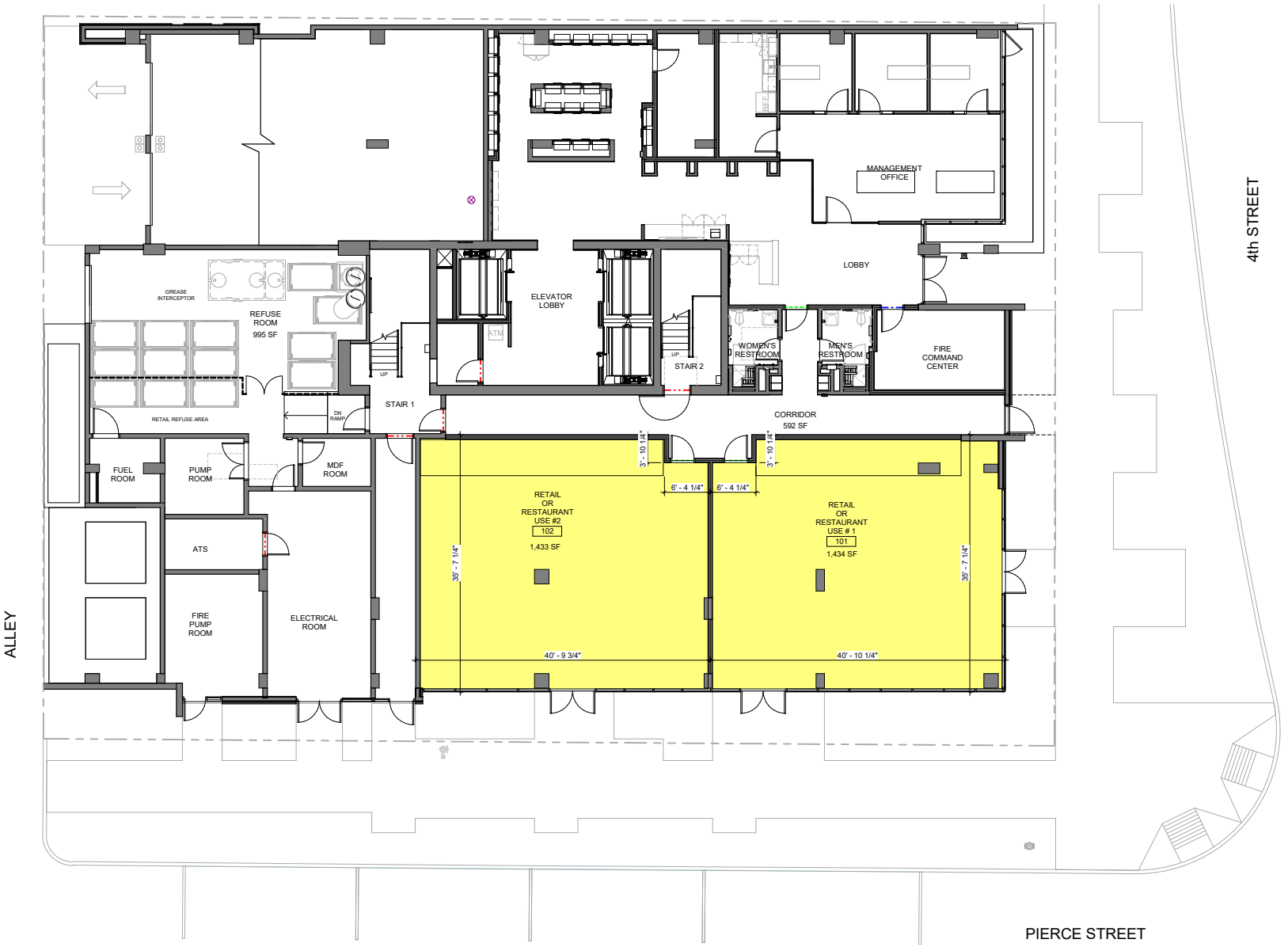
URBAN DEVELOPMENT

$5.5 Billion - 1.7 square mile redevelopment area investments 2005-2018

EDUCATION

12,000 - enrolled at ASU downtown campus
15,000 - students at ASU downtown campus by 2020
1,284 - ASU student housing beds
321 - enrolled at U of A medical campus
400 - enrolled at Bioscience high school
259 - NAU students on campus
416 - Thunderbird School of Management students on campus

SPACE


ALLEY
4th STREET
PIERCE STREET
MANAGEMENT OFFICE
LOBBY
ELEVATOR LOBBY
GREASE INTERCEPTOR
REFUSE ROOM
995 SF
RETAIL REFUSE AREA
STAIR 1
STAIR 2
WOMEN'S RESTROOM
MEN'S RESTROOM
FIRE COMMAND CENTER
CORRIDOR
592 SF
FUEL ROOM
PUMP ROOM
MDF ROOM
ATS
FIRE PUMP ROOM
ELECTRICAL ROOM
RETAIL OR RESTAURANT USE #2
102
1,433 SF
RETAIL OR RESTAURANT USE # 1
101
1,434 SF
3' - 10 1/4"
6' - 4 1/4"
35' - 7 1/4"
40' - 9 3/4"
40' - 10 1/4"

700 N 4TH ST

HIGHLIGHTS

382K
Population

$52K
Average Household Income

569K
Daytime Population

Spaces Available:
1,358 SF and 1,365SF

Rent:
$32.00 PSF + $6.50 NNN with TI Packages available

New Construction:
27 Floors of Downtown Phoenix views, floor-to-ceiling windows, rooftop pool & spa, stunning sky lounge, work-from-home suites, fitness/yoga studio, dual amenity decks, and all of roosevelt Row at your door.

Pre-Leasing:
Although residents have not moved in, ownership has already pre-leased all 1 bedrooms. Studios, 2 beds, and 3 beds getting filled quickly.

MARKETED BY:

WESTERN RETAIL ADVISORS
2555 East Camelback Road
Suite 200
Phoenix, Arizona 85016

FOR LEASING INFORMATION:

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