

For sale & lease

# The 5045 Building

Office space in Camelback Corridor  
5045 N 12th Street | Phoenix, AZ



**Get more  
information**

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# Property highlights



Excellent Camelback  
Corridor location



Convenient access to  
parking



Easy ingress & egress  
off 12th Street



Proximity to restaurants  
& amenities



Easy access to  
freeways & housing



Competitive lease rate -  
below market rate for the  
submarket







# Property overview

The 5045 Building is ideal for both medical and general office users. The property is located in the highly-desirable Camelback Corridor with easy access to Camelback Road and the US-51.



## Offering Summary

Sale Price	\$4,495,000
Year Built	1964
Renovated	1997
Building Size	±28,564 sf
Availability	±616 sf - ±5,069 sf
Lease Rate	\$20/sf, full service
Parking	86 spaces (43 covered / 40 surface)
Zoning	C-2, City of Phoenix

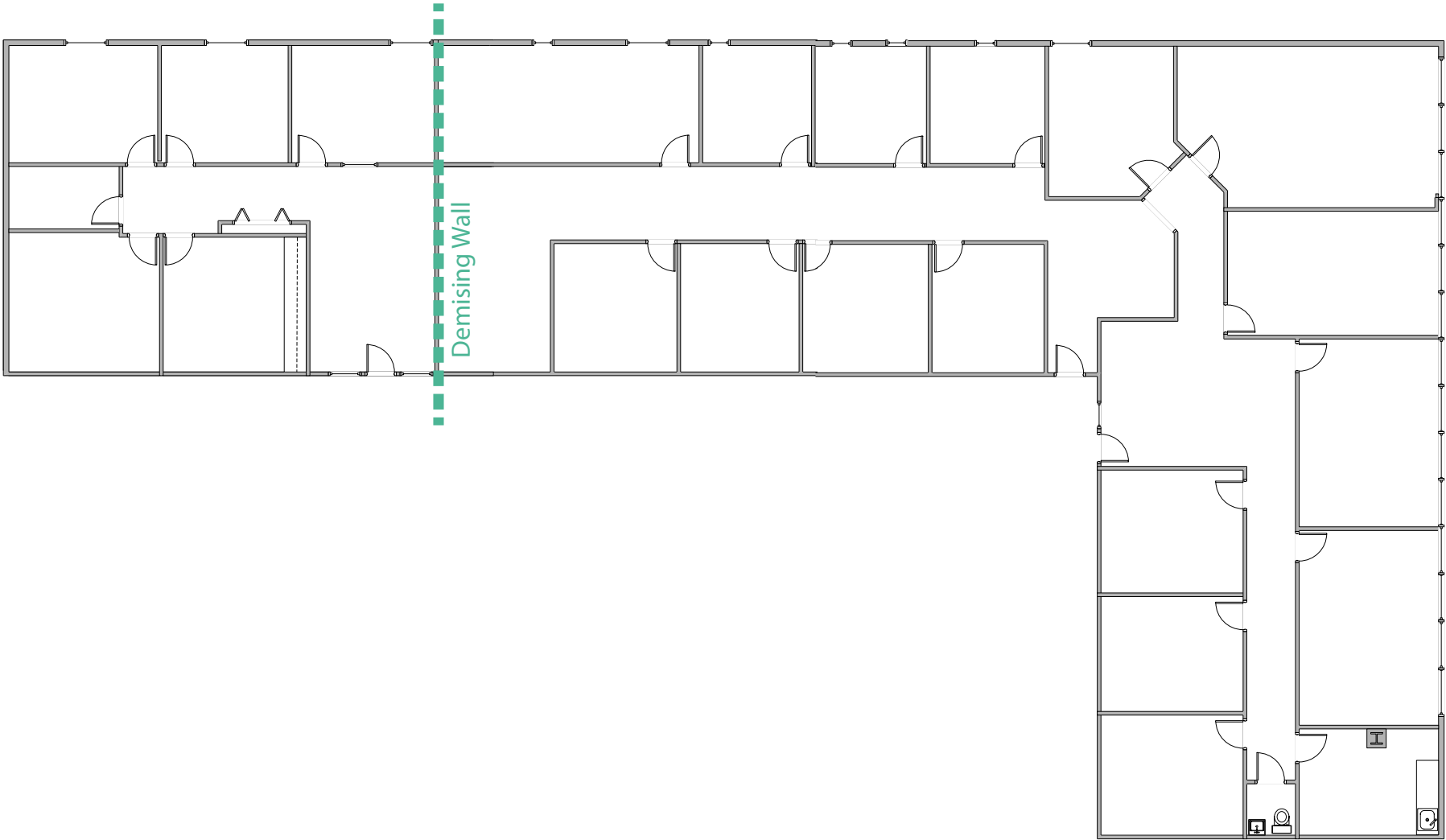
**With an attractive mid-century  
contemporary design.**

# Floor plans

For sale & lease  
5045 N 12th Street

Suite 101  
1,330 sf

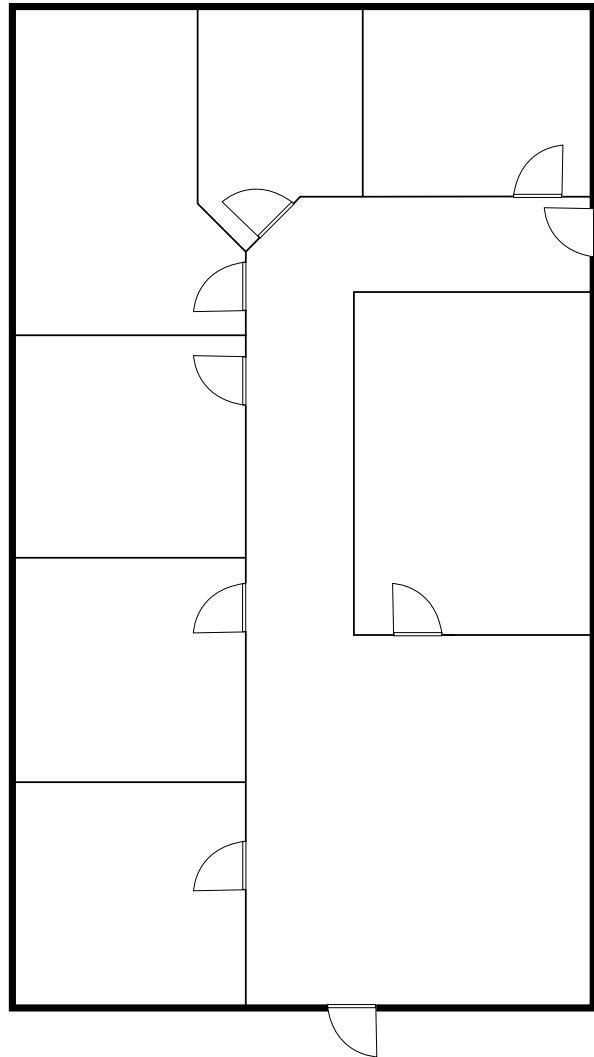
Suite 110  
3,739 sf



# Floor plans

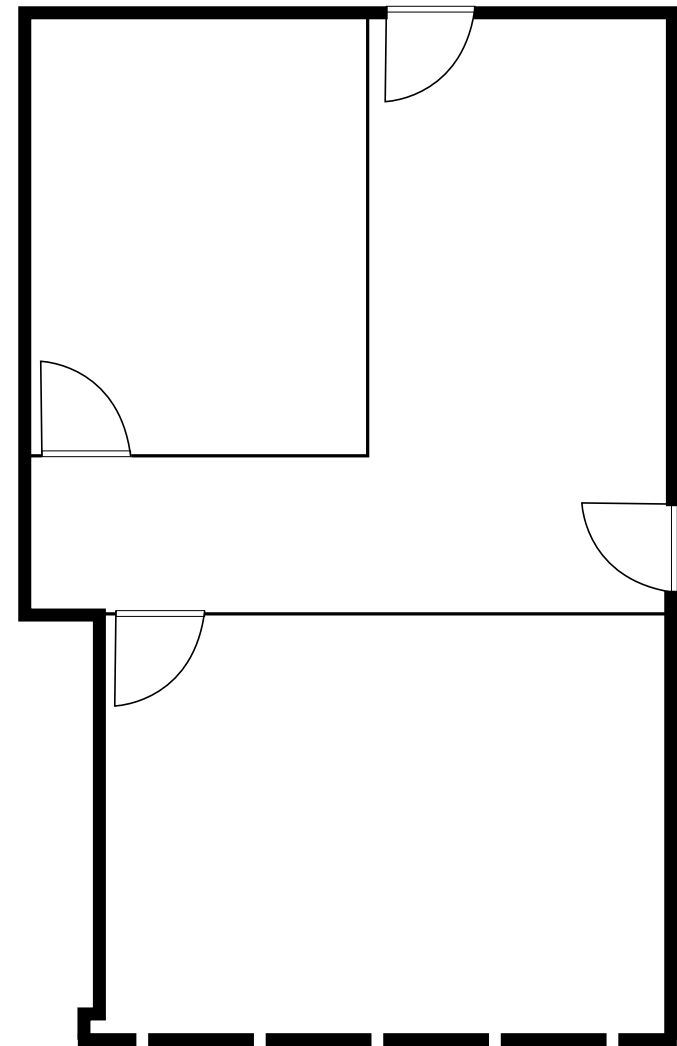
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## Suite 102



1,651 sf

## Suite 114




616 sf











# Demographics

	1-mile	3-miles	5-miles
Population	<b>23,959</b>	<b>171,348</b>	<b>443,332</b>


	1-mile	3-miles	5-miles
Avg. HH Income	<b>\$70,680</b>	<b>\$87,397</b>	<b>\$77,770</b>

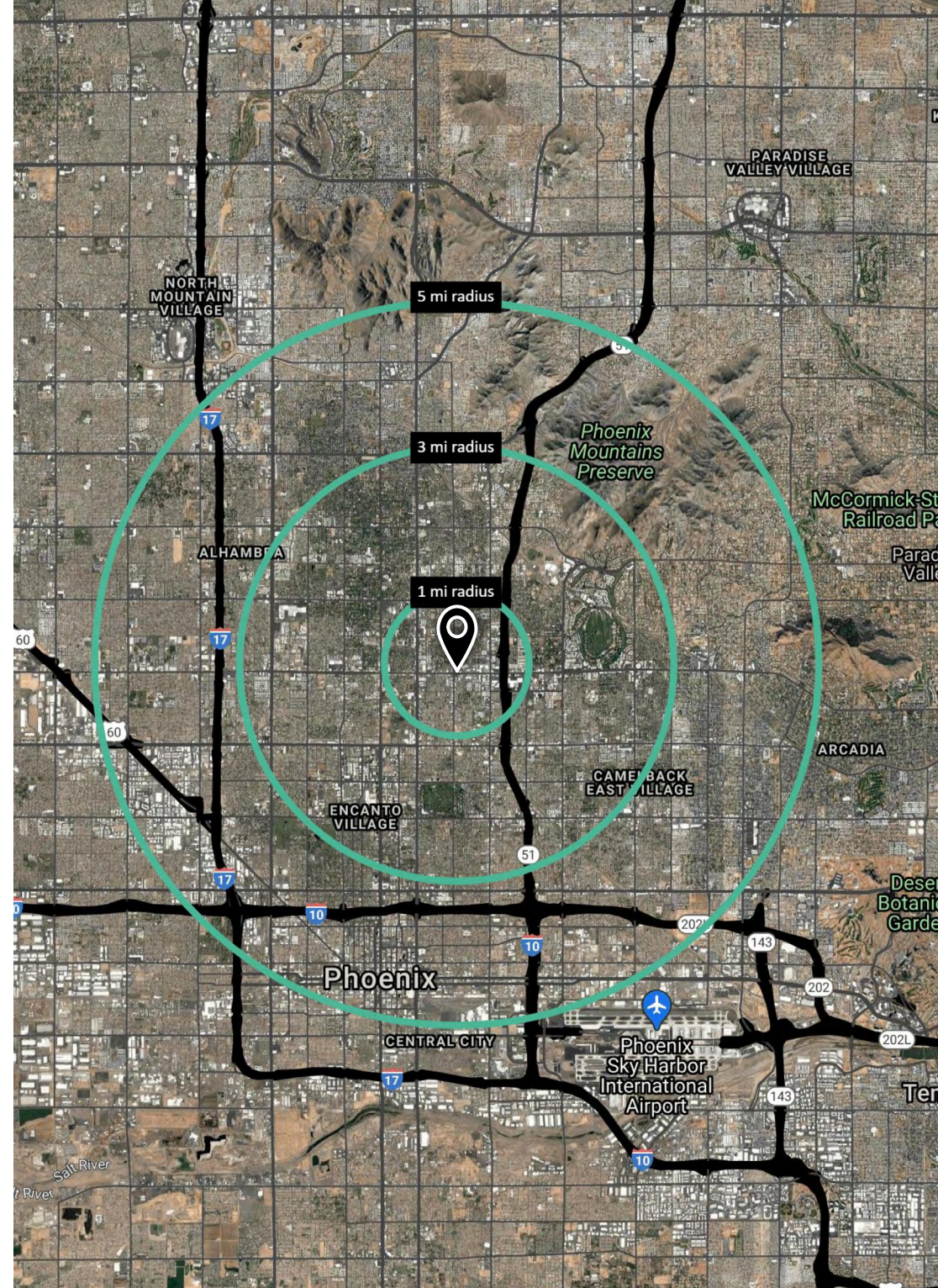
	1-mile	3-miles	5-miles
Avg. Home Value	<b>\$312,724</b>	<b>\$348,172</b>	<b>\$337,140</b>

	1-mile	3-miles	5-miles
Total Businesses	<b>2,268</b>	<b>3,688</b>	<b>26,325</b>

	1-mile	3-miles	5-miles
Labor Force	<b>19,706</b>	<b>139,798</b>	<b>352,638</b>

## Travel Time

	5-miles
Travel to work ≤14 minutes	<b>48,014 (22%)</b>
Avg. minutes travel to work	<b>21.7</b>







HENTON & CURRY

# Contact

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