

# 7<sup>th</sup> Street Corporate Center

## 4045 North 7<sup>th</sup> Street

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<b>LOCATION:</b>	4045 North 7 <sup>th</sup> Street (SEC of 7 <sup>th</sup> St and Indian School) Phoenix, AZ 85014
<b>AVAILABLE:</b>	Suites Ranging from +/- 506 SF – +/- 13,524 SF
<b>OCCUPANCY:</b>	Immediate
<b>BASE RATE:</b>	\$17.00 per rentable square foot, Full Service
<b>EXPENSE STOP:</b>	Base year
<b>T.I. ALLOWANCE:</b>	Negotiable
<b>PARKING:</b>	3.68 / 1,000 RSF (Plenty of Covered-Reserved Available)
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Excellent access to SR-51 and I-10</li><li>• Located on SEC of Indian School and 7<sup>th</sup> Street</li><li>• Covered parking available at \$35 per month per stall</li><li>• Located conveniently between Midtown and Camelback Corridor</li><li>• Located within one mile of the light rail</li><li>• Prominent building and monument signage opportunity</li><li>• Extensive glass line</li><li>• Within close proximity to VA Medical Center, St. Joseph's Hospital and Phoenix Children's Hospital</li></ul>

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**For more information please contact:**



**Ryan Mollen**  
**480.212.0756**  
[rmollen@corerealtypartners.com](mailto:rmollen@corerealtypartners.com)

**Jared Blumberg**  
**480.212.0766**  
[jblumberg@corerealtypartners.com](mailto:jblumberg@corerealtypartners.com)

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