

Metro Executive Park

10220-10240 N. 31st Avenue - Phoenix, Arizona 85051



Property Highlights:

- Move-in Ready Spec Suite(s) Available
- Extensive window lines offer excellent natural light to suites
- Attentive Landlord with Day Porter on site
- Ample covered/uncovered parking available
- Easy Access to I-17; surrounded by new retail/restaurant amenities

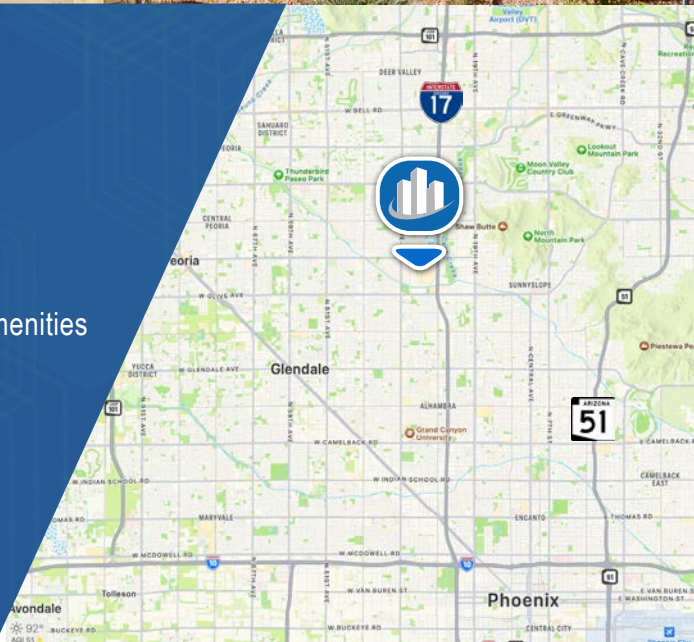


J.T. Taylor

Direct Phone: (480) 868-2671

Mobile Phone: (480) 225-6484

jt.taylor@orionprop.com



Availability: Multiple Suites
(1,411 SF - 5,860 SF)

Lease Rate: \$19 FS

Year Built: 1981-1982

Parking Ratio: 4/1,000 SF

Major Cross Streets: 31st Avenue & Peoria Avenue (52,706 VPD)

Exterior Photos

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Interior Photos

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- Multiple suites and sizes available from 727 SF - 8,262 SF
- Approximately 40,000 SF Available
- Several existing high quality spaces available including a 5,786 SF Spec Suite



DEMOGRAPHICS

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	26,626	223,501	569,276
Residential Population:	17,485	174,535	449,632
2029 Proj. Residential Population:	18,179	174,123	450,001
Average Household Income:	\$75,019	\$89,475	\$98,153
Annual Consumer Health Care Expenditures:	\$191.84 M	\$2.01 B	\$5.48 B
Median Age:	33.9	34.4	35.2
Average Household Size:	2.4	2.6	2.6
Housing Units:	7,706	70,006	181,475
Total Households:	7,166	65,080	168,291
Total Employees:	9,141	48,966	119,644

