

# Executive Suites for Lease

4323 N 12th St,  
Phoenix, AZ  
85014

*Casablanca*  
ON 12TH



- Midtown Phoenix Location
- Full Service Gross
- 400-2800 sq ft Suites
- Adjacent to Phoenix Grand Canal Pedestrian/Cycling Trail
- Parking @ 4.9/1000 sq/ft
- 2/3rds Covered Parking (Free)
- In Suite Bathrooms (available)
- Garden Courtyard
- Unique Architecture
- Marble Flooring
- Weekly Janitorial
- Close Proximity to Biltmore, Camelback Rd, AZ Rte-51 & Sky Harbor Intl Airport



**Phil Howard, Real Estate Agent**

Cell - 909-260-9038

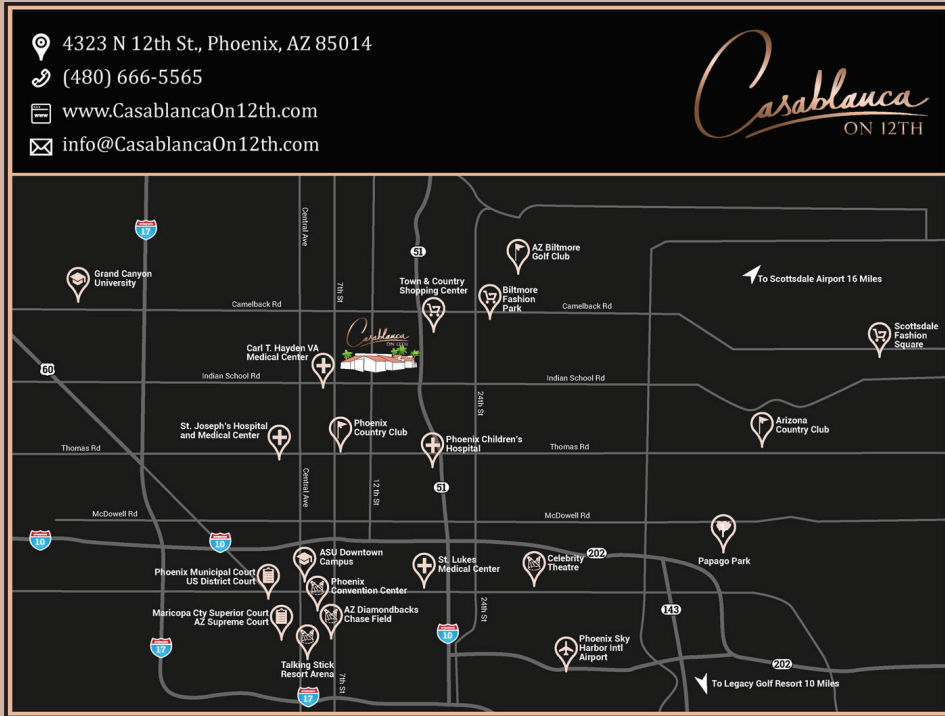
Email - philhoward3@gmail.com



This is not intended as a solicitation if your home is currently listed with a real estate agent.

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Casablanca On 12th is conveniently located less than two miles from the Camelback / 16th - 20th St retail hub, hosting BlueWater Grill, Yogis Grill, CVS, Target, Verizon, QuickTrip, Total Wine, McDonalds, Duck & Decanter, IHOP, Discount Tire, Wells Fargo, Staples, Marshall's, Arriba Mexican Grill, Sushi Station, Armadillo Grill, The Parlor, Bank Of America, AT&T, Cafe Zupas, Men's Wearhouse, Comerica Bank, Old Navy, Best Buy, Panera Bread, Frys, NYPD Pizza, Cold Stone Creamery, Orange Theory Fitness, Daily Dose Midtown, Shell, In-N-Out Burger, USPS, Wendy's, The Container Store, First Bank, Sumits Yoga, Hopdoddy Burger Bar, Athleta, Snooze an AM Eatery, Nordstrom Rack, Whole Foods, Trader Joe's, The MacIntosh, Pizzeria Bianco, Sprint, LAFitness, Marriott, Twin Peaks, PotBelly Sandwich, FedEx, Cafe Rio, Dunkin Donuts, AZ Bank & Trust, AlphaGraphics, Washington Federal, Pinnacle Bank, USBank, First International Bank, Homewood Suites.....and more!

We are five miles from downtown Phoenix and all major court buildings, less than four miles to four major hospitals, and six miles from the Phoenix Sky Harbor International Airport.

## HOSPITAL/MEDICAL

Carl T. Hayden VA Medical Center	0.6 miles
Phoenix Children's Hospital	2.2 miles
St. Joseph's Hospital & Medical Center	2.6 miles
St. Lukes Medical Center	3.9 miles

## LEGAL

Phoenix Municipal Court	4.8 miles
US District Court	5.1 miles
Maricopa County Superior Court	5.3 miles
AZ Supreme Court	5.4 miles

## GOLF

Phoenix Country Club	1.7 miles
AZ Biltmore Golf Club	3.2 miles

The Legacy Golf Resort Course 9.8 miles

## SHOPPING

Town & Country Shopping Center	1.8 miles
Biltmore Fashion Park	2.3 miles
Scottsdale Fashion Square	8.2 miles

## EDUCATION

ASU Downtown Campus	4.5 miles
Grand Canyon University	5 miles
ASU Tempe Campus	12 miles

## AIR

Sky Harbor International Airport	6 miles
Scottsdale Airport	16 miles

## ENTERTAINMENT

Phoenix Convention Center	4 miles
The Van Buren	4.6 miles
Talking Stick Resort Arena	4.5 miles
AZ Diamondbacks Chase Field	4.7 miles

Orpheum	4.7 miles
Celebrity Theatre	5.2 miles

## WITHIN ONE MILE OF CASABLANCA ON 12TH YOU WILL FIND.....

- Authentic Thai kitchen
- The Casual Pint - Pub
- Flavors Of India
- Miracle Mile Delicatessen
- Subway
- Starbucks
- Rhythm Room
- Abyssinia Restaurant - Ethiopian
- Sinclair
- Esso Coffee
- Original Gravity Bar
- Oregano's
- Rosie McCafferys Irish Pub
- Dominos
- Cherry Blossom Noodle Cafe



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