

1212 WEST CAMELBACK ROAD

PHOENIX, ARIZONA 85013

FOR SALE/LEASE

OWNER/USER INVESTMENT OPPORTUNITY



FEATURES

- 13,660 SF Building
- 6,882 SF Available - 2nd Floor
- First Floor Leased to Copper State Academy
- New 7 Year Lease
- Sale Price: \$3,900,000
- Lease Price: \$22.50/MG
- TI's Available
- Newly Renovated
- Abundant Parking

For more information, please contact:

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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FINANCIALS

Suite	Tenant	Square Footage	Percent of Project	Lease Start Date	Lease End Date	Rent per Square Foot	Monthly Base Rent	Annual Base Rate	Next Increase
1st	Copper State Academy	6,778	49%	7/01/2021	6/30/2028	\$21.00	\$11,862	\$142,338	11/1/2022*
2nd	Vacant	6,882	51%						

Lease Notes: Modified Gross Lease, tenant pays own electric, janitorial

* Annual Increases @ \$0.50

TENANT PROFILE



Copper State's Mission is to provide a rigorous college-prep core curriculum along with specialized business and design electives that are engaging and relevant for the 21st century workplace.

At Copper State Academy, you will use your natural talents and abilities to build a knowledge base that prepares you for making life choices as a post-secondary student, consumer, employee, or business owner.

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EXCELLENT STREET
VISIBILITY ON
CAMELBACK ROAD



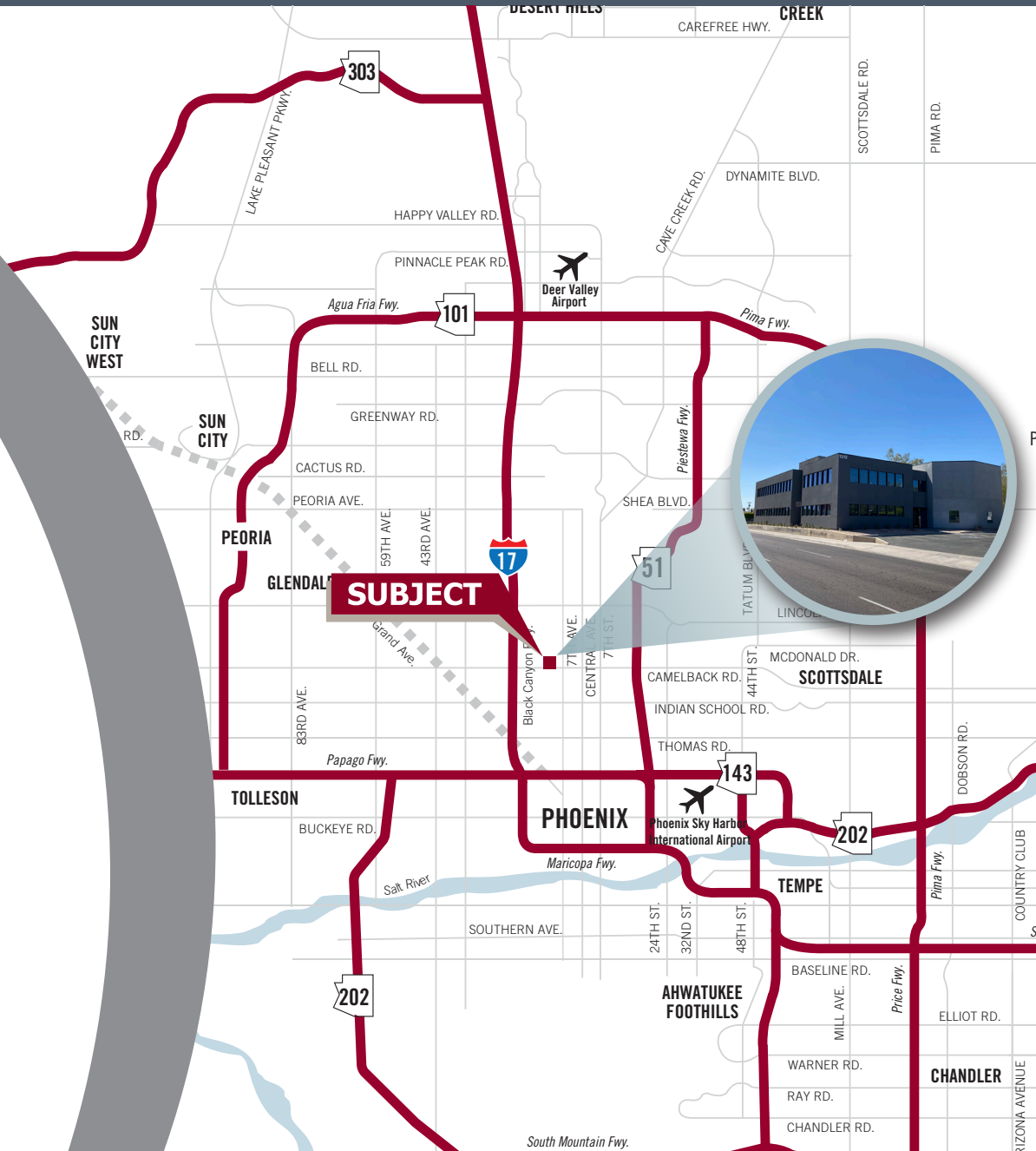
MONUMENT SIGNAGE
ON CAMELBACK ROAD

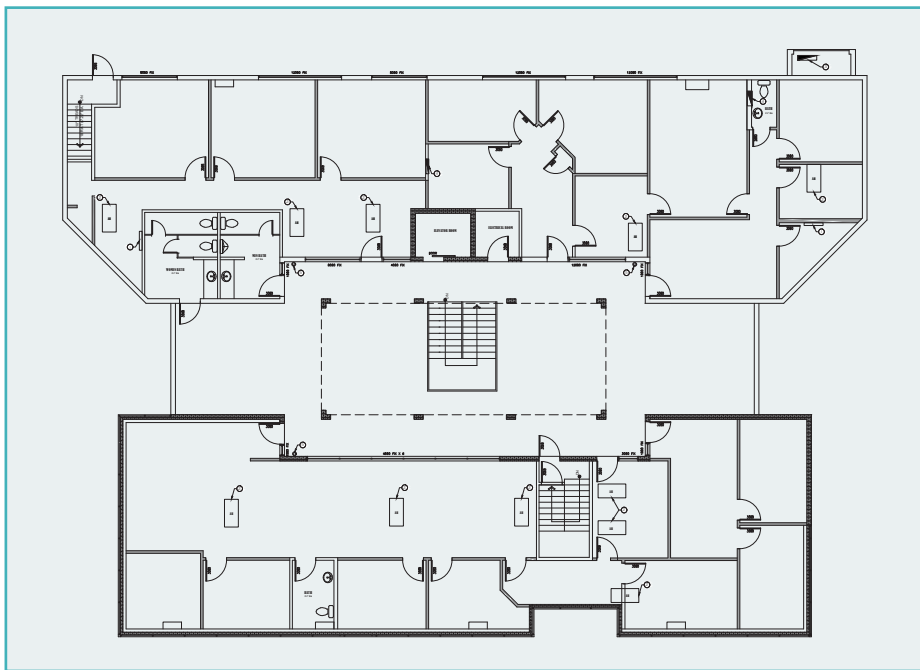


COVERED PARKING

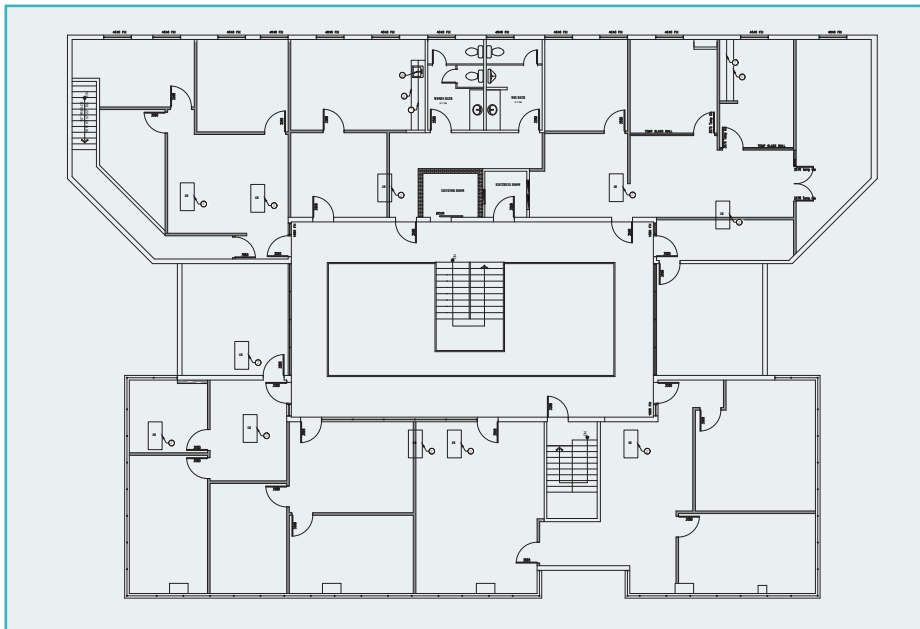
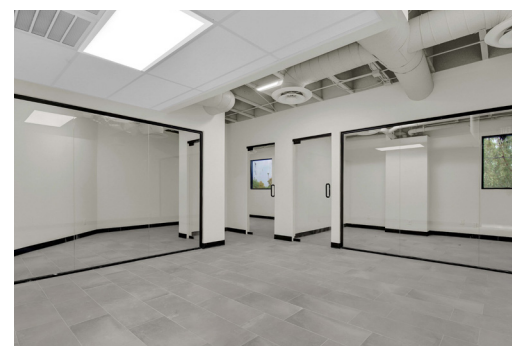


NEARBY FREEWAY ACCESS

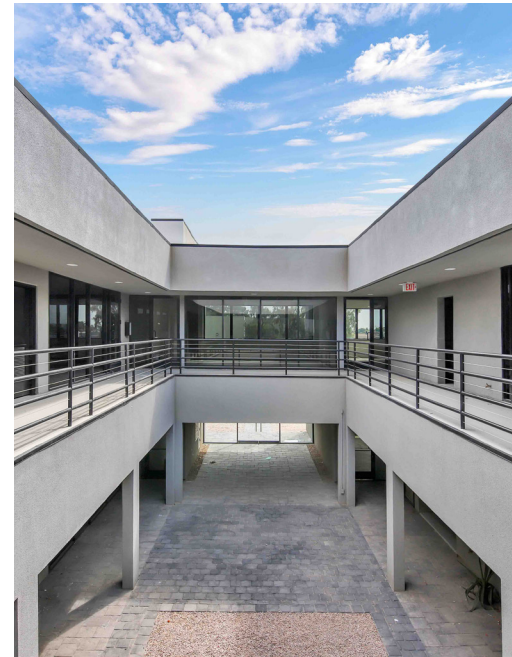




FIRST FLOOR



SECOND FLOOR



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