



CREATIVE OFFICE FOR SALE/LEASE

828 N 3RD ST.
PHOENIX, AZ 85004

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Property Summary



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	\$30.00 SF/yr [FS]
Building Size:	6,906 SF
Lot Size:	0.2 Acres
Parking Spaces	14
Year Built:	1978
APN:	111-43-073A
Zoning:	DTC-W-EV
Submarket:	Downtown Phoenix

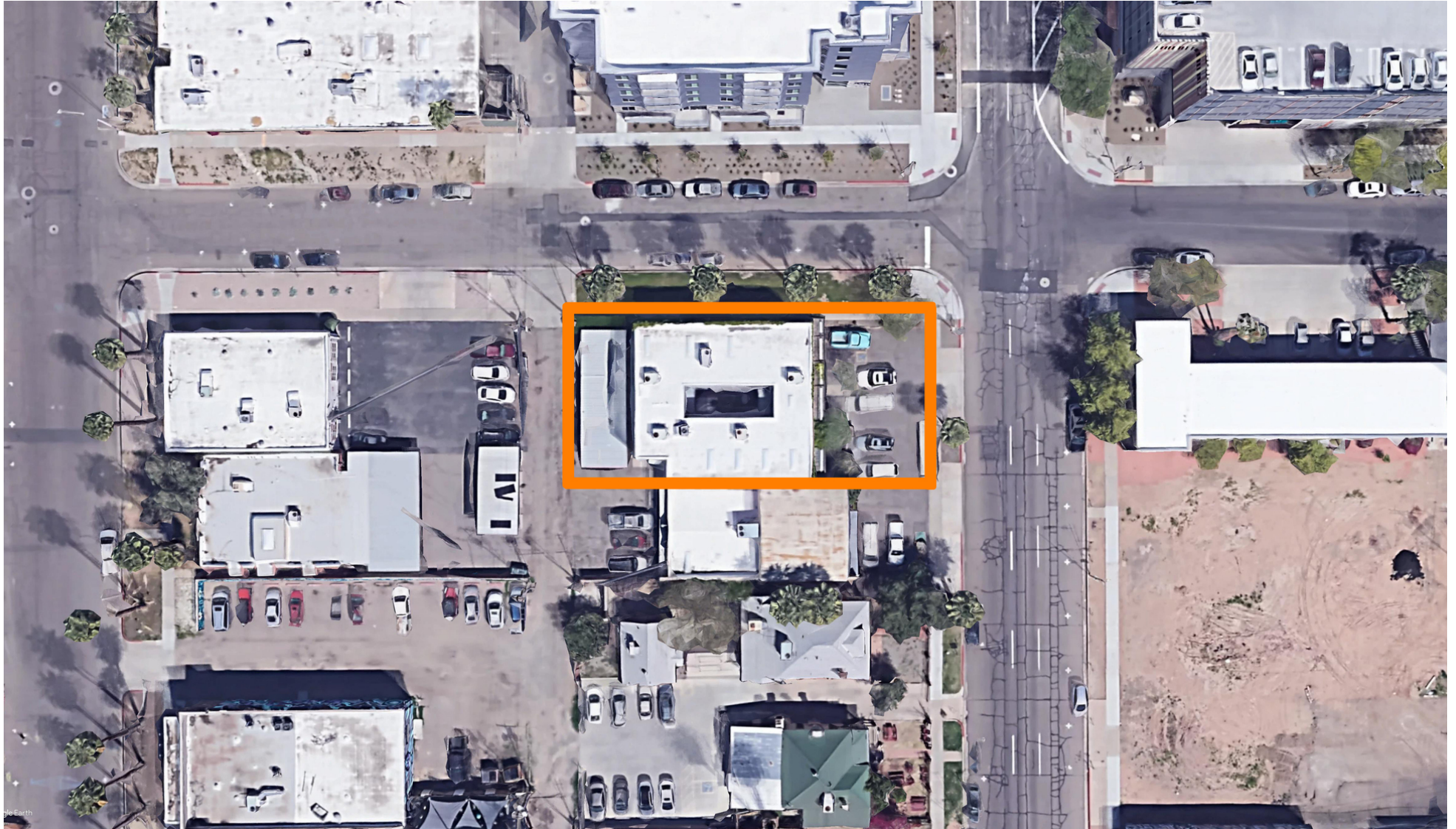
PROPERTY OVERVIEW

SVN is pleased to present for SALE OR LEASE 828 N 3rd St, a ±6,906 SF creative office building. The property offers highly desirable features such as exposed concrete floors and ceilings with modern finishes throughout ideal for a creative office/tech user. Additionally, a portion of the building offers studio production space for businesses needing on-site film and photography space.

PROPERTY HIGHLIGHTS

- High End Creative Office Space For Sale or Lease
- Located in Downtown Phoenix **Opportunity Zone**
- ±6,906 Available | Divisible to ±1,500 SF
- Fully Renovated Interior | Modern Finishes
- On Site Parking | ±14 Parking Spaces
- Walking Distance to Light Rail | Minutes to I-10 Frwy.
- Surrounded by Tremendous Development District

Parcel Aerial



828 N 3RD ST. PHOENIX, AZ 85004

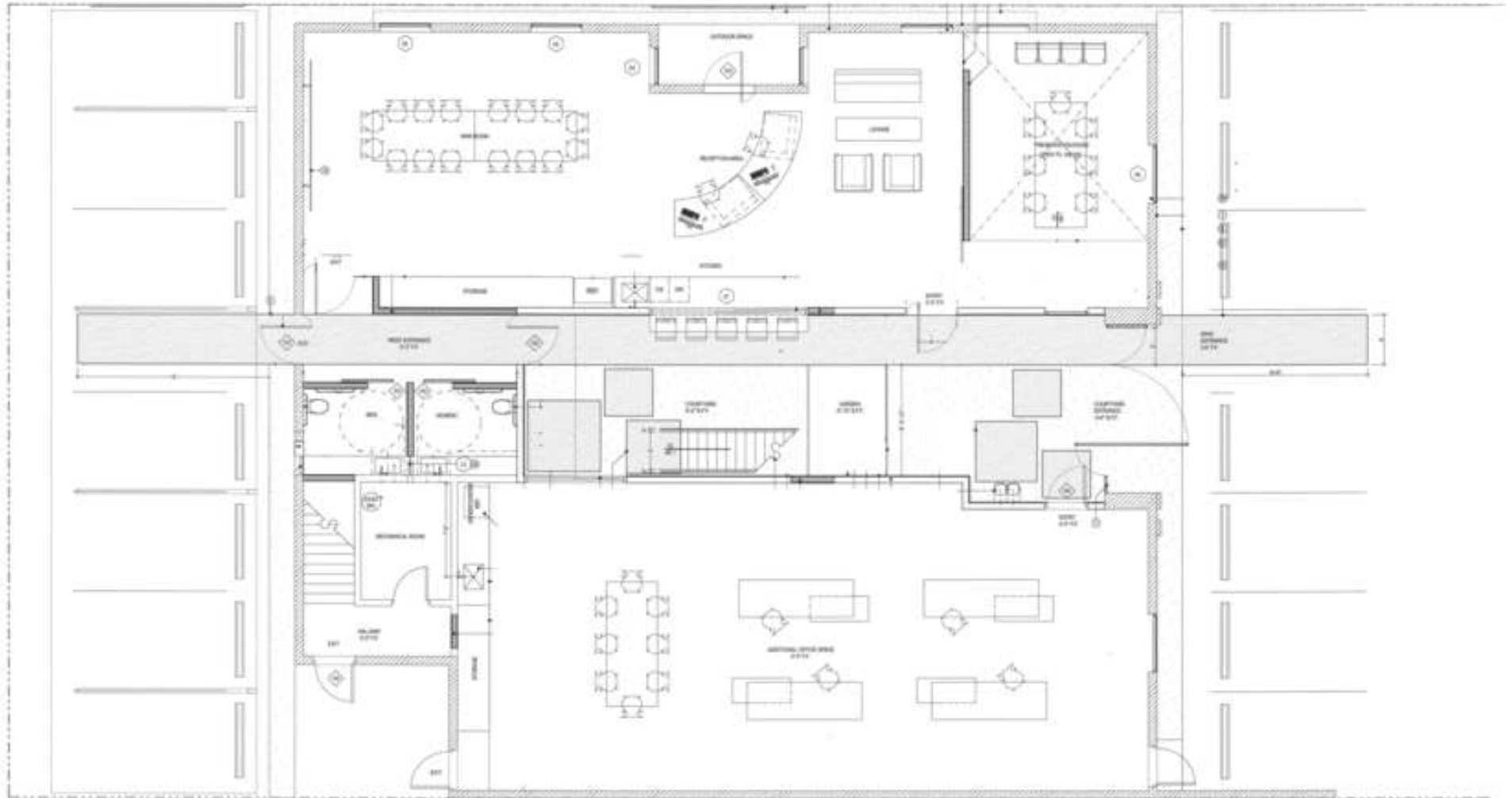
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

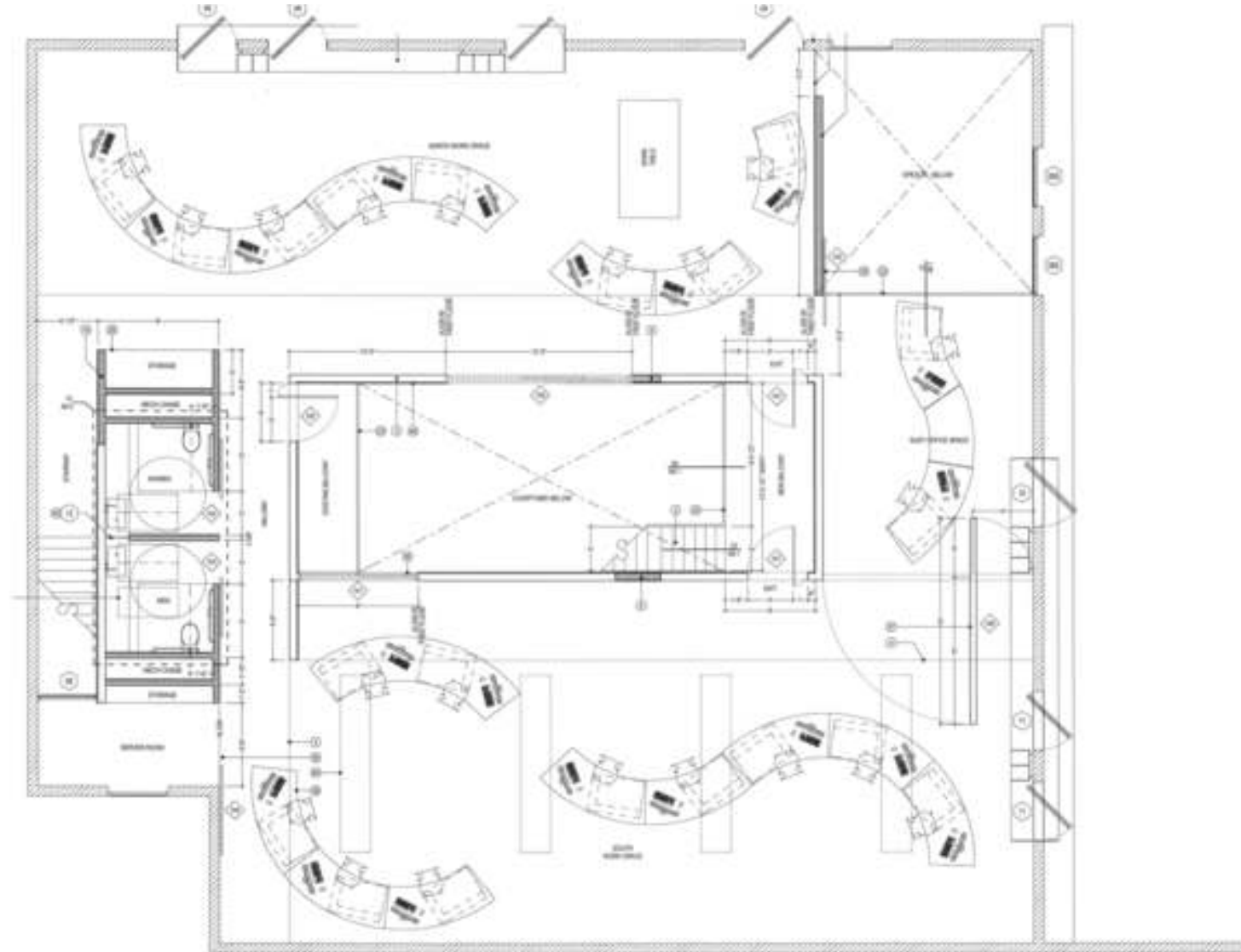
DT PHX



1st Floor Plan



2nd Floor Plan



Additional Photos - Interior



About DT PHX



PHOENIX, AZ

Downtown Phoenix is a center for employment, education, professional sports, living, arts and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center expansion, Valley Metro Light Rail and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.

PHOENIX HIGHLIGHTS

- 3,512 Businesses | 63,494 Employees
- ±6,000 Multi Family Units Existing, Under Construction, or in Planning
- Over 800,000 SF of Retail Space | 165+ Restaurants
- 9.8 million SF of Office Space | 880K SF of Convention Center Space
- 20,000+ Students at ASU, U of A, and NAU Downtown Campuses
- ±\$721mm in Consumer Spending

PHOENIX NOTABLE RANKINGS

#1 State For Future Job Growth

NOTABLE RANKINGS

- Top 5 for Small Businesses
- #10 Fastest Growing Cities
- Metro Phoenix Ranked Best City for Working Parents
- Top 20 Best Places For Startups
- Eight Best City for Recent College Graduates Seeking a Job
- Arizona State University #1 in U.S. for Innovation
- #1 in Swiping Financial Jobs from Wall Street
- Phoenix Top 10 Physically Fit Cities in the World
- 14th Safest City in America
- #1 Airport in the U.S - Phoenix Sky Harbor



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