

# FOR SALE/ LEASE

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394 N. 3RD AVE.  
PHOENIX, AZ 85003

## PRESENTED BY:

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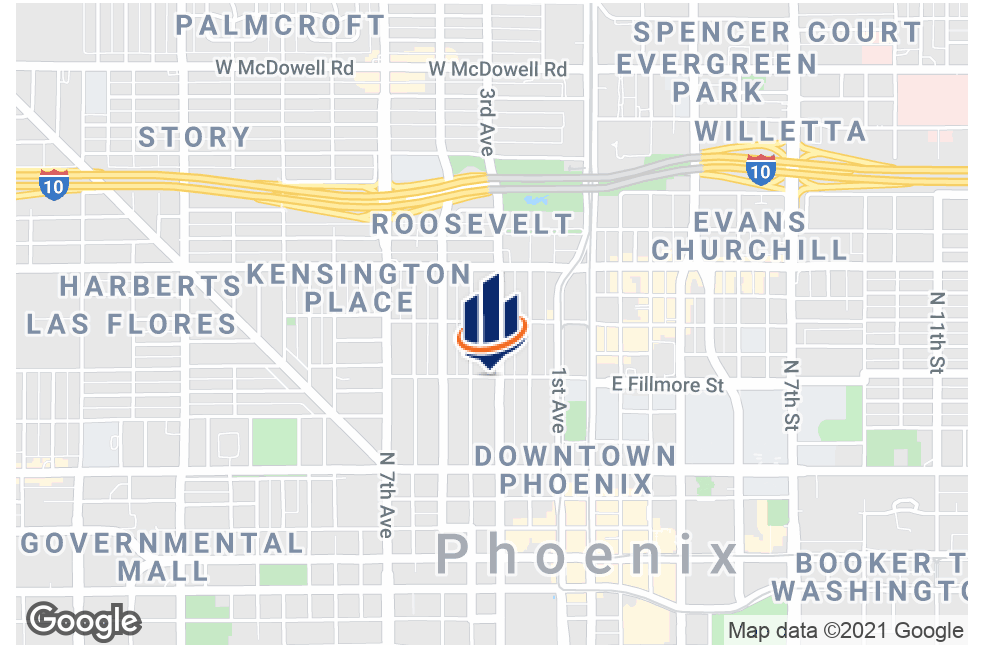
**PAUL BORGESEN III**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$858,250 \$250/SF
<b>LEASE RATE:</b>	\$20.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	3,433 SF
<b>LOT SIZE:</b>	8,207 SF
<b>PARKING:</b>	12 Covered Spaces
<b>ZONING:</b>	DTC-VANB
<b>SUBMARKET:</b>	Downtown Phoenix
<b>APN:</b>	111-41-076
<b>2020 PROPERTY TAX:</b>	\$12,299.66

## PROPERTY HIGHLIGHTS

- Owner occupant opportunity for sale/lease
- Built out for general office use
- 12 covered parking spaces on site
- Prime DT Phx location | Walking dist. to Light Rail and amenities
- Major redevelopment in the immediate area
- Easy Access to I-10 Freeway





## PROPERTY DESCRIPTION

SVN is proud to present to the market for sale or lease this 3,433 SF office building in a prime location in Downtown Phoenix on a 8,207 SF lot. The property was previously used for the Seller's law firm and is built out for general office with a reception area, a perimeter of private offices, a central conference room, multiple restrooms, and a kitchen. On site is 12 covered parking spaces. The owner is open to selling or leasing making this building a prime opportunity for an owner occupant.

## LOCATION DESCRIPTION

The subject property is ideally located at the hard corner of 3rd Ave. and Fillmore St. in the heart of Downtown Phoenix. The immediate area is experiencing major redevelopment with a number of new mixed use apartment and retail complexes planned and currently under construction. The I-10 Freeway is in close proximity and multiple Metro Light Rail stations, award winning restaurants are within walking distance. Additionally, Downtown Phoenix is home to universities such as ASU, U of A, the NAU Biomedical Campus, and the Thunderbird International School of Management.



## HVAC UNIT

	SIZE	YEAR
AIR TEMP	3.5 Tons	4/2020
GOODMAN	2.5 Tons	2018
YORK	3.5 Tons	Unknown

## UTILITIES SERVICE

	PROVIDER
WATER:	City of Phoenix
ELECTRICAL:	APS
GAS:	None
TRASH:	Waste Management
TELECOM:	Cox Century Link

## OPTION FURNITURE/EQUIPMENT TO CONVEY

- Konica Minolta Bizhub C364e printer
- Office furniture currently in property
- Security system including GW 9 camera system





Google

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