



602 E LINCOLN ST

PHOENIX, AZ 85004

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Property Summary



OFFERING SUMMARY

Building Size:	6,449 SF
Lease Rate:	Negotiable
Space Use:	Restaurant/ Creative Office
Lot Size:	0.85 Acres
Year Built:	1998
Parking Spaces	64
Zoning:	DTC-BCORE
Submarket:	Downtown Phoenix

PROPERTY HIGHLIGHTS

- Walking distance to sports, business and the entertainment district.
- Excellent location near CityScape, Talking Stick Arena, Phoenix Convention Center, Symphony Hall, Chase Field and more.
- Just minutes from the light rail and less than a mile from I-10 and I-17 highways
- All existing fixtures and equipment are available.
- Space allows for unlimited interior redesign options.
- Expanding Economic Drivers in Close Proximity.

PROPERTY DESCRIPTION

The subject property consists of a $\pm 6,449$ SF building. Currently, the property is situated as a move-in ready restaurant with kitchen equipment in place. Assuming minimal requirements to place a restaurateur in this building, The Landlord is willing to be very flexible to formalize a lease. Alternatively, the Warehouse District is experiencing a significant amount of influx of creative office users. The landlord is willing to contribute significant incentives for an acceptable tenant to convert this property to a fully renovated high-end creative office space.

The ± 0.85 AC lot offers an abundance of parking [10/1,000 sf] for either type of use and the building size has the potential to be increased by $\pm 2,000$ SF by utilizing the existing patio space. If desirable, there is potential to create an exposed interior with high ceiling heights by removing the existing grid.

LOCATION DESCRIPTION

The subject site is extremely well located in the fast growing Warehouse District in the heart of Downtown Phoenix. Located at the northwest corner of 7th St. and Lincoln St., the property is walking distance Talking Stick Resort Arena, Chase Field, both the ASU and U of A Downtown campuses, and endless amounts of retail and recreational amenities. The property also allows for very convenient access to the I-10 Freeway and is walking distance to the planned light rail expansion. In recent years, Downtown Phoenix has undergone a dramatic transformation. With a renewed urban vibrancy and a locally owned charm, Downtown Phoenix is becoming the epicenter for students and young professionals alike, creating tremendous demand for urban living.



Talking Stick Resort Arena



The Battery Apartments
278 Unit Class A



Lincoln St VPD 6,296



7th St VPD 31,221

WebPT



130,060+
Daily Employees



6,000,000+
Total Yearly Visitors



11,000+
Residential Occupants