



±16,300 Square Feet

**\$3.2 MILLION (\$196/SF)**

# Midtown Office for Sale

2715 N 3rd St  
Phoenix, AZ 85024

**GREAT MULTI-TENANT OPPORTUNITY**



This Value-Add Office Building  
is a Great Multi-tenant  
Investment or Single Tenant  
Owner/User Opportunity

**Ruth Darby**

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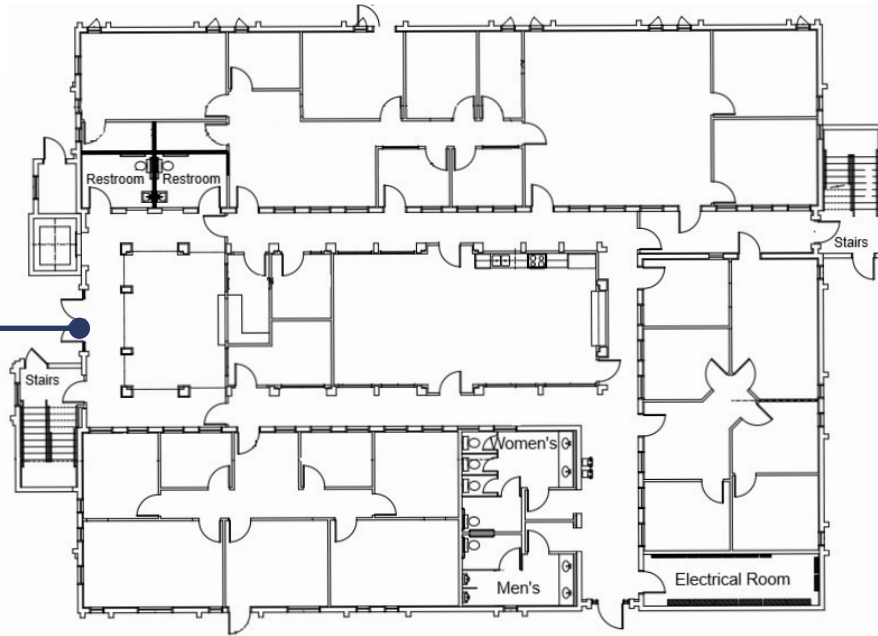


# Midtown Office for Sale

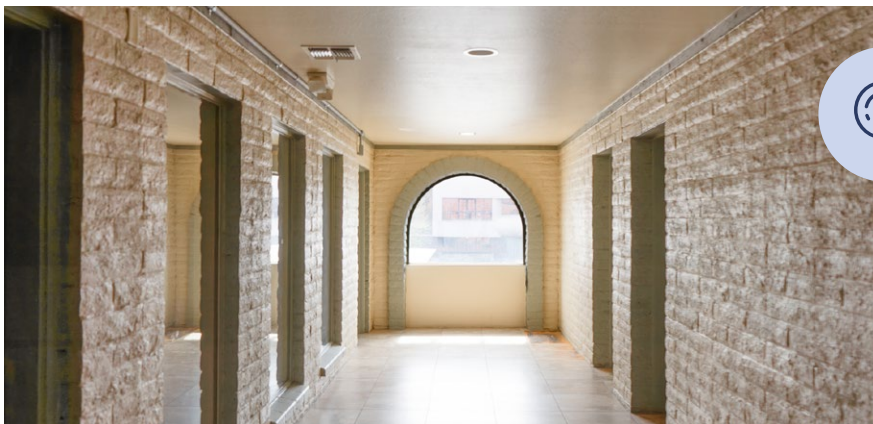
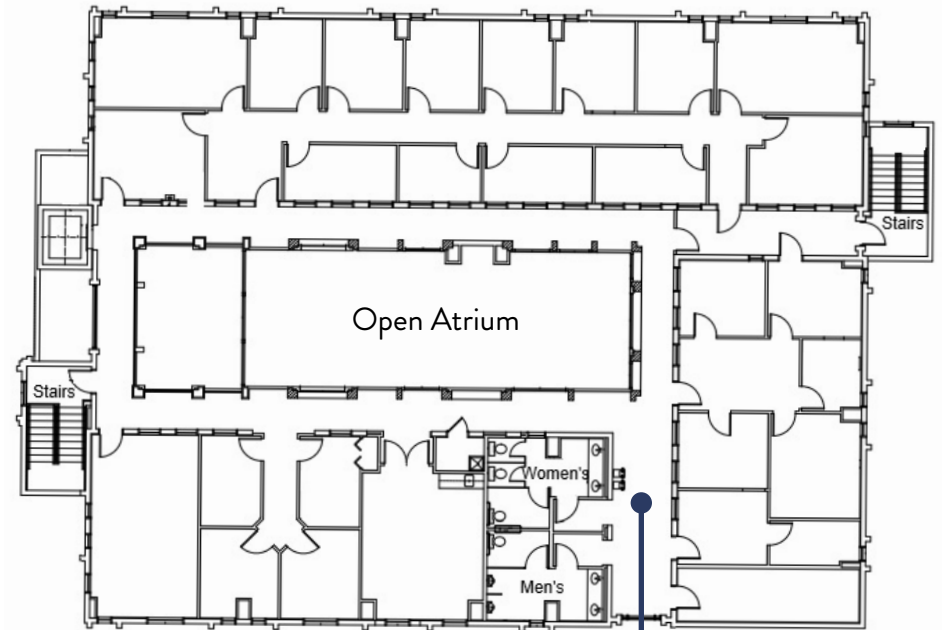
2715 N 3RD ST PHOENIX, AZ 85024



1ST FLOOR

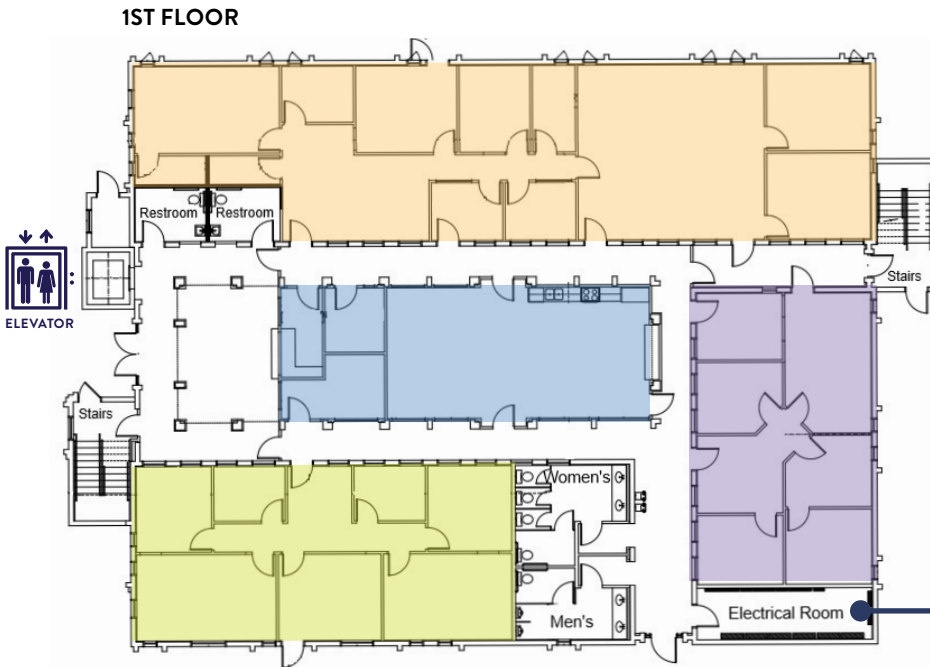


2ND FLOOR

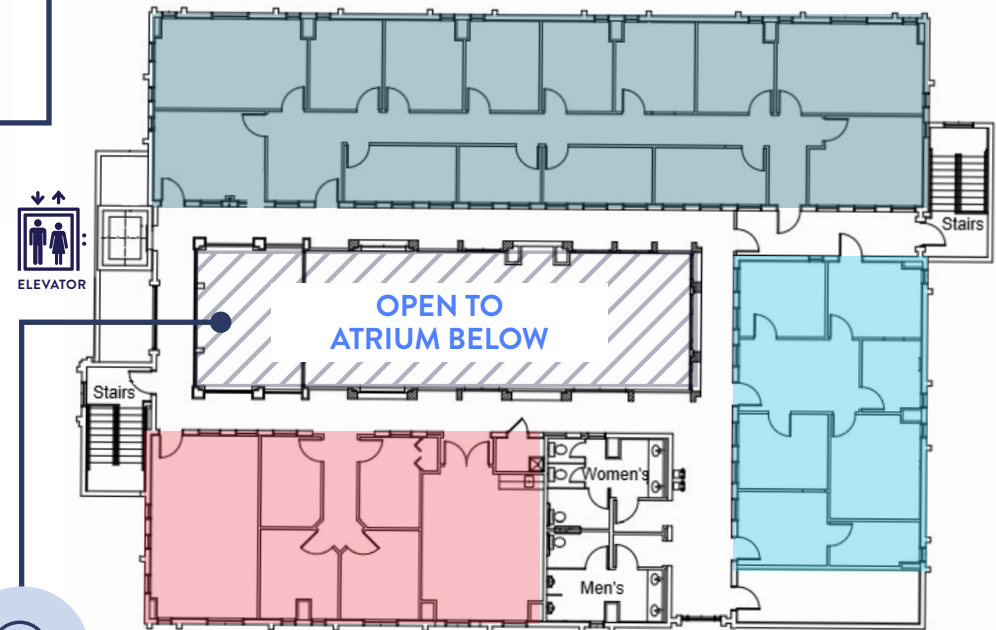


# Potential Multi-Tenant Opportunities

► This is for marketing purposes only and buyer would need to verify exactly which suites are separately metered.



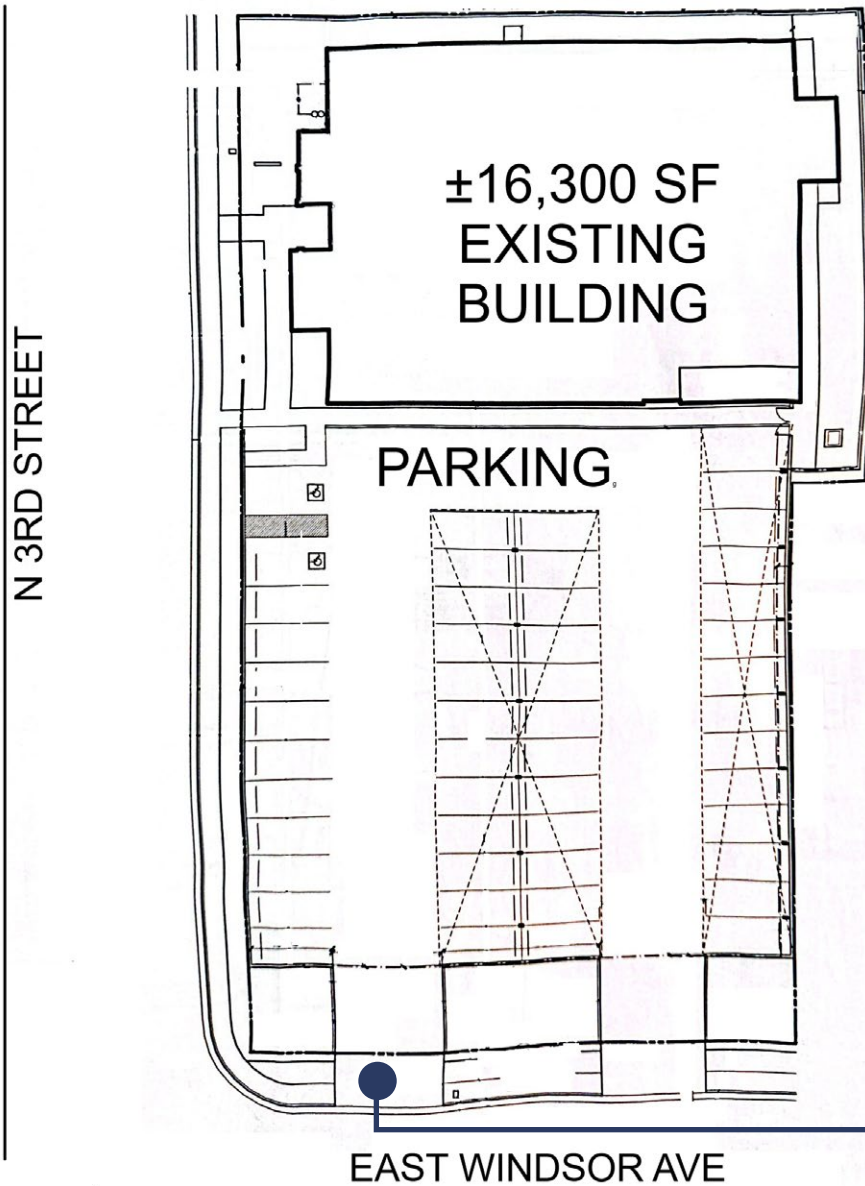
**2ND FLOOR**





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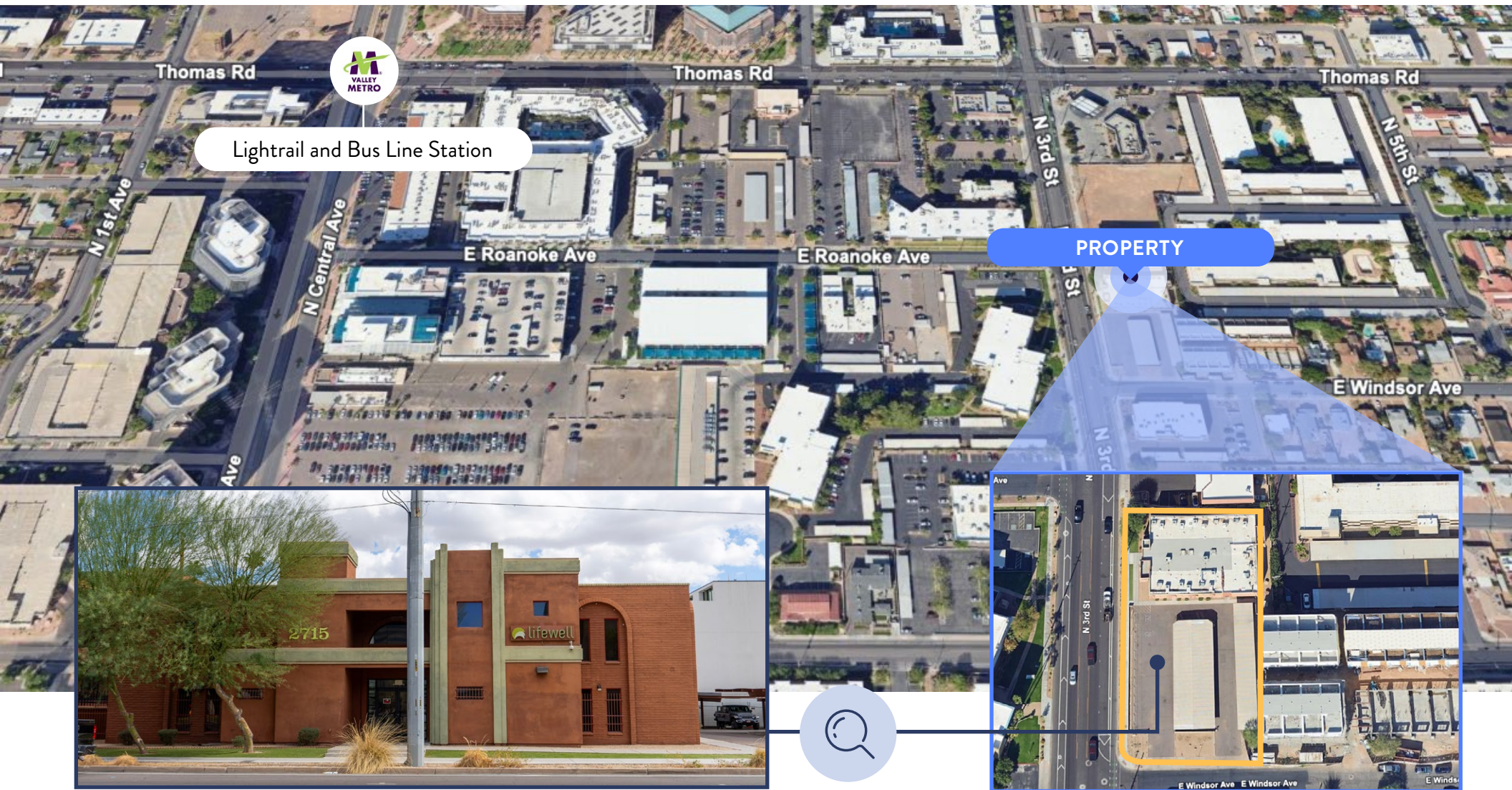
50 total spaces: 38 covered





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**Public Transportation:**  
3 blocks off of Central  
Avenue and the Light Rail



**Parking: 4/1,000**  
38 Covered Parking Spaces  
12 Uncovered Parking Spaces



**Pricing:**  
\$3,200,000 (\$196/SF)

6400 E. McDowell Rd, Ste. 100, Scottsdale, AZ 85257



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# Midtown Office for Sale

2715 N 3RD ST PHOENIX, AZ 85024



Separately metered for multi-tenant  
leased space or office condo's



Lot Size  
±1.04 Acres



(45,302 SF)  
Zoning R-5,



City of  
Phoenix



Masonry  
construction



APN(s): 118-45-134,135,136,137,  
138,139,140,141,142,143,144,145,  
146,147,148,149,150,151,152,153



6400 E. McDowell Rd, Ste. 100, Scottsdale, AZ 85257



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# Thank You

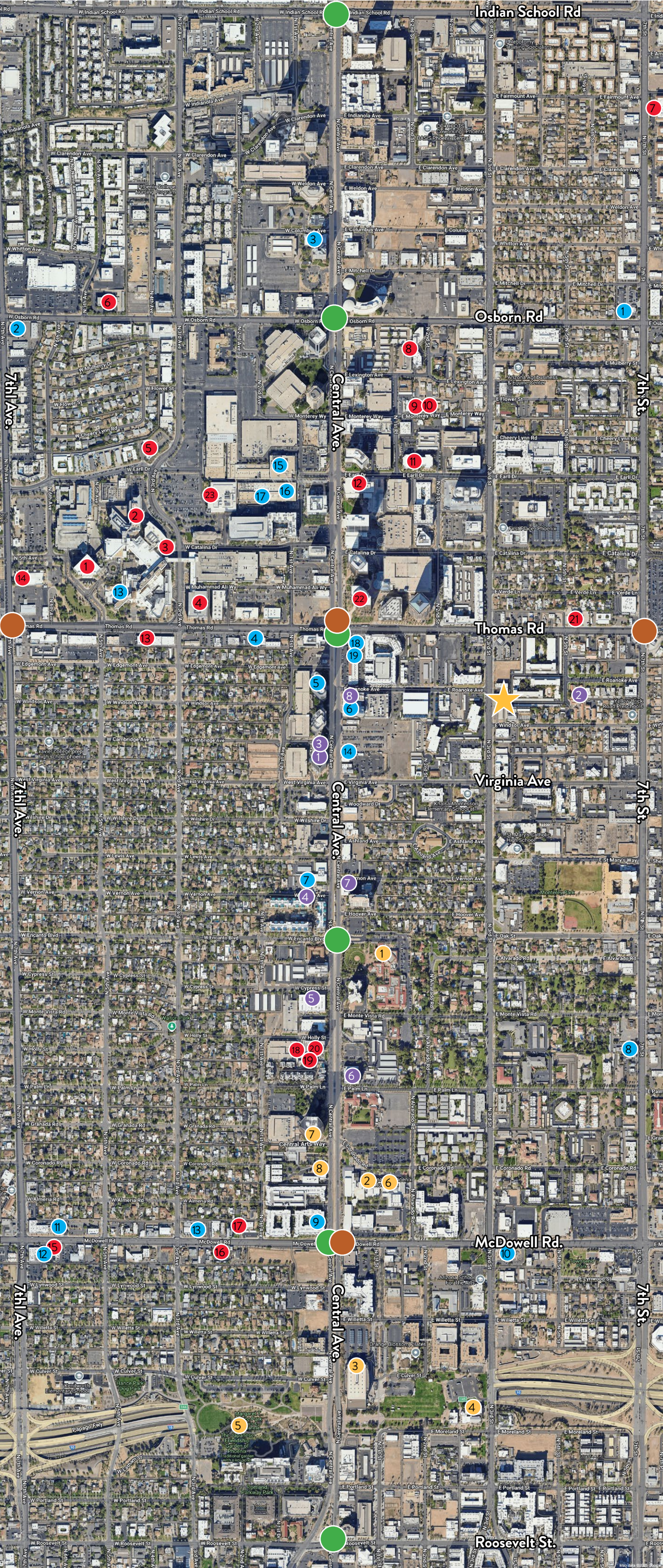
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## CONTACTS

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# Midtown Highlights

LEGEND

- 2715 N 3rd St. Phoenix, AZ 85004
- Light Rail Stop
- Bus Stop
- Dining
- Public Space
- Medical
- Large Corporate

1	Taco Guild
2	Mi Patio Mexican
3	Alexi's Grill
4	First Watch
5	CC's on Central
6	The Wild Thaiger
7	Oven + Vine
8	Green New American Vegetarian
9	Forno 301
10	Taco Bell
11	Habit Burger and Grill
12	Vovomeena
12	Jack in the Box
13	Starbucks
14	Durant's
15	Fired Pie
16	First Watch
17	Kobalt
18	Panera Bread
19	Smoothie King
20	King Salmon
21	Subway

1	Heard Museum
2	Phoenix Art Museum
3	Burton Barr Central Library
4	Phoenix Center for the Arts
5	The Japanese Friendship Garden
6	The Phoenix Theatre Company
7	Playhouse on the Park
8	Arizona Opera

1	Dignity Heath Medical Group Internal Medicine
2	St. Joseph's Hospital
3	Barrow Neurological Institute
4	Barrow Neurological Institute
5	Barrow Brain and Spine Surgery
6	Arizona Orthopedic & Fracture Surgeons
7	The Brain and Eye Institute
8	Thomas Medical Clinic
9	Spectrum Medical Care Center
10	Camelback Mountain Medical
11	Shafa Medical Clinic
12	Denova Collaborative Health, Integrated Medical Services
13	Central Phoenix Family Medicine
14	Dignity Health Medical Group
15	Peach Skin and Laser
16	Healing Dentistry Dental Clinic
17	Optical Expressions
18	The Pelvic Docs
19	Horizon Eye Specialists
20	Sound Physicians
21	St. Joseph Hospital
22	Banner Corporate Center
23	Dignity Health Corporate Center

1	Trapp Technologies
2	Ronald McDonald House Charities
3	Frightvana
4	ION Arizona Magazine
5	Childhelp
6	Arizona Attorney General
7	DWL Architects + Planners
8	U-HAUL Corporate

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