



±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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Janel Wangsness

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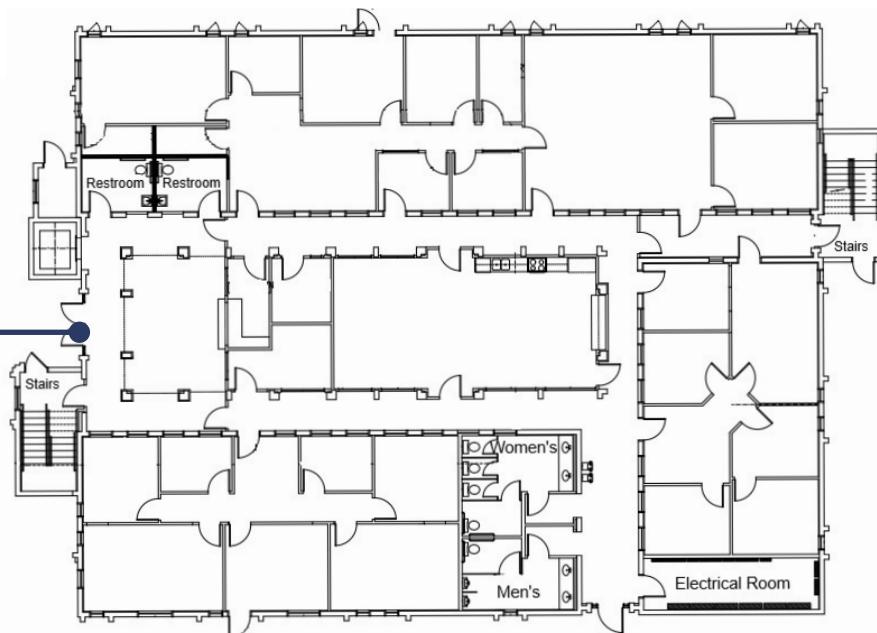
jwangsnness@keyser.com

Midtown Office for Sale

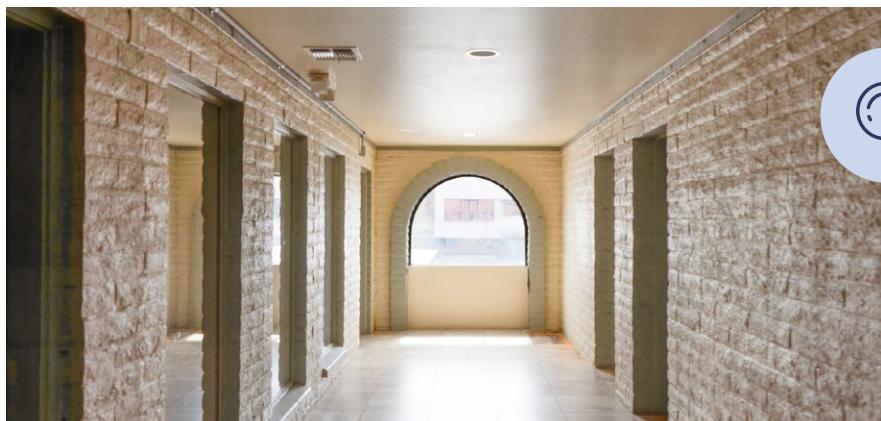
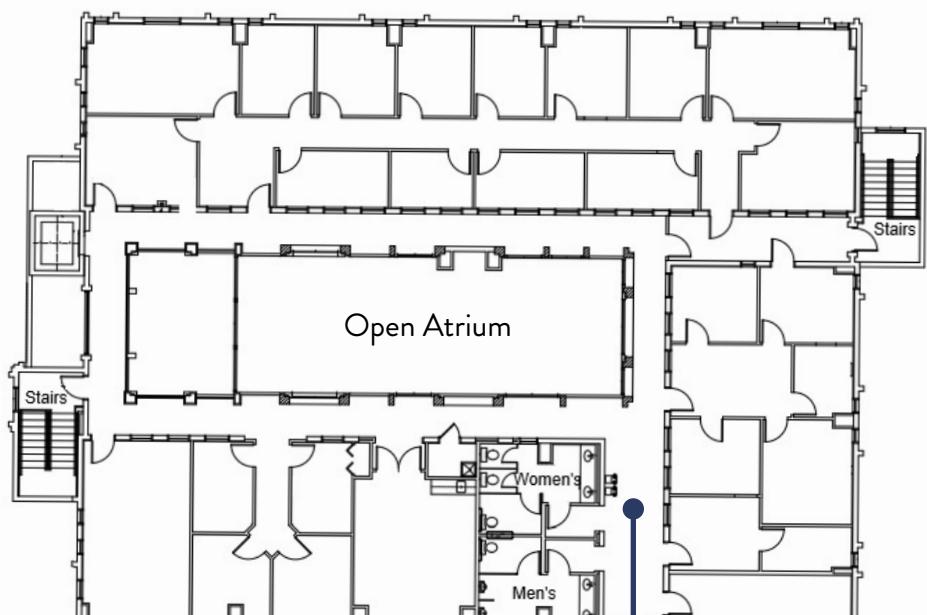
2715 N 3RD ST PHOENIX, AZ 85024



1ST FLOOR



2ND FLOOR



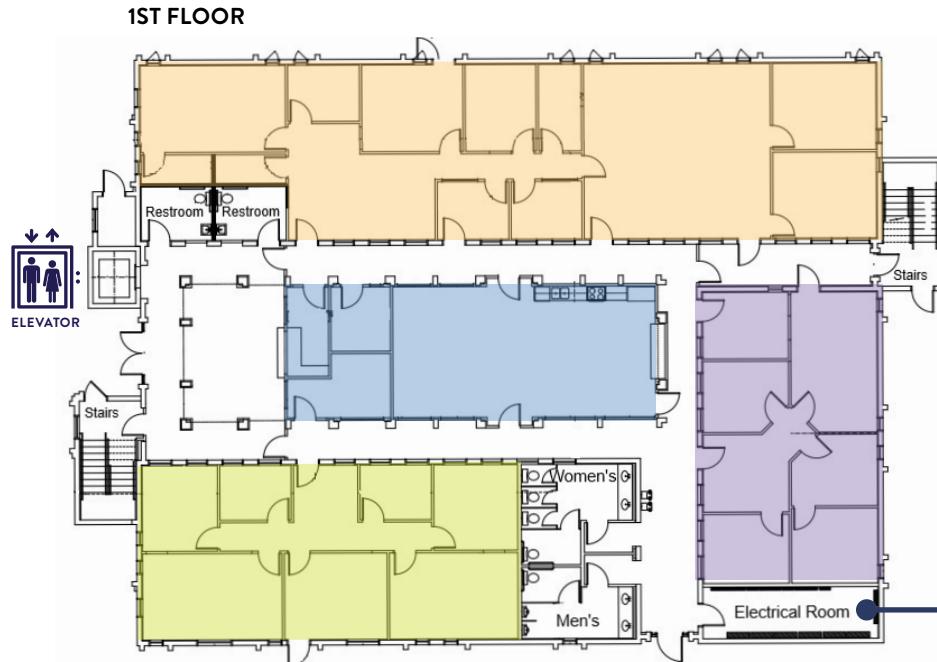
6400 E. McDowell Rd, Ste. 100, Scottsdale, AZ 85257



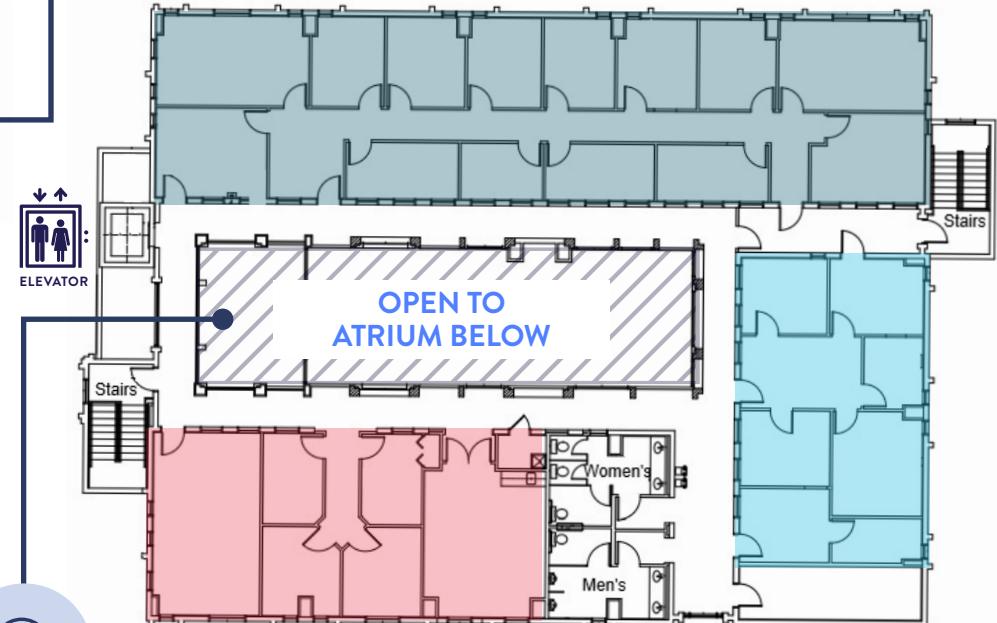
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Potential Multi-Tenant Opportunities

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

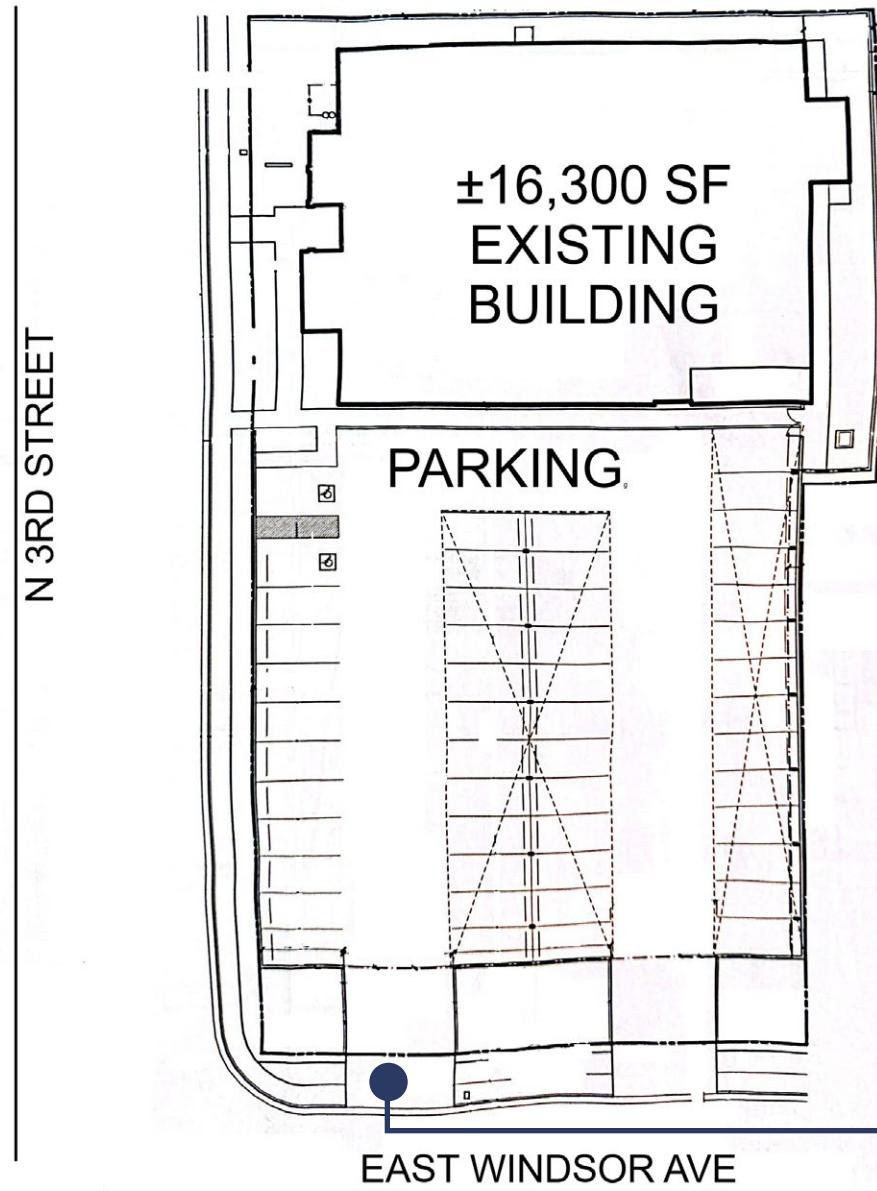


2ND FLOOR



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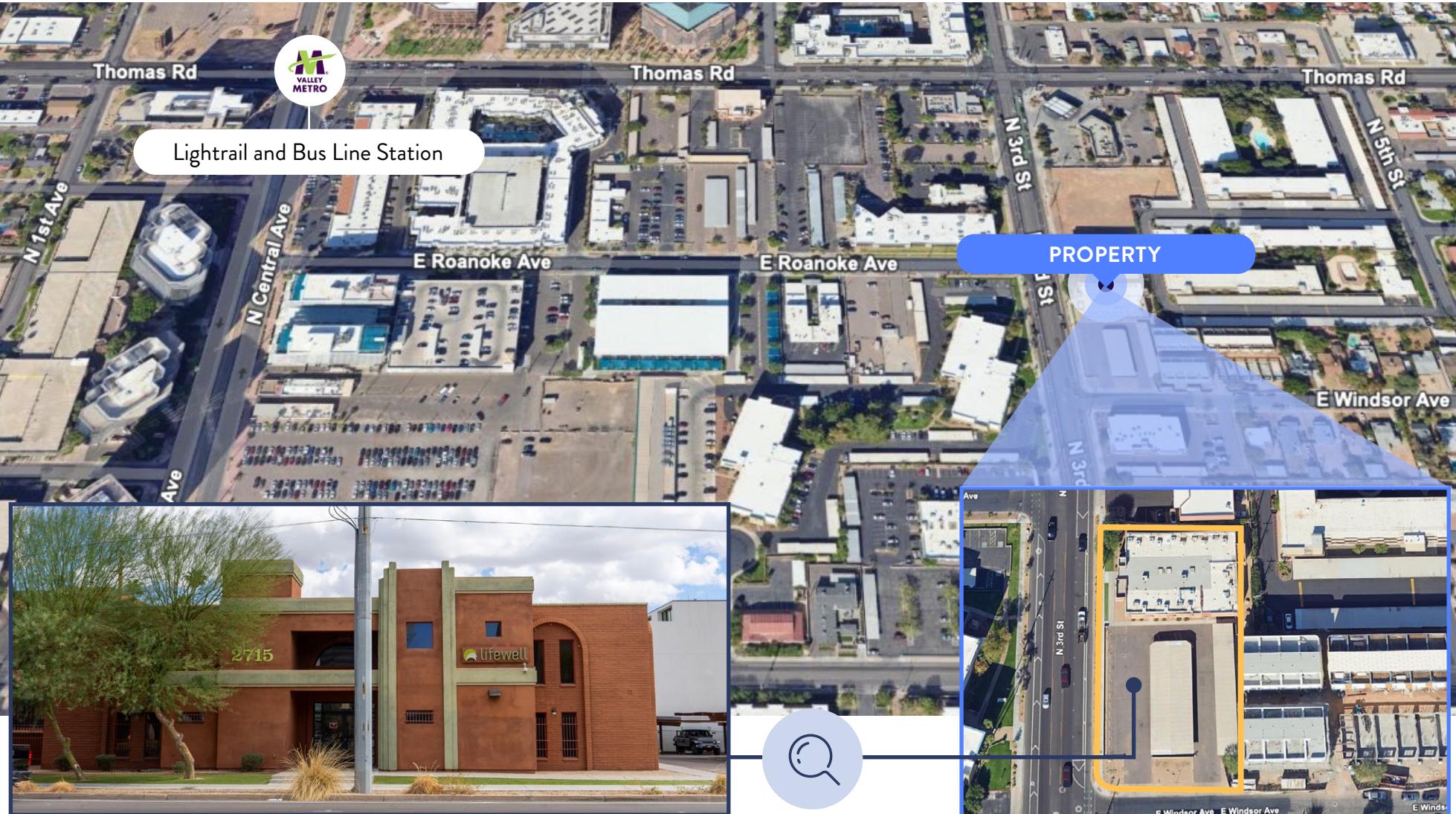


50 total spaces: 38 covered



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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)

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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



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Thank You

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CONTACTS

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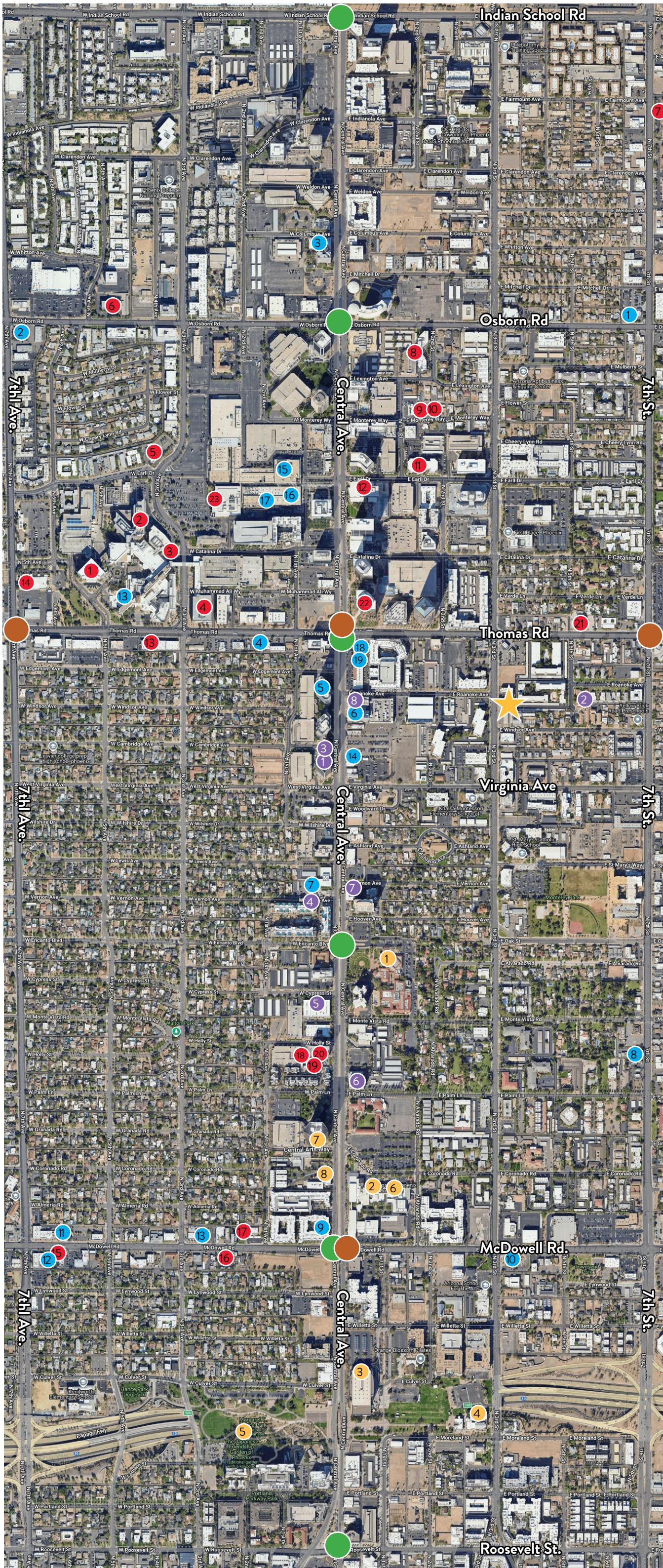
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Midtown Highlights

LEGEND

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

★	2715 N 3rd St. Phoenix, AZ 85004
●	Light Rail Stop
●	Public Space
●	Bus Stop
●	Medical
●	Dining
●	Large Corporate
●	Taco Guild
●	Mi Patio Mexican
●	Alexi's Grill
●	First Watch
●	CC's on Central
●	The Wild Thaiger
●	Oven + Vine
●	Green New American Vegetarian
●	Forno 301
●	Taco Bell
●	Habit Burger and Grill
●	Vovomeena
●	Jack in the Box
●	Starbucks
●	Durant's
●	Fired Pie
●	First Watch
●	Kobalt
●	Panera Bread
●	Smoothie King
●	King Salmon
●	Subway
●	Heard Museum
●	Phoenix Art Museum
●	Burton Barr Central Library
●	Phoenix Center for the Arts
●	The Japanese Friendship Garden
●	The Phoenix Theatre Company
●	Playhouse on the Park
●	Arizona Opera
●	Trapp Technologies
●	Ronald McDonald House Charities
●	Frightvana
●	ION Arizona Magazine
●	Childhelp
●	Arizona Attorney General
●	DWL Architects + Planners
●	U-HAUL Corporate



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