



±16,300 Square Feet

# Midtown Office for Sale

2715 N 3rd St  
Phoenix, AZ 85024

OFFERS DUE MAY 9TH BY 5PM



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

**Ruth Darby**

602.471.9758

rdarby@keyser.com

**Janel Wangsness**

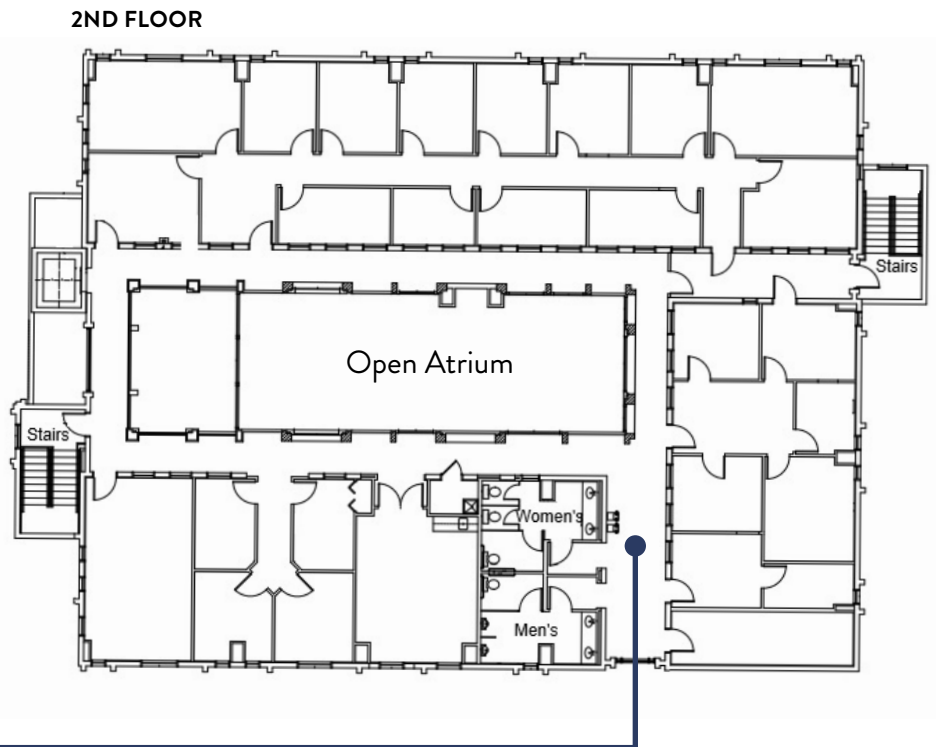
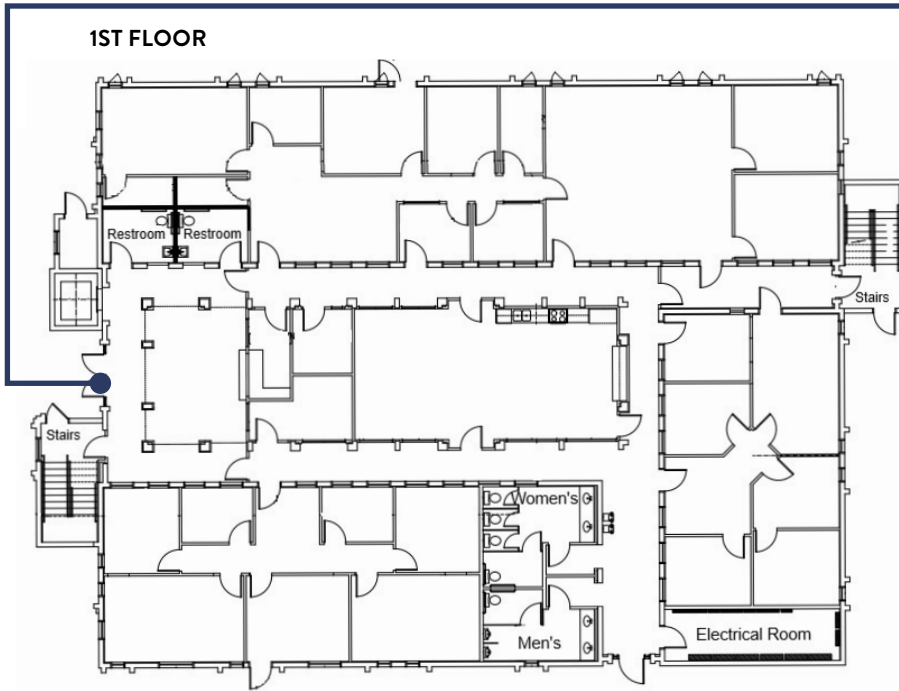
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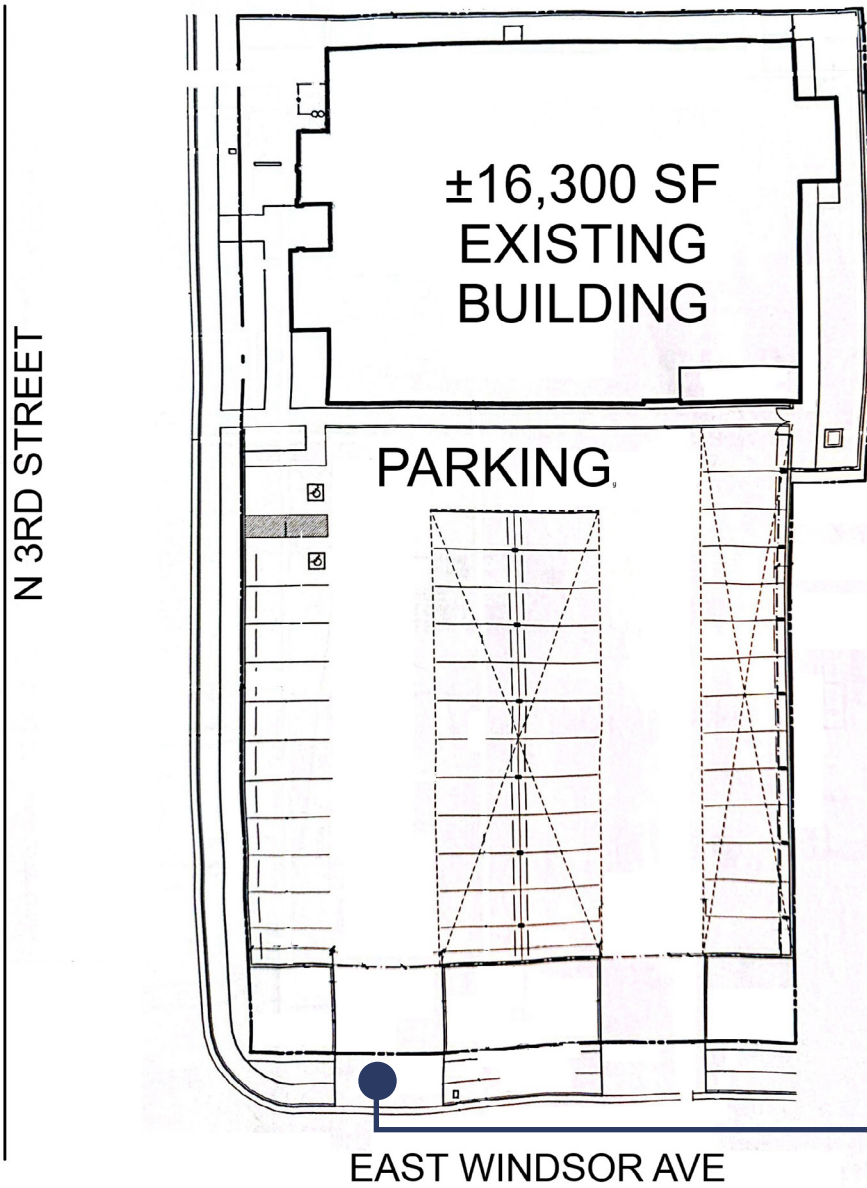
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**Public Transportation:**  
3 blocks off of Central Avenue and the Light Rail



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



**Pricing:**  
Call for Offers  
Offers Due  
May 9th by 5pm



Separately Metered  
Suites for Multi-Tenant  
opportunities

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



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# Midtown Office for Sale

2715 N 3RD ST PHOENIX, AZ 85024



Lot Size  
±1.04 Acres  
(45,302 SF)



Zoning R-5,  
City of  
Phoenix



Built 1984



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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# 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	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	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	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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