

OFFICE BUILDING

365 E CORONADO RD, PHOENIX, AZ

±6,700 SF Available

FOR SALE



David Heiple

Heiple Travers Realty
+1 602 315 8568
dheiple@heipleadvisors.com



John Barnes

Colliers
+1 602 751 8455
john.barnes@colliers.com

Matt Fitz-Gerald

Colliers
+1 602 316 7888
matt.fitz-gerald@colliers.com

Freestanding Office Building

365 E CORONADO RD, PHOENIX

Investment/Owner-User Opportunity | ±6,700 SF

FOR SALE

\$1,600,000 (\$238.81/sf)

Executive Summary:

Available for sale is 365 E Coronado Rd in Phoenix, a freestanding office building located in the heart of Midtown Phoenix.

This is an opportunity to own your own office space in an excellent Midtown Phoenix location instead of paying rent to a landlord.

This property is located on Coronado Rd just west of 7th Street and east of Central Avenue.

Coronado Street between 7th Street and Central Avenue has a tenant mix of professional businesses that include attorneys, non-profit groups, insurance agencies, schools and medical groups.

Property Details

Total Building Area	6,700 SF
Address	365 E Coronado Rd, Phoenix, AZ 85004
Floors	Two, no elevator
Year Built	1985
Parking	19 spaces total, 9 covered reserved spaces
Parcel Number	118-54-031B



The Property

Since the property was originally constructed, it has been used as professional office space for attorneys. The interior is in excellent condition and if the layout works for you, it could be move-in ready.

This is a well-managed property as evidenced by the overall condition of the development. There is excellent monument signage on Coronado Rd.



Construction Costs

With the recent staggering inflation in our economy, construction costs have also increased substantially. This is an opportunity to own a property at a price below replacement costs. If the current layout works for your business, you may be able to save thousands of dollars on tenant improvements.

Parking

Included with this property at no additional cost are nine covered reserved parking stalls. Covered reserved parking rates in this area range from \$35.00 to \$55.00 per space per month, with an average of approximately \$44.28. That means you can save \$398.52 per month on parking costs by owning this building.



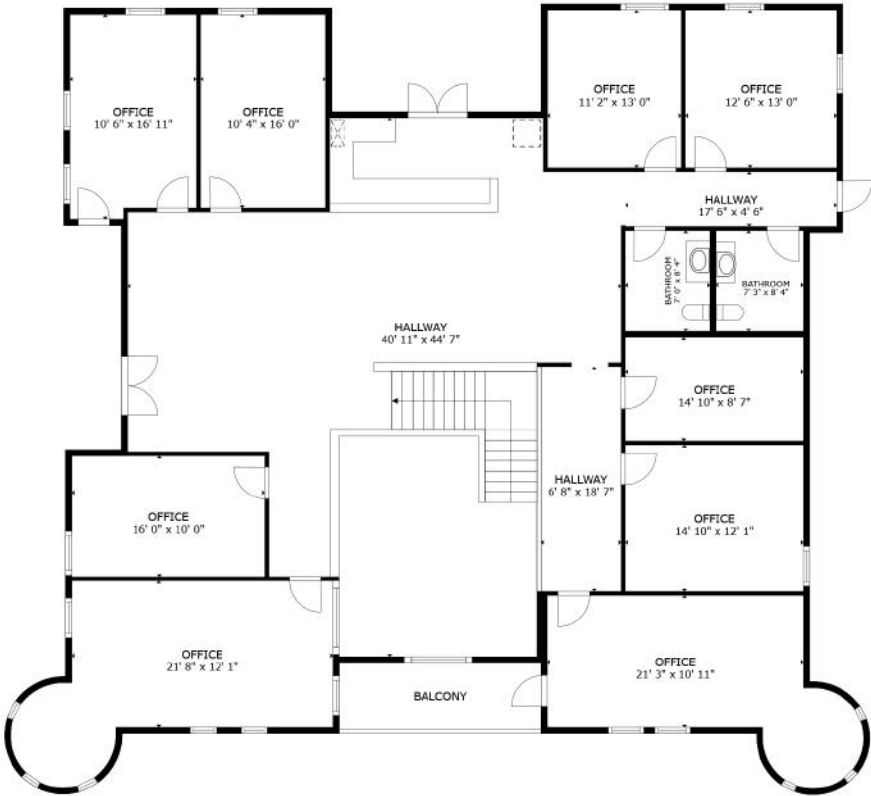
Floor Plan

±6,700

square feet
available



FLOOR 1



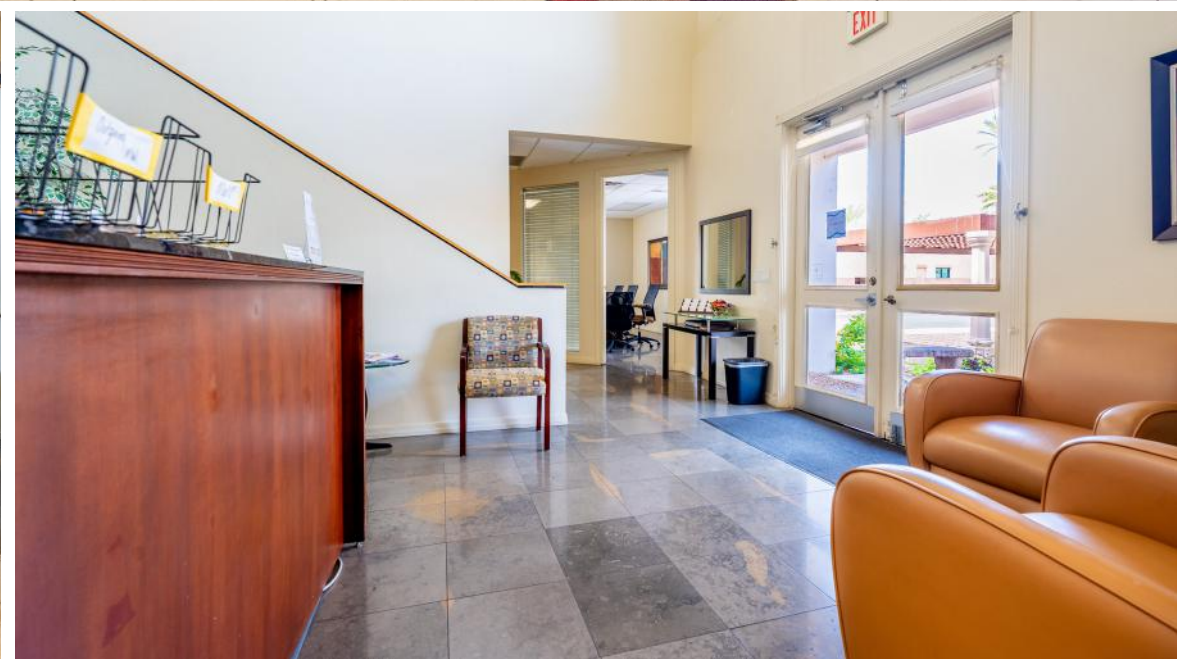
FLOOR 2

Photos















David Heiple

Heiple Travers Realty
+1 602 315 8568
dheiple@heipleadvisors.com



HEIPLE TRAVERS REALTY
The Tenant's Broker™ Since 1978

Colliers

John Barnes

Colliers
+1 602 751 8455
john.barnes@colliers.com

Matt Fitz-Gerald

Colliers
+1 602 316 7888
matt.fitz-gerald@colliers.com

This document/email has been for advertising and general information only. Broker makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Broker excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Broker and /or its licensor(s). ©2025 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.