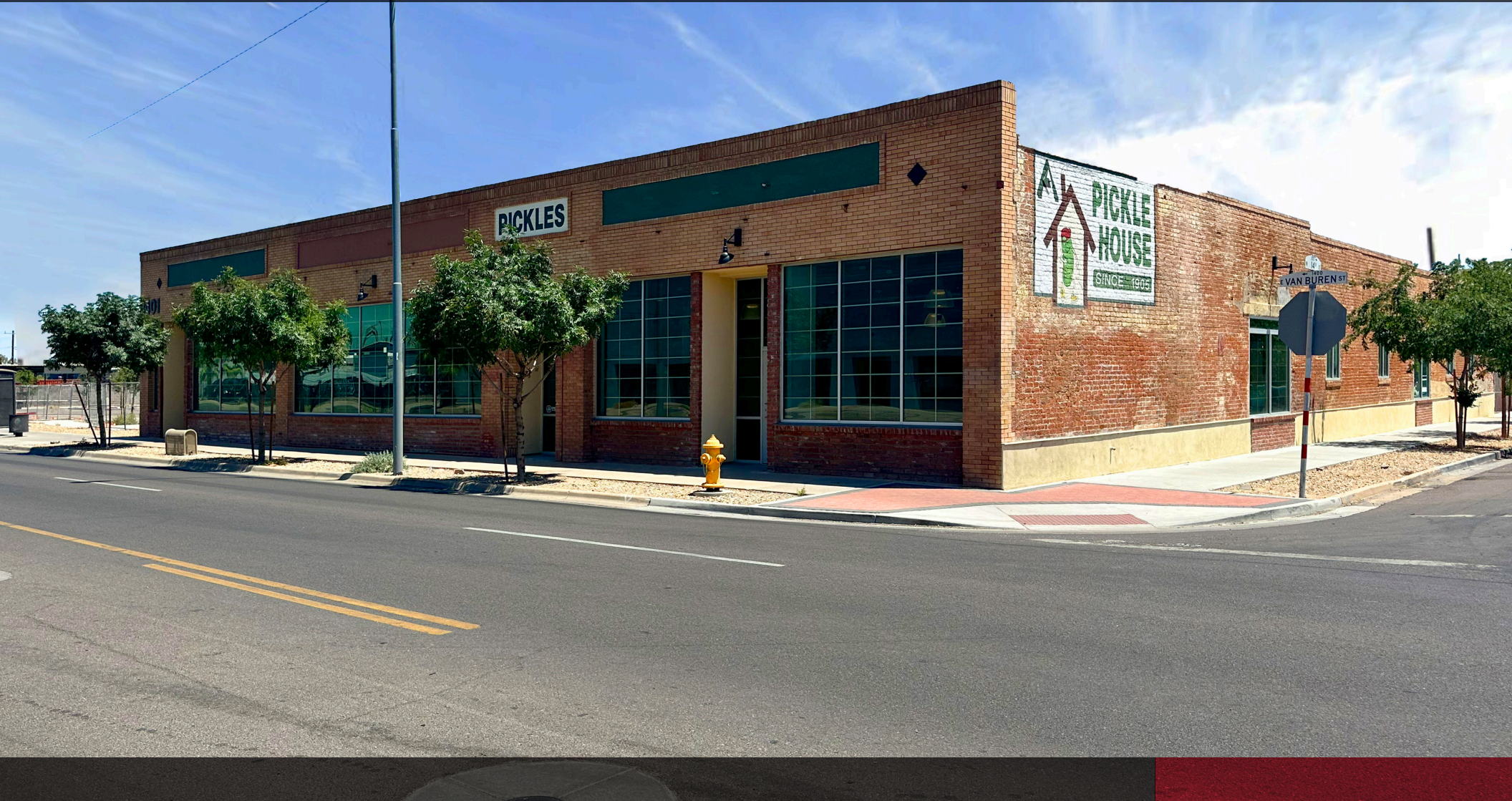


1401 E Van Buren St | Industrial + Retail + Office For Lease
3,662 to 4,953 SF Suites

Historic Pickle House | Suites \$18 – \$22 PSF + NNN



Jeffrey Garza Walker, MRED/MBA
jgw@naihonorizon.com | 602 509 4700

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com

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Property Information

Historic Pickle House

Originally built in the 1920's as a family-owned pickle factory, this high-profile historic rehabilitation project in Downtown Phoenix, the Arnold Pickle House, includes a business incubator, spaces optimal for light industrial, and retains the nostalgia and imagery of the historic site.



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Property Information

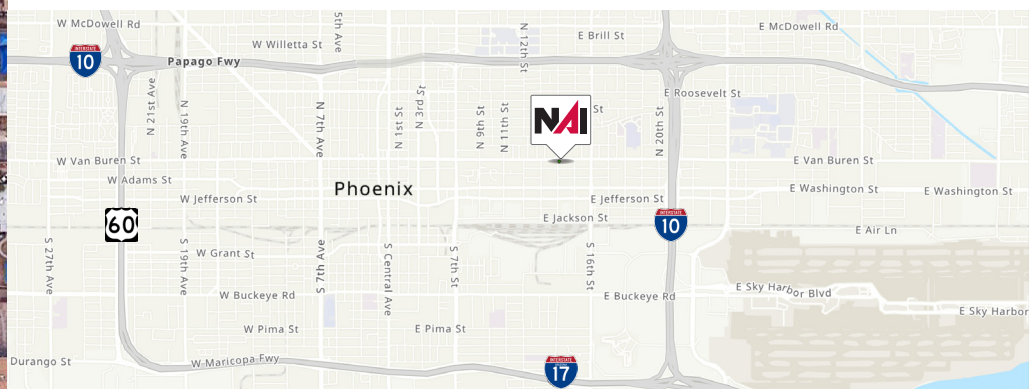
The Pickle House North contains retail and office space for small businesses.
 The Pickle House South is oriented to industrial uses and warehousing with the utilities in place for office and flexible spaces.



Location:	N 14th St & E Van Buren St (and extends to E Monroe St)
Building Size:	26,626 SF
Price:	\$18 – \$22 PSF, NNN \$7
Comments:	Suite North 2 can be demised into smaller space
Zoning:	C-3 Maricopa County
Use:	Retail, Office, Industrial
Space Condition:	Grey Shell

Pickle House Suites

Suites	SF	Tenant
Entire Building	13,107	Archwood Market
South 1	2,549	Available
South 2	4,953	Available
South 3	4,566	Available
South 4	3,662	Available



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Property Photos North Building



Jeffrey Garza Walker, MRED/MBA

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2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com

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Property Photos North Building



Jeffrey Garza Walker, MRED/MBA

jgw@naihonorizon.com • +1 (602) 509-4700

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com

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Property Photos South Building



Jeffrey Garza Walker, MRED/MBA

jgw@naihonorizon.com • +1 (602) 509-4700

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com



Property Photos South Building



Jeffrey Garza Walker, MRED/MBA

jgw@naihonorizon.com • +1 (602) 509-4700

2944 N 44th St, Suite 200, Phoenix, AZ 85018 | 602 955 4000 | naihonorizon.com



Property Floor Plans

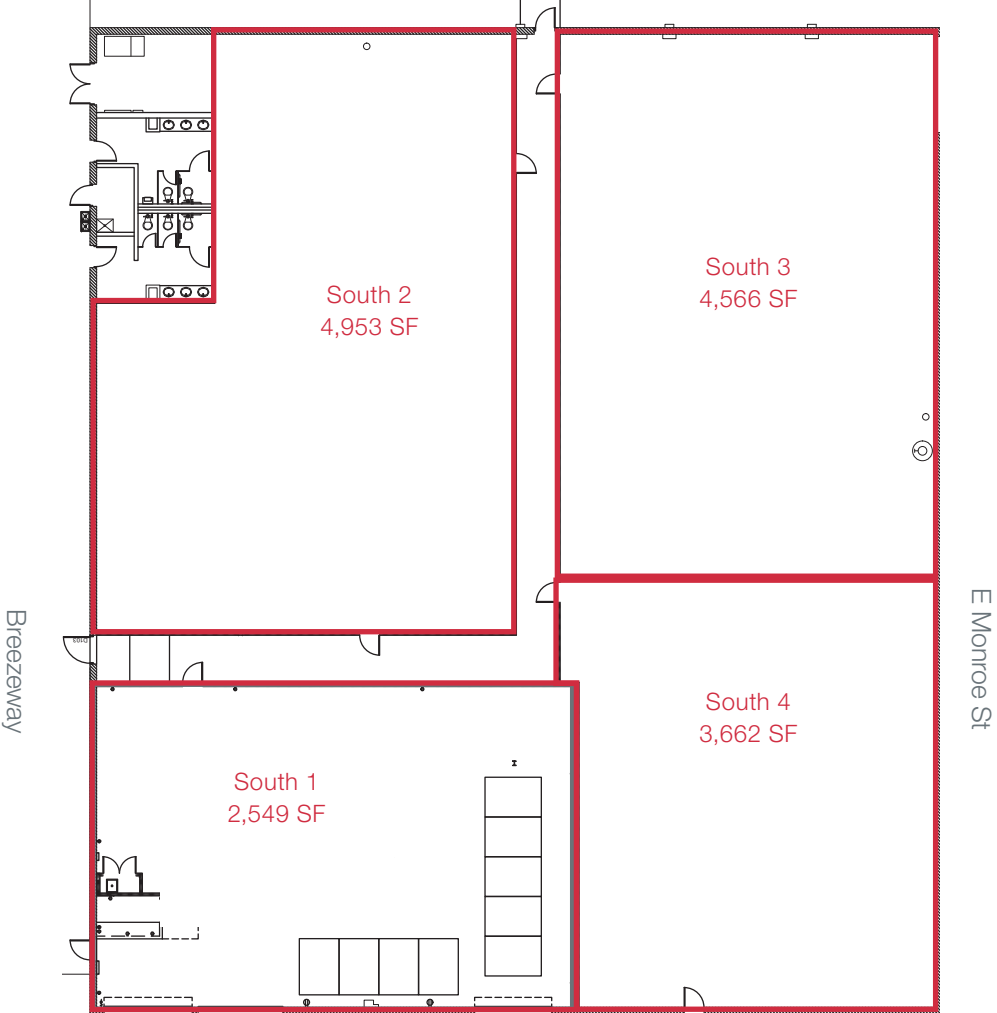
Pickle House Available Suites

Suites	SF	Price/SF	Tenant
South 1	2,549	\$18.00 + NNN	Available
South 2	4,953	\$18.00 + NNN	Available
South 3	4,566	\$18.00 + NNN	Available
South 4	3,662	\$18.00 + NNN	Available

The Pickle House North
Ceiling height in Pickle House North is 14.5 ft.



The Pickle House South
Ceiling height in Pickle House South is from 13 ft to 15 ft at the apex.



N 14th Street



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