



FOR LEASE | OFFICE

## 824 E Washington: C-3 Lot With Office Building

824 E Washington Street | Phoenix, AZ 85034

PRESENTED BY:

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824 E Washington St, Phoenix  
Office Building For Lease, C-3 Zoning  
3,276 Square Feet, 0.31 acres Fenced and Gated

Move In, Monthly costs

Tenant Requirements before move in:

1. Completed Credit & Background Information Form and Landlord Approval
2. Copy of State or Federal ID
3. Provide proof and General Liability Insurance policy naming 'Sheridan Properties Inc' as additional insured with coverage at \$2,000,000 overall / \$1,000,000 per occurrence
4. Fully executed Lease Agreement
5. Payment in full of all move-in costs

Tenant Move-In & 1<sup>st</sup> Month Cost:

|  |                   |
|--|-------------------|
| 1. Security Deposit                                  | \$5,000.00        |
| 2. 1 <sup>st</sup> Month Base Rent                   | 4,500.00          |
| 3. Phoenix/State Rental tax: 2.9%                    | 130.50            |
| 4. Application Fee                                   | <u>150.00</u>     |
| <b>Total Move-In Cost (including City/State tax)</b> | <b>\$9,780.50</b> |

Monthly Expense Breakdown:

|                              |                   |
|------------------------------|-------------------|
| 1. Base Rent Months 01-12    | \$4,500.00        |
| 2. Sales Tax                 | <u>130.50</u>     |
| <b>Total Monthly Expense</b> | <b>\$4,630.50</b> |

Tenant pays for:

- Electric: APS Electric
- Gas: na
- Water/Sewer: City of Phoenix
- Tenant Cost: Janitorial, cleaning, weed control, pest control
- Tenant Cost: Building maintenance

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## PROPERTY SUMMARY

|                 |  |
|-----------------|--|
| Available SF:   | 3,276 SF   |
| Lease Rate:     | \$4,500.00 per month (MG)                        |
| Lot Size:       | 0.31 Acres                                       |
| Building Size:  | 3,276 SF   |
| Building Class: | C  |
| Year Built:     | 1960   |
| Renovated:      | 2015   |
| Zoning:         | C-3 General Commercial,<br>Walkable Urban Zoning |
| Market:         | Phoenix  |
| Sub Market:     | Phoenix Downtown                                 |
| Cross Streets:  | Washington St & 9th Street                       |
| Traffic Count:  | 29,500   |

## PROPERTY OVERVIEW

Office space, 10 private offices, bullpen, gated parking lot. On Washington St, light rail, 1 block from Downtown Entertainment District.

Lease term: 1-2 years. \$5,000/month, tenant pays utilities.

## LOCATION OVERVIEW

The City of Phoenix is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to the major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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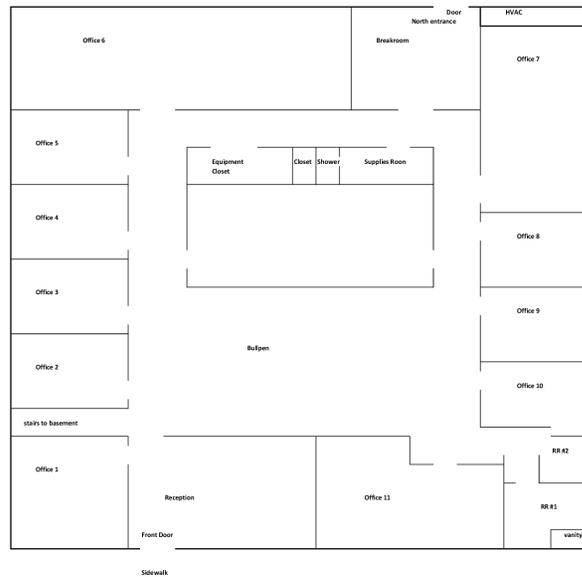
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824 E Washington St

Floorplan

Not to scale

Note: 7' ceilings



Washington Street



Easement





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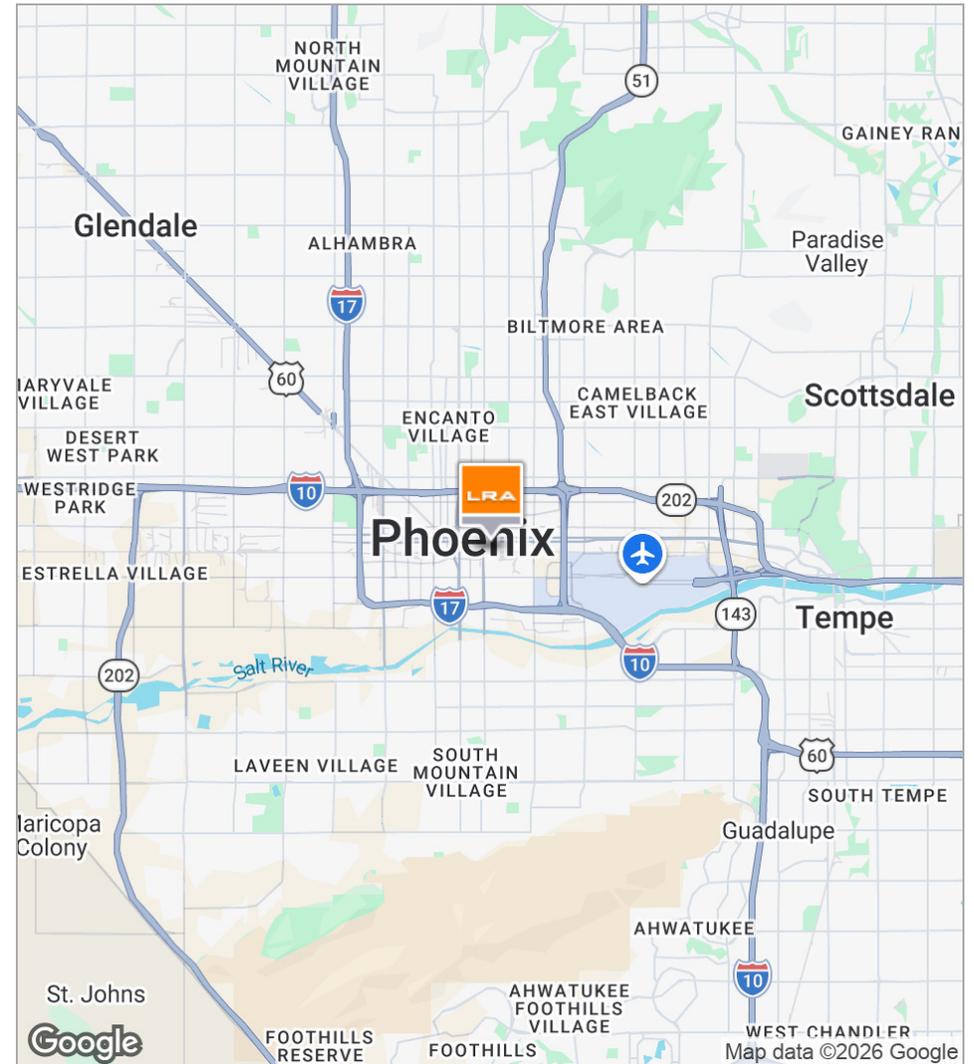
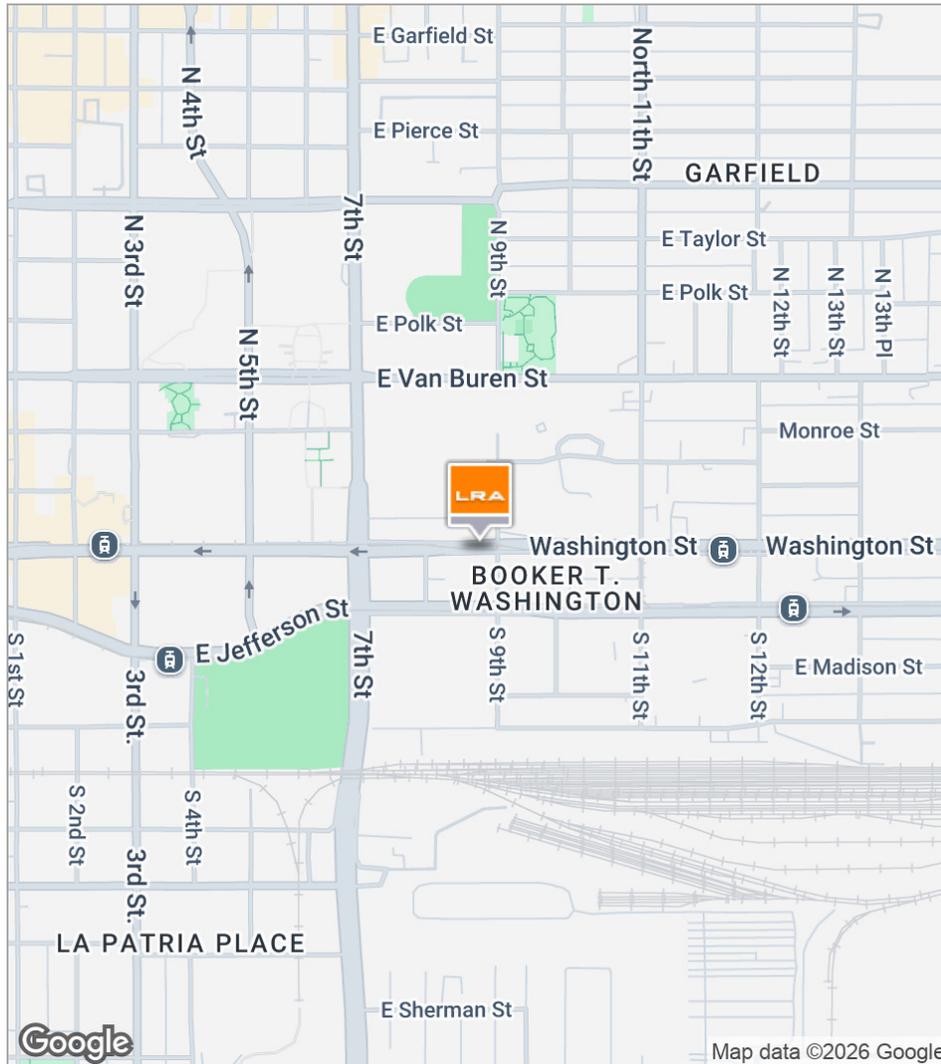




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|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 12,275    | 91,697    | 326,560   |
| Population Density  | 3,907     | 3,243     | 4,158     |
| Median Age          | 27.6      | 30.7      | 30.1      |
| Median Age (Male)   | 26.8      | 30.3      | 30.1      |
| Median Age (Female) | 27.7      | 30.6      | 30.2      |
| Total Households    | 4,509     | 33,547    | 113,454   |
| # of Persons Per HH | 2.7       | 2.7       | 2.9       |
| Average HH Income   | \$32,663  | \$42,296  | \$46,699  |
| Average House Value | \$219,187 | \$339,197 | \$253,761 |

\* Demographic data derived from 2020 ACS - US Census