



**FOR SALE**

**116 W McDowell Rd**

**PHOENIX, AZ 85003**

**PRESENTED BY:**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>PRICE</b>	\$1,975,000.00
<b>BUILDING SIZE</b>	Basement: 1,675 SF 1st Level: 2,722 SF Mezzanine: 1,074 SF Penthouse: 1,412 SF <b>Total: 6,883 SF</b>
<b>LOT SIZE</b>	±0.22 AC
<b>YEAR BUILT</b>	2007
<b>YEAR RENOVATED</b>	2023
<b>ELEVATOR</b>	Yes
<b>APN</b>	118-56-126
<b>ZONING</b>	DTC-McDowell Corridor
<b>HVAC</b>	5 Units- 2005 1 Mini Split Unit- 2017
<b>INTERNET</b>	Cox 11 Spaces
<b>PARKING</b>	Secured, Gated Parking Lot *Additional public parking within walking distance



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## PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors, as the sole representative of the Owner, is proud to present for sale 116 W McDowell Rd. The subject property consists of a distinctive two-story creative office building spanning  $\pm 6,883$  SF on a  $\pm 0.22$ - acre parcel. The property features a versatile layout including a basement, a dedicated office level with a mezzanine, and an exclusive penthouse residential unit. Currently, there is a tenant who plans to vacate upon the sale of the building, which presents an opportunity for an owner-user/live-work scenario. With modern finishing, this building allows for a variety of uses for this space and provides a great location that is located in the urban, walkable Downtown Phoenix.

## LOCATION DESCRIPTION

The subject property is located right in the heart of Downtown Phoenix on McDowell Rd just west of N Central Ave. The immediate neighborhood is experiencing major mixed-use multi-family and retail development with multiple projects under construction in the surrounding Downtown and Midtown submarkets. This site is extremely well located in the heart of Downtown Phoenix and is within walking distance from Roosevelt Row, the Metro Light Rail, Footprint Center, Chase Field, both the ASU and U of A Downtown campuses, and endless amounts of restaurant, retail, and recreational amenities. The property also allows for extremely convenient access to the I-10 Freeway. With easy Light Rail and freeway access, Sky Harbor International Airport is less than a 20-minute commute. Currently, Downtown Phoenix is undergoing a dramatic transformation with 2,000+ apartment units being built or planned for construction and an abundance of office and retail businesses targeting this submarket. With a renewed urban vibrancy and a locally owned charm, Downtown Phoenix is becoming the epicenter for students and young

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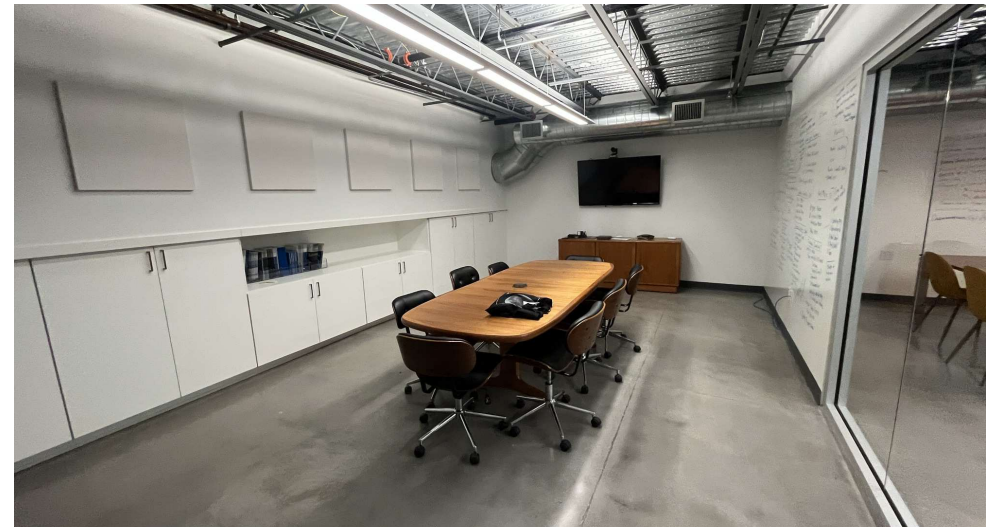
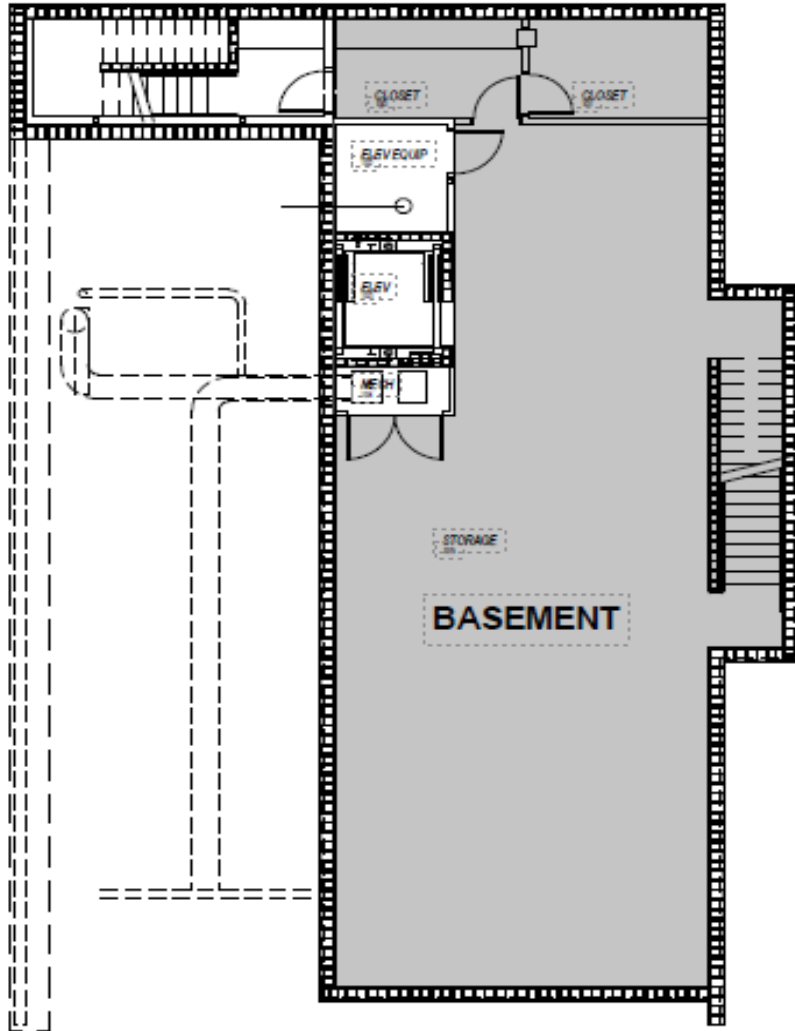
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# BASEMENT FLOORPLAN AND PHOTOS



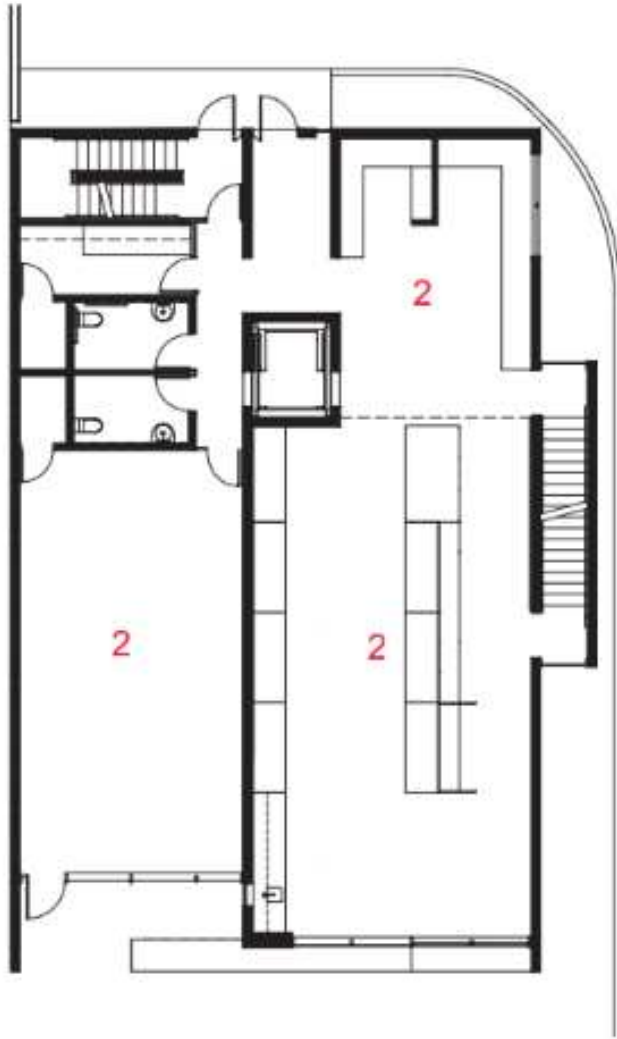
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# LEVEL ONE FLOORPLAN AND PHOTOS



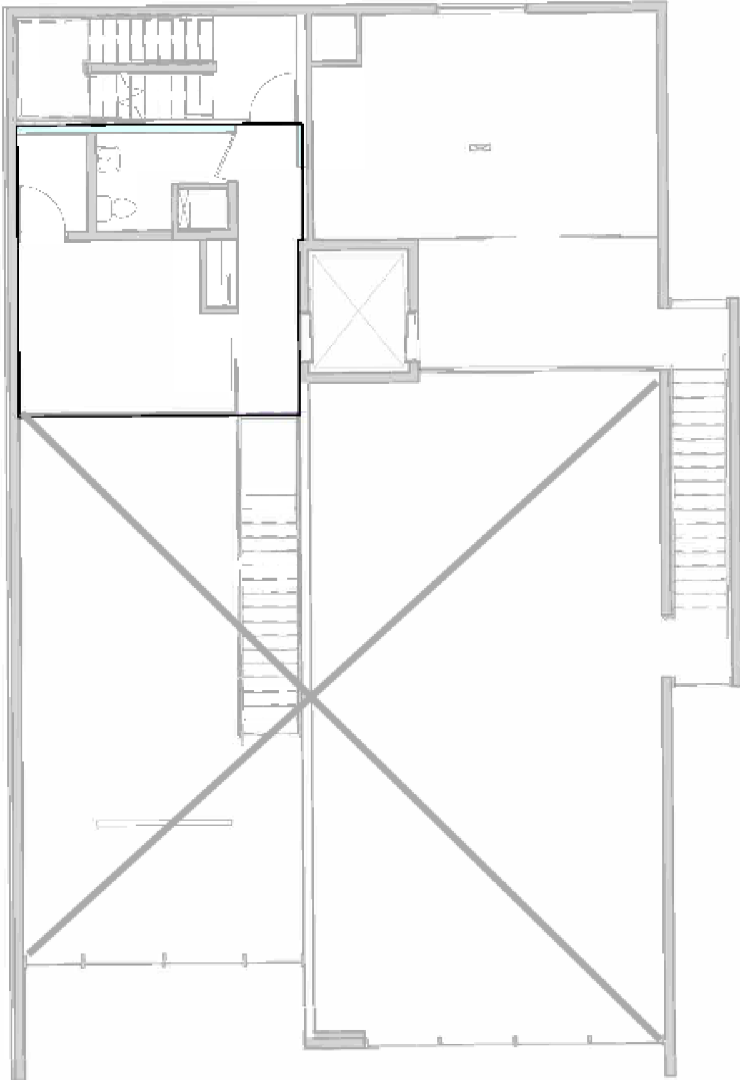
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# MEZZANINE FLOORPLAN



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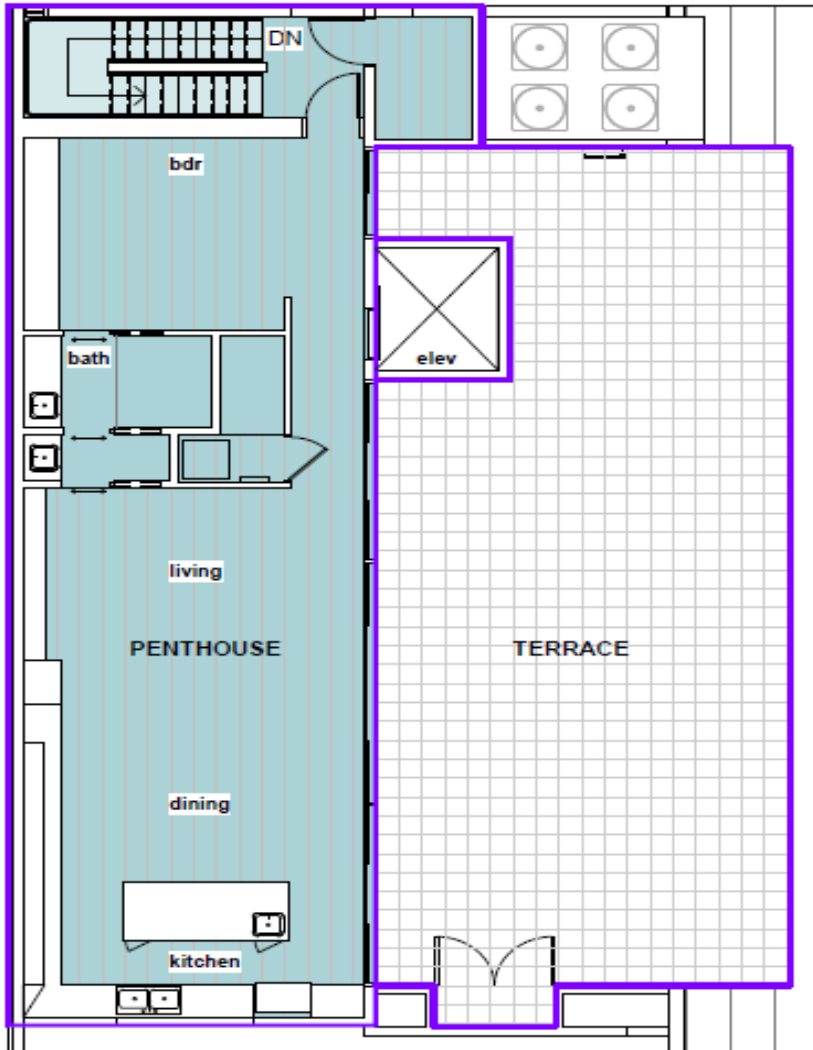
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# PENTHOUSE FLOORPLAN AND PHOTOS



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# PROPERTY AERIAL



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# RETAILER MAP



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