

FOR SALE

6829 NORTH 12TH STREET

PHOENIX, AZ



Owner-User Opportunity

Lee & Associates is pleased to present the opportunity to acquire 6829 North 12th Street; a two-story single-tenant office building consisting of 6,882 square feet. This is a fee-simple building that was built in 1973 and renovated in 2011 with a number of additional updates between 2020-2024 including a new roof and a parking lot upgrade.

The Property is currently owner-occupied with the owner vacating at the close of escrow.

6829 has upgraded interior finishes with a combination of open areas, upgraded conference rooms, large private offices and a high end kitchen that is perfect for informal employee meetings.

Located less than 1 mile from the full diamond interchange at the 51 and Glendale, this Property is truly less than an hour from the entire valley. This is an uptown location giving you the benefit of having tons of new cool retail - coffee shops, restaurants and boutiques.

This is a great opportunity for an owner/user to occupy the entire project or occupy a portion while leasing out part of the building to help cover occupancy costs.



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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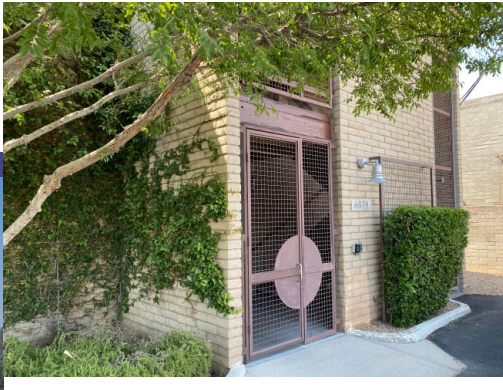
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PROPERTY SUMMARY

Property Description: 2-Story Office Bldg.
Location: 6829 North 12th St.
Phoenix, Arizona
85014
Building Size (SF): ±6,882 SF
Land Size (Acres/SF): ±18,560 SF
Year of Construction: 1973; 2011 Renovation
Zoning: C-0, P-1 - City of Phoenix
Parking: 3:1000
Street Frontage: 12th Street
Assessor Parcel #: 161-02-142A
Sale Price: \$2,175,000 (\$316/SF)

PROPERTY HIGHLIGHTS

- Convenient Central location
- Recent interior renovations
- Open plan with updated common areas
- Convenient freeway access at Glendale & SR-51
- Two points of Ingress & Egress - 12th Street & Glendale
- Recent Roof Replacement
- Monument Sign on 12th Street



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