

OWNER-USER OPPORTUNITY ONE LEXINGTON

3225 NORTH CENTRAL, UNIT 120/130
PHOENIX, ARIZONA

Owner-User Opportunity

Lee & Associates has been awarded the exclusive listing of One Lexington located at 3225 N. Central. The property is a wonderful true live/work office consisting of approximately 5,662 square feet. With over 65 feet of frontage on Central the signage potential is fantastic. Across the street from the revamped Park Central Mall, this is truly a live/work with walkable amenities that check the boxes.

INVESTMENT SUMMARY:

Listing Price:	\$1,698,600
Price/SF:	\$300
RSF:	±5,662 SF
Units:	120 & 130
Parcels :	118-34-526 118-34-527
Parking:	5:1,000 - Covered at \$50
Occupancy:	0%



For Information Contact:

Adam Tolson
atolson@leearizona.com
D 602.954.3771

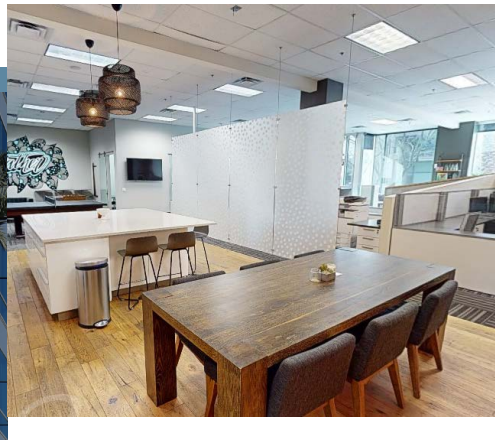
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY SUMMARY

Price:	\$1,698,000
PSF:	\$300/SF
Building Size (SF):	±5,662 SF
Suite:	120 /130- Ground Floor
Zoning:	C-2, Phoenix - Highrise
Street Frontage:	±65 Feet along Central
Assessor Parcel #:	118-34-526 / 118-34-527
Year Built:	1974
Year Renovated:	2017

INVESTMENT HIGHLIGHTS

- Prestigious location on Central
- Plug & Play - High-end Furniture Available with Sale
- ±65 Foot Frontage on Central
- Across from Park Central - Numerous Restaurants
- On Light Rail - Walkable Station
- Signage on Central - 25,000 Cars Per Day
- Convenient access to 3 freeways - I-17, 51 and 202
- True Live/Work - 10,000 Units within 3 Miles
- Structured Parking
- Walk Score - Very Walkable (74)



OWNER-USER OPPORTUNITY ONE LEXINGTON

3225 NORTH CENTRAL, UNIT 120/130
PHOENIX, ARIZONA



For Information Contact:

Adam Tolson
atolson@leearizona.com
D 602.954.3771

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.