



**FOR SALE \$2,550,000**

## **OWNER-USER OPPORTUNITY**

**±13,468 SF Freestanding Building on 0.77 Acres**

# The United Methodist Center

**1550 E MEADOWBROOK AVE, PHOENIX, AZ 85014**

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Accelerating success.

# Freestanding Office Building

1550 E MEADOWBROOK AVE  
PHOENIX, AZ 85014

Owner/User Opportunity | ±13,468 SF Freestanding Building on 0.77 Acres



FOR SALE  
NEW LOWER PRICE  
\$2,550,000

**Location:**

The property is conveniently located within one-half mile of State Route 51 and Highland Avenue. Located off a major thoroughfare gives the property great ease of access. Public transportation is available nearby on 16th Street.

## Property Details

Asking Price	\$2,550,000
Price per SF	\$189
Address	1550 E Meadowbrook Ave Phoenix, AZ 85014
Age	1988
Size	13,468 sf
Stories	Two
Amenities	Offices, conference rooms, elevator, atrium, lobbies, mail and copy rooms
Lot Size	0.77 AC, or 33,715 SF
APN	Maricopa County 155-02-001E
Zoning	CO, Commercial Office Restricted Commercial
Construction	Stucco
Roof	Flat
Parking	27, street parking available



## Location Highlights

This property is located in the Camelback Corridor Submarket according to CoStar. This submarket is one of the Valley's preeminent and most desirable office hubs and also consists of the high-rise buildings near and around 24th Street and Camelback Road. The area is most recognized for its upscale residential housing, luxury resorts, and upscale shopping. Office demand in this submarket has been comparatively healthy compared to other submarkets, but the vacancy rate is still relatively high at 20%. The office market is still in the process of trying to rebound after the effects of COVID-19 which had a historically high vacancy rate of 30.4%. This in-fill submarket is quickly approaching full build-out and new supply additions are rare due to a lack of available land.



# Demographics

1550 E MEADOWBROOK AVE  
PHOENIX, AZ 85014



2024  
Median Age  
35.3



2024  
Households Owner  
Occupied  
44.4%



2024  
Population  
388,707



2024  
Household Income  
\$107,674



2024  
Households  
164,693



2018 Traffic Counts  
25,442 VPD



# Building Photos





For more information about this owner-user opportunity, contact:

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