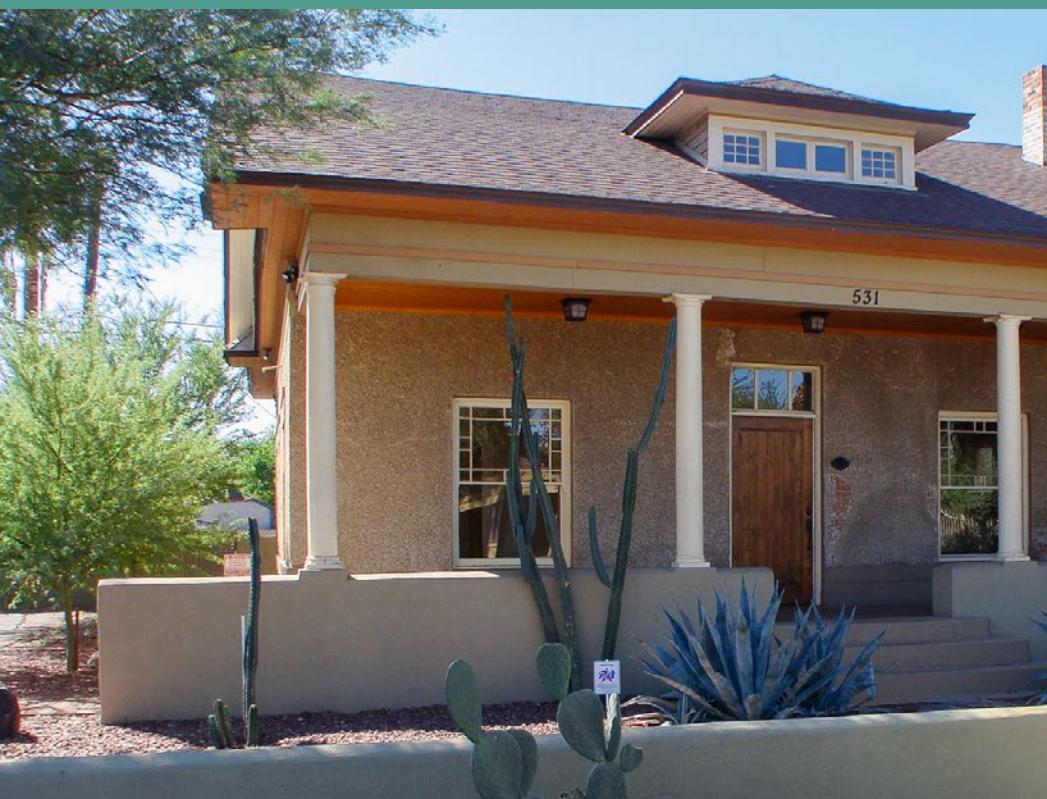


2-STORY OFFICE BUILDING AVAILABLE FOR SALE SINGLE-TENANT OWNER/USER

\$984,950
SALE PRICE
±2,847 SF
TOTAL BUILDING SIZE

531 E LYNWOOD ST | PHOENIX, AZ 85004



PROPERTY DETAILS

- 2,847 SF - Well Appointed Single Tenant Office
- 2-Story Building with Easy Parking on-site and on the adjacent street
- Currently used as Counseling Office with permits for the same
- 3 Restrooms, 1 Shower, Small Quiet Private Yard Area, Break Area, 7 Offices, and Multiple Closets for Storage
- Fully Renovated in 2010



contact:



Brandon Koplin
D 480.214.1103
M 602.373.4717
bkoplin@cpiaz.com

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2-STORY OFFICE BUILDING AVAILABLE FOR SALE

EXECUTIVE SUMMARY

531 E LYNWOOD ST | PHOENIX, AZ 85004

Located at 531 East Lynwood Street in the heart of Phoenix, Arizona, this charming two-story building offers a unique single-tenant owner/user opportunity.

The property is thoughtfully designed to accommodate professional services, featuring a well-appointed interior that includes an inviting reception area, a formal dining/conference room, and a full kitchen. The layout provides ample privacy with seven dedicated offices, multiple storage closets, three restrooms, and a shower for convenience.

Currently utilized as a permitted counseling office, the building sits within the DTC-Evergreen zoning

district, making it adaptable for various professional uses. The exterior complements the interior workspace with a small, quiet private yard area, and a second-story deck, offering peaceful retreat spaces for staff or clients.

Its location in the Central Corridor provides excellent accessibility, supported by easy on-site parking and additional availability on the adjacent street—a rare find in this submarket.



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531 E LYNWOOD ST | PHOENIX, AZ 85004

PROPERTY HIGHLIGHTS

Fully renovated in 2010, the ±2,847 SF structure blends historic character with modern professional functionality.

Prime Central Corridor Location

Centrally located in Phoenix within the sought-after Central Corridor submarket. The property offers a distinct presence with convenient access to major thoroughfares and downtown amenities, while maintaining a quiet, professional atmosphere.

Turn-Key Professional Office

This 2-story single-tenant building features ±2,847 SF of well-appointed space. Fully renovated in 2010, the property combines the aesthetic appeal of a classic bungalow with updated systems and finishes suitable for modern business operations.

Functional & Private Layout

The interior floor plan is optimized for privacy and workflow, consisting of seven private offices, a large reception area, and a dedicated conference/dining room. Abundant storage is available throughout the building with multiple closets and utility spaces.

Exceptional Amenities

Designed for comfort and long workdays, the building includes a fully equipped kitchen/break area and three restrooms. Unique bonus features include a shower and private outdoor spaces, including a quiet yard, front porch, verandah, and an upper-level deck.

Versatile Zoning & Use

Zoned DTC-Evergreen, the property is currently used and permitted as a counseling office, demonstrating its suitability for medical, therapy, or general professional office applications.

Convenient Parking

Unlike many downtown-adjacent properties, this site offers stress-free accessibility with dedicated parking on-site, supplemented by easy street parking on the adjacent road.

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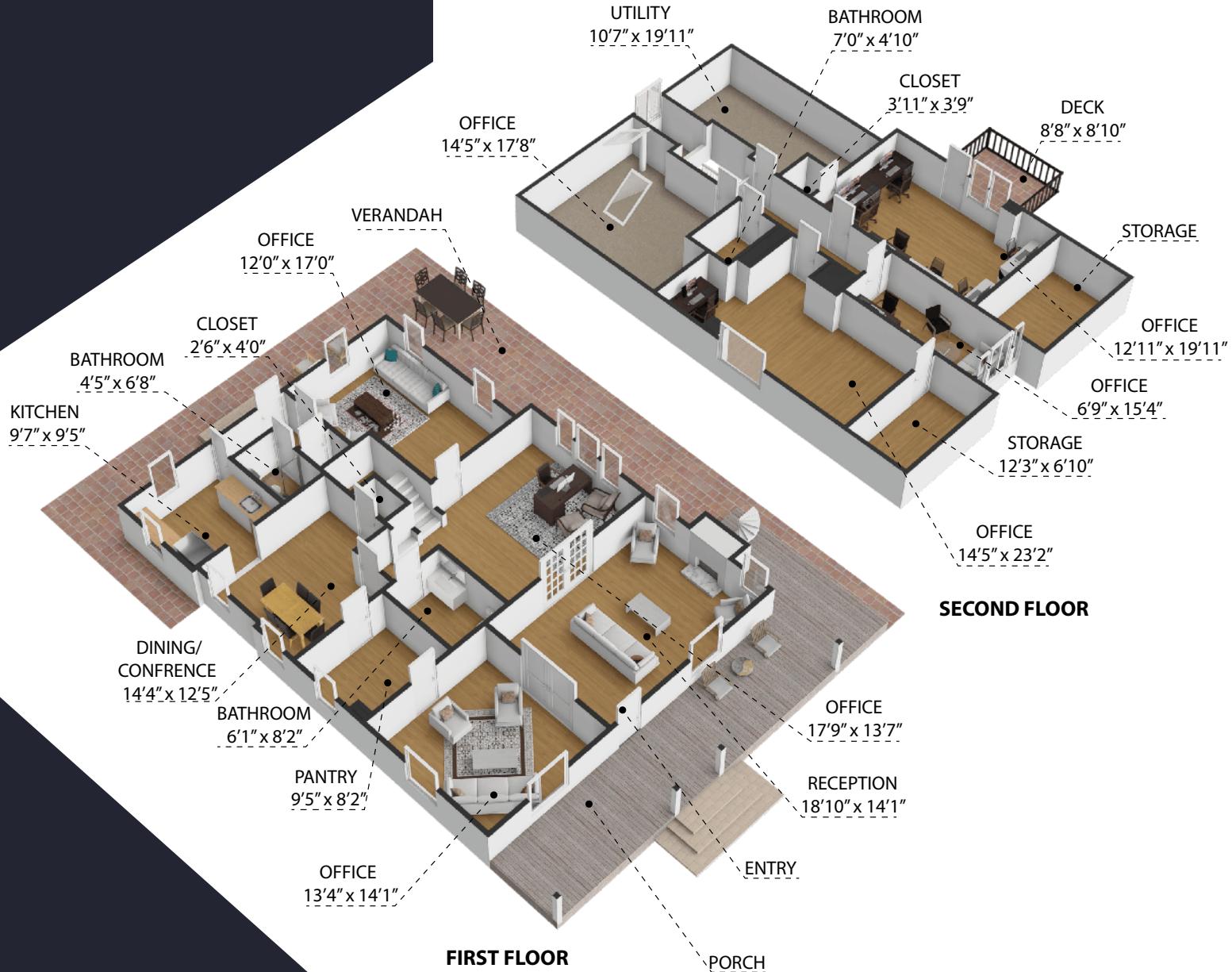
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2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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3D FLOOR PLAN



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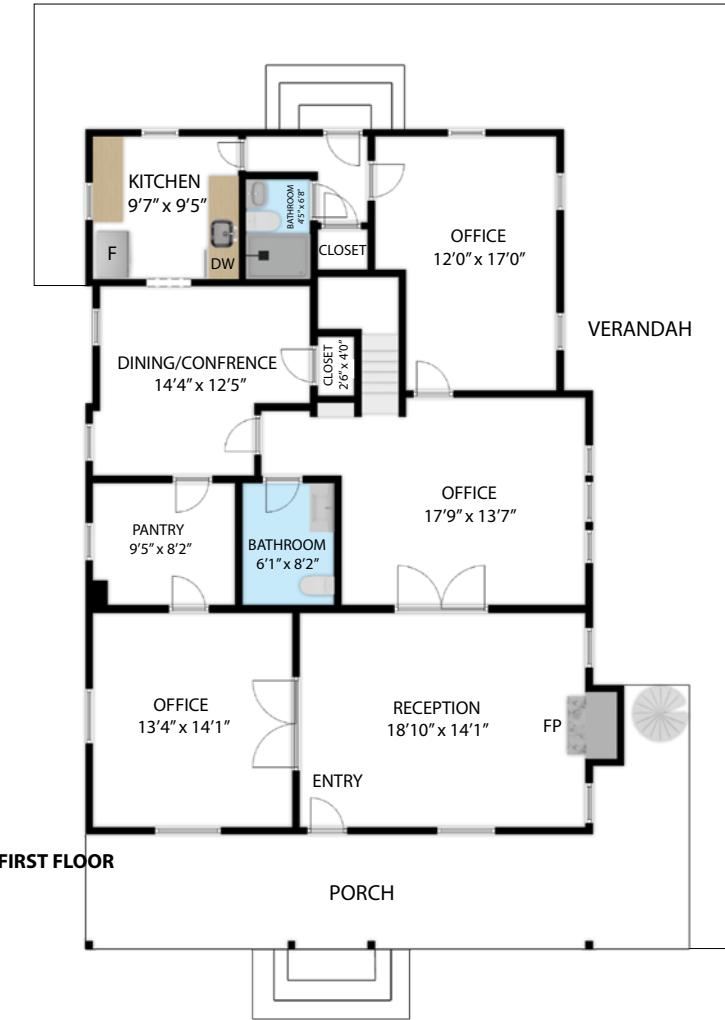
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8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

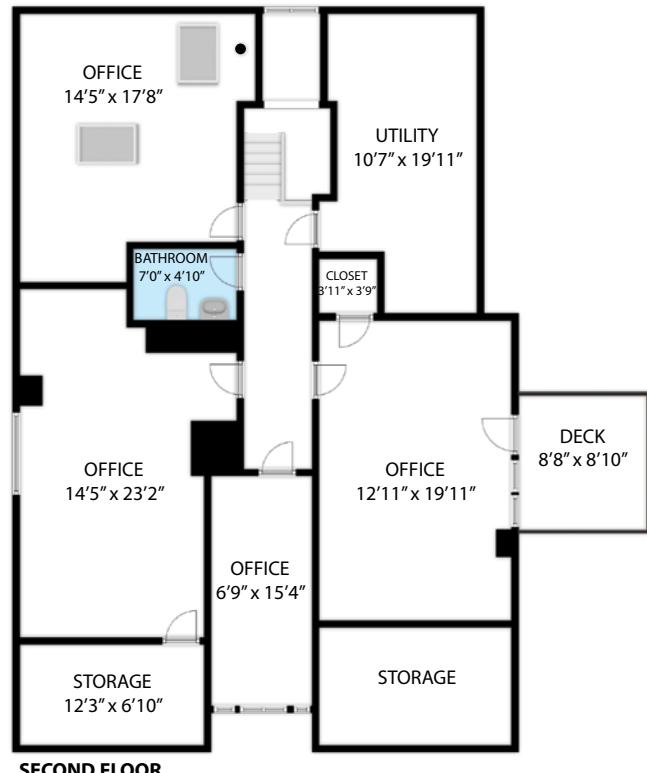
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FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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D 480.214.1103
M 602.373.4717
bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CBRE
2323 W. University Dr. Ste 245, Scottsdale, AZ 85258
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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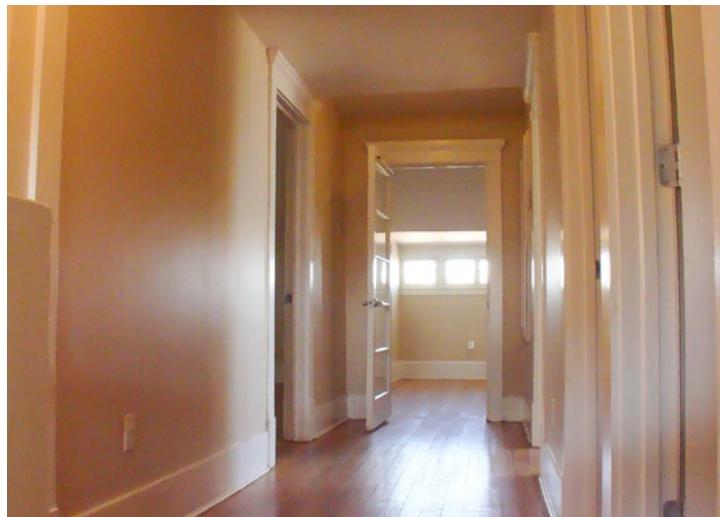
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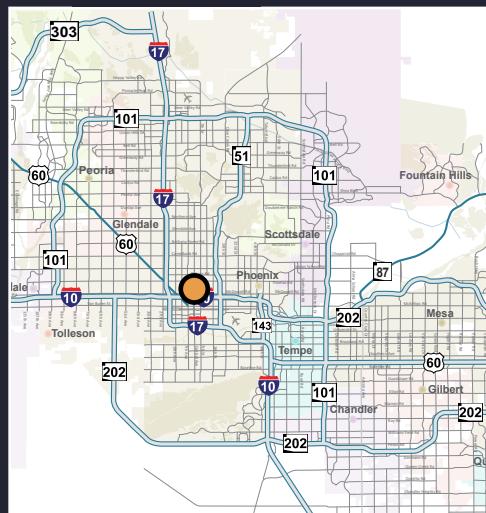
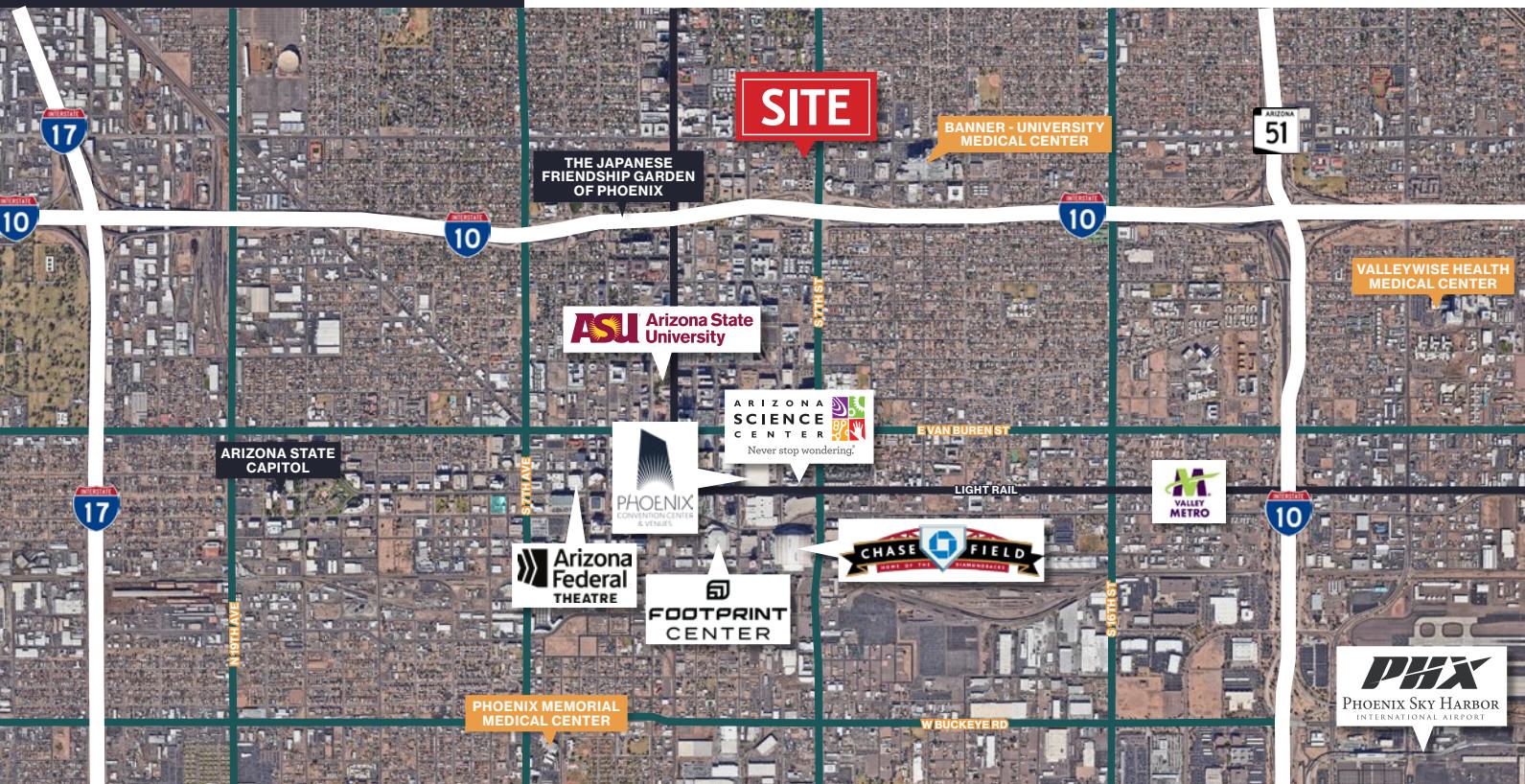


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COMMERCIAL PROPERTIES INC.

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