

# 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 :



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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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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## EXECUTIVE SUMMARY

***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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## 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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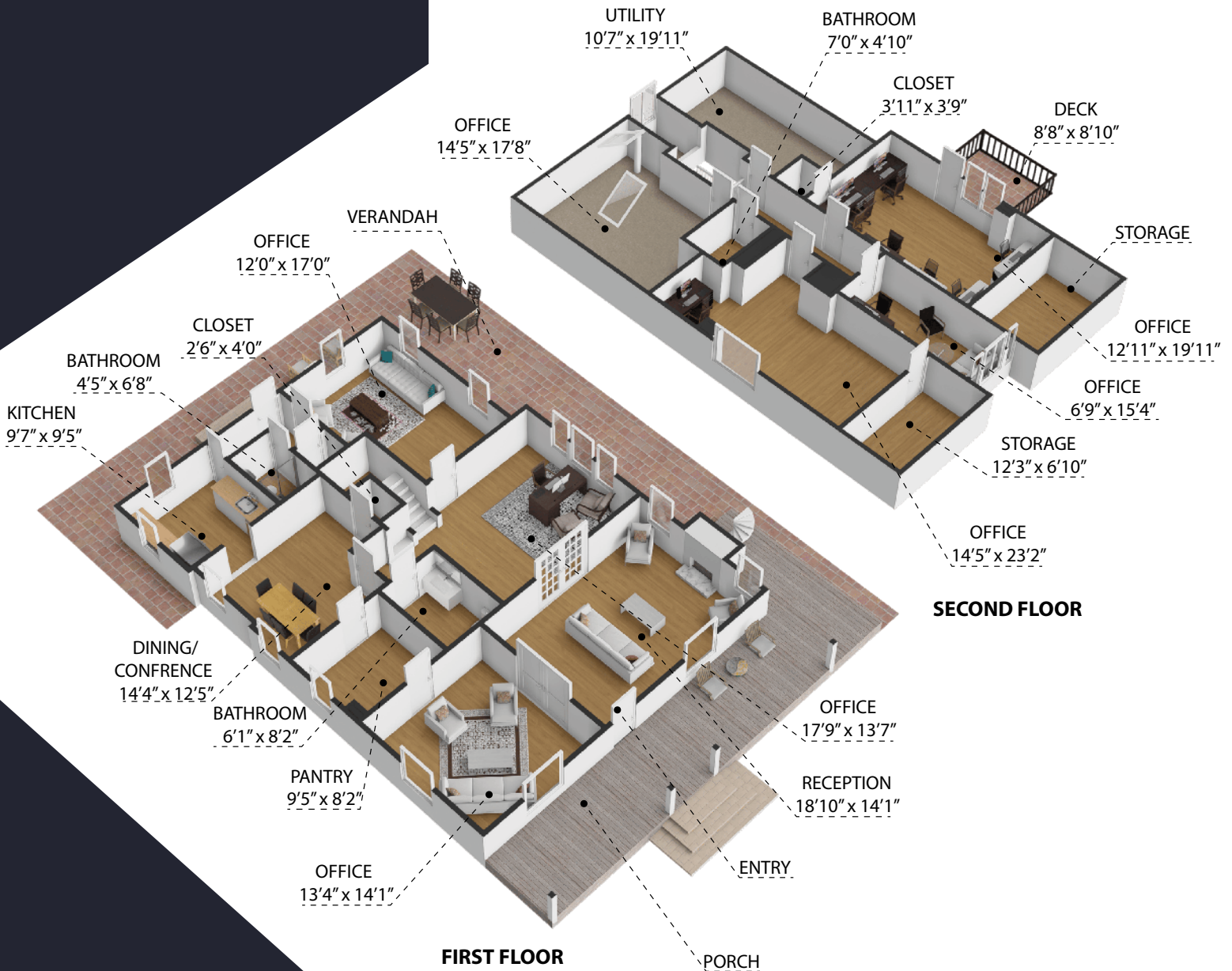
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## 3D FLOOR PLAN



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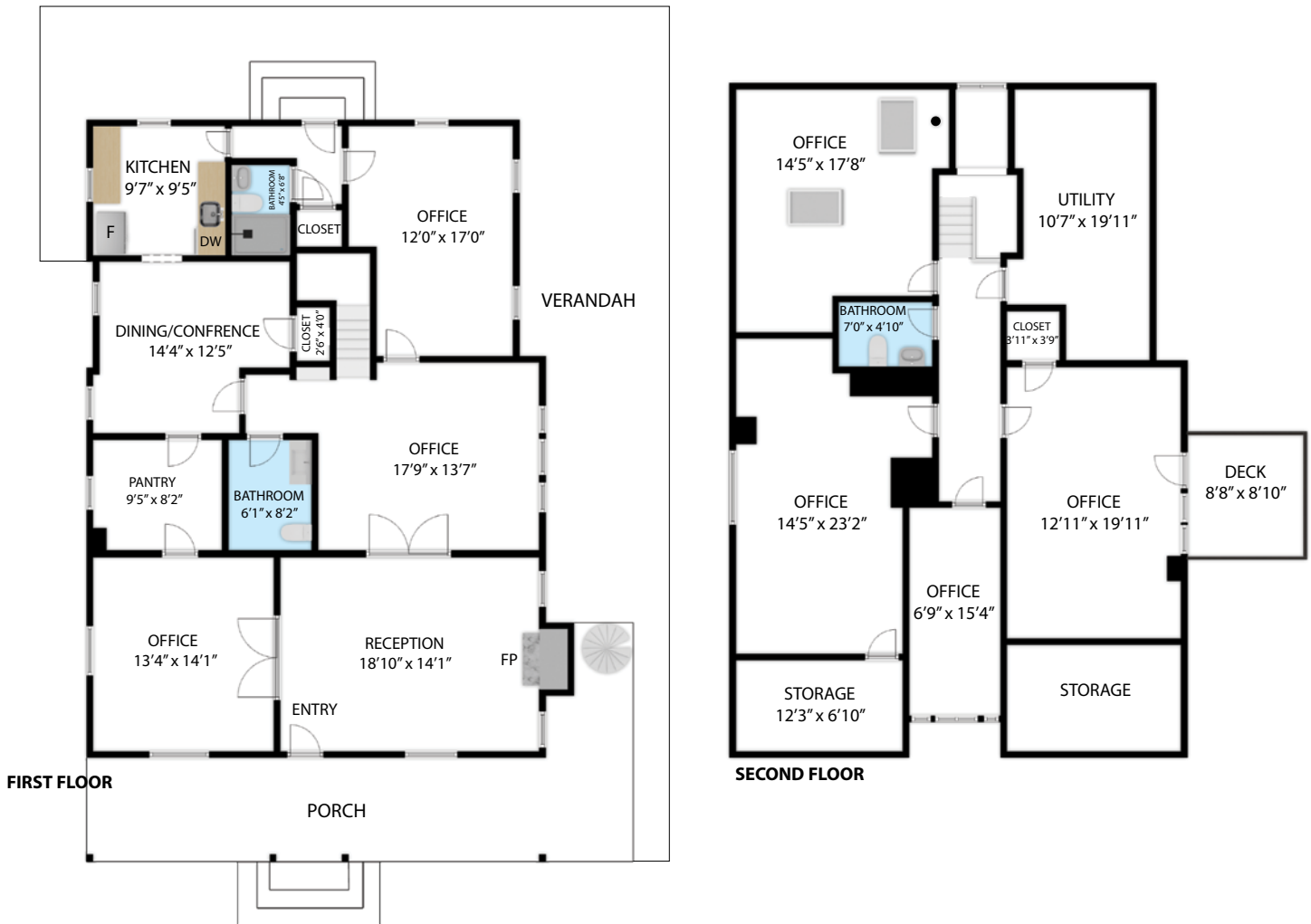
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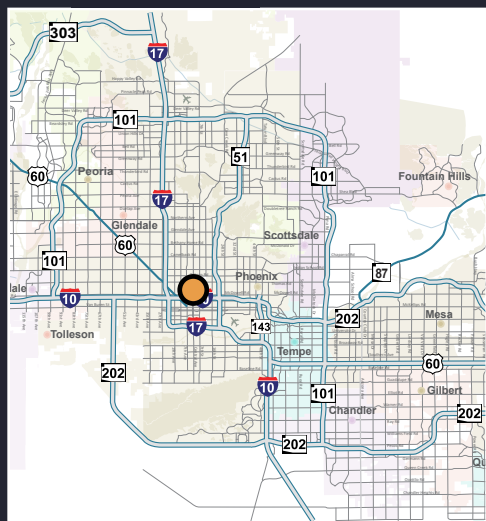
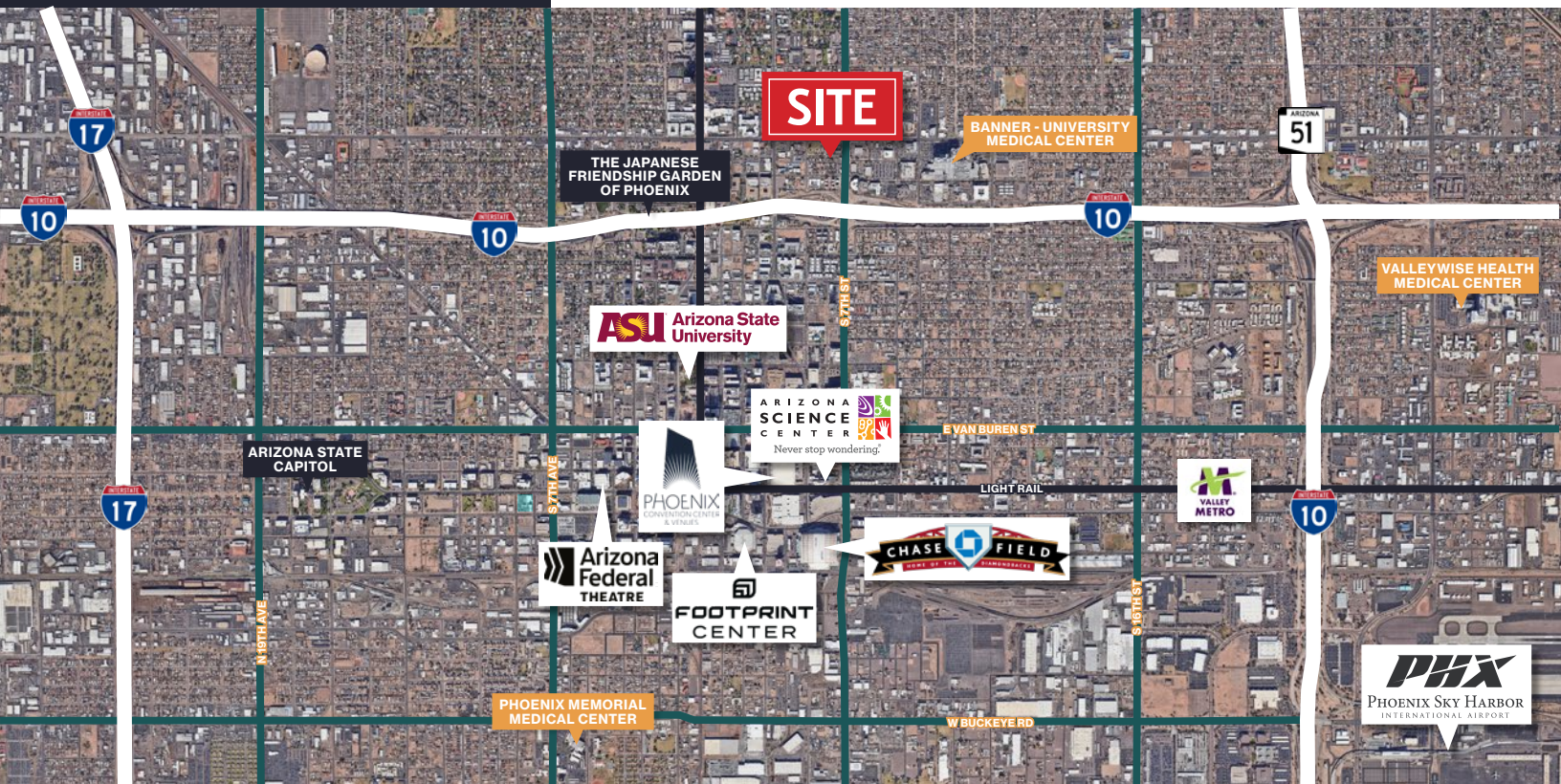
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