



For Sale



Accelerating success.

# 202 E Earll Dr

## Suite 160, Phoenix, AZ 85012

±5,606 SF Office Condominium

**John Barnes**  
Vice President  
+1 602 222 5042  
john.barnes@colliers.com

**Matt Fitz-Gerald**  
Senior Vice President  
+1 602 222 5178  
matt.fitz-gerald@colliers.com

**Colliers**  
2390 E Camelback Rd, Ste 100  
Phoenix, AZ 85016  
colliers.com/arizona

# Executive Summary

As the exclusive agent, Colliers is pleased to present for sale Suite 160 at the Earll Professional Plaza, an office condominium development located at 202 E Earll Drive, Phoenix, Arizona. This unit consists of  $\pm 5,606$  square feet of space currently used as a law firm office, but can work well for many types of businesses. The space is well located on the ground floor lobby as you enter the building and in a "move-in ready" condition. If you are looking for an efficiently designed space in great condition, that is conveniently located near the visitor parking, this is the space.



**\$1,320,000**  
asking price



**Cable and Internet**



**$\pm 5,606$  SF**  
office condo



**Year Built**  
1985, renovated ~2007  
Suite renovated 2022



**5 reserved spaces**  
Included with  
transaction



**Parcel Number**  
118-34-276



**Zoning**  
R-5 City of Phoenix





## The Location

Earll Professional Plaza is centrally located on Earll Drive between Central Avenue and Third Street in Midtown Phoenix. This offers an owner easy access in and out of the property. Major positive influences in this area include Park Central Mall with lots of retail amenities and a fitness tenant, St. Joseph's Hospital and Barrow Neurological Institute part of the Dignity Health network, Creighton University - Phoenix, the Phoenix Country Club established in 1899 which currently hosts the Charles Schwab Cup Championship, two light rail stations, and many upscale residential opportunities for employees and executives. Interchanges for the I-10, SR-51, and I-17 freeways are only minutes away.



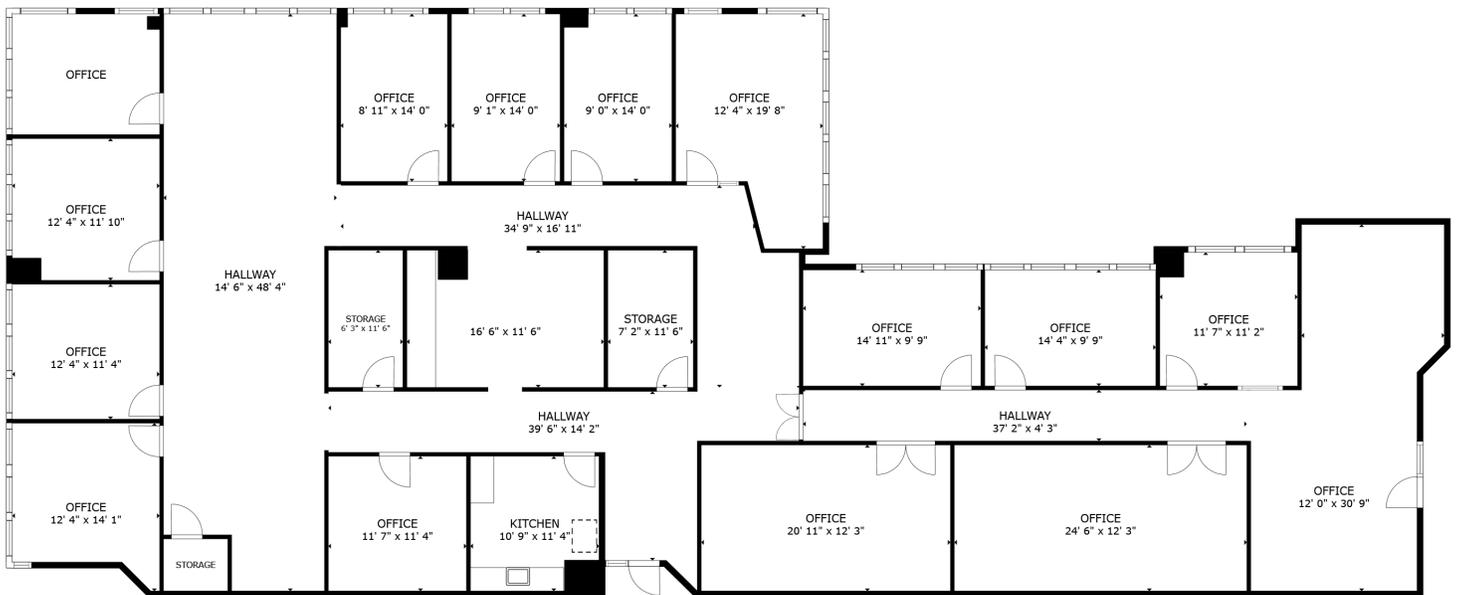
## The Property

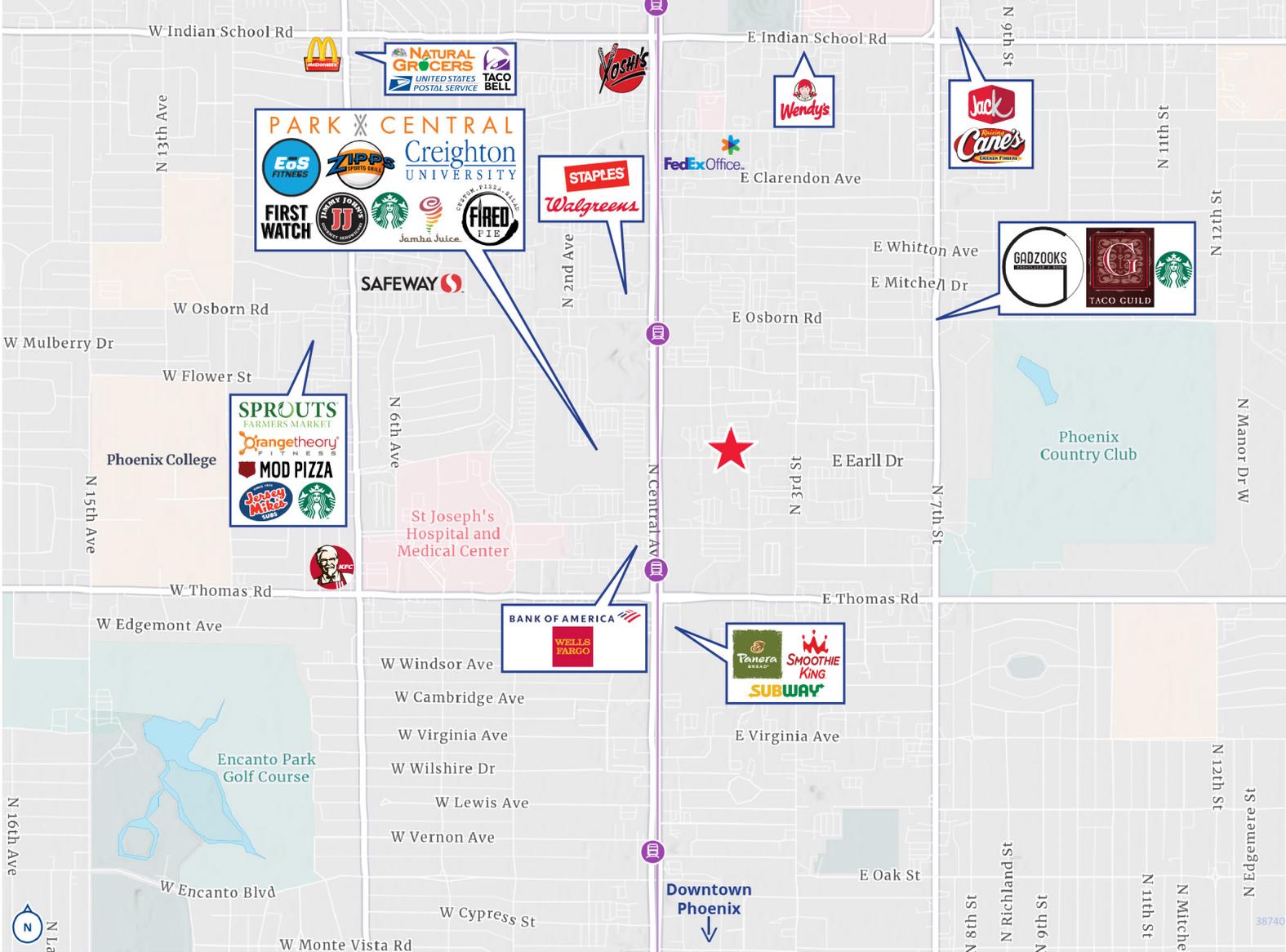
Earll Professional Plaza is a four-story professional office condominium development that was originally constructed in 1985 and converted to office condos in 2006/2007. The property is professionally managed and well maintained which is evident when you tour the property. Unit owners in the development include attorneys, engineers, and medical offices. Located on the ground floor lobby of the building, Unit 160 is approximately 5,506 rentable square feet in size and is currently used as law firm space. The suite was completely renovated in 2022 for the current owner, and it is an efficient layout that could work for many different types of businesses. The suite features convenient access to parking for visitors and lots of windowed offices with natural light ([Click here to see the virtual tour](#)). The space is "move in" ready and available for occupancy in a relatively short period of time.





# Floor Plan Suite 160





# Amenities Map



Date: 2/10/2026

## SBA (7A) LOAN

Brad Berg | SVP Business Development Officer  
 480.247.0529  
[brad.berg@bancofcal.com](mailto:brad.berg@bancofcal.com)  
<https://bancofcal.com/>



Banc of California ("Banc") is pleased to provide the following proposal for discussion purposes only. This proposal does not constitute an agreement, an offer to enter an agreement, or a commitment to lend. The actual terms and conditions upon which Banc of California might extend credit to you are subject to satisfactory completion of credit investigation and analysis, Credit Committee approval, satisfactory documentation, and such other terms and conditions as are determined by Banc of California.

### Project Costs:

Purchase or Refinance of Land & Building	\$1,320,000
Construction / Fund Improvements	\$0
All Other - Construction Costs	\$0
Purchase Equipment, Furniture & Fixtures	\$0
Purchase Inventory	\$0
Refinance Existing Debt (Non Real Estate)	\$0
Other:	\$0
Business Acquisition	\$0
Working Capital	\$0
SBA Gty Fee	\$37,000
Closing Costs	\$24,000
<b>Total Project Costs</b>	<b>\$1,381,000</b>

Borrower Name: 202 E Earll Dr. Suite 160, Phoenix 85012



Guarantors: PERSONAL GUARANTEES REQUIRED  
 Collateral: ADDITIONAL COLLATERAL MAY BE REQUIRED

Sources of Funds	Amount	Rate	Maturity
Banc of California	99.28%	\$1,371,000	Rate: Prime + 0.00%
Seller Note / Other	0.00%	\$0	Structure: 3YR Fixed - Reset
Borrower Injection	0.72%	\$10,000	
<b>Total</b>		<b>\$1,381,000</b>	Rate as of today 6.75%

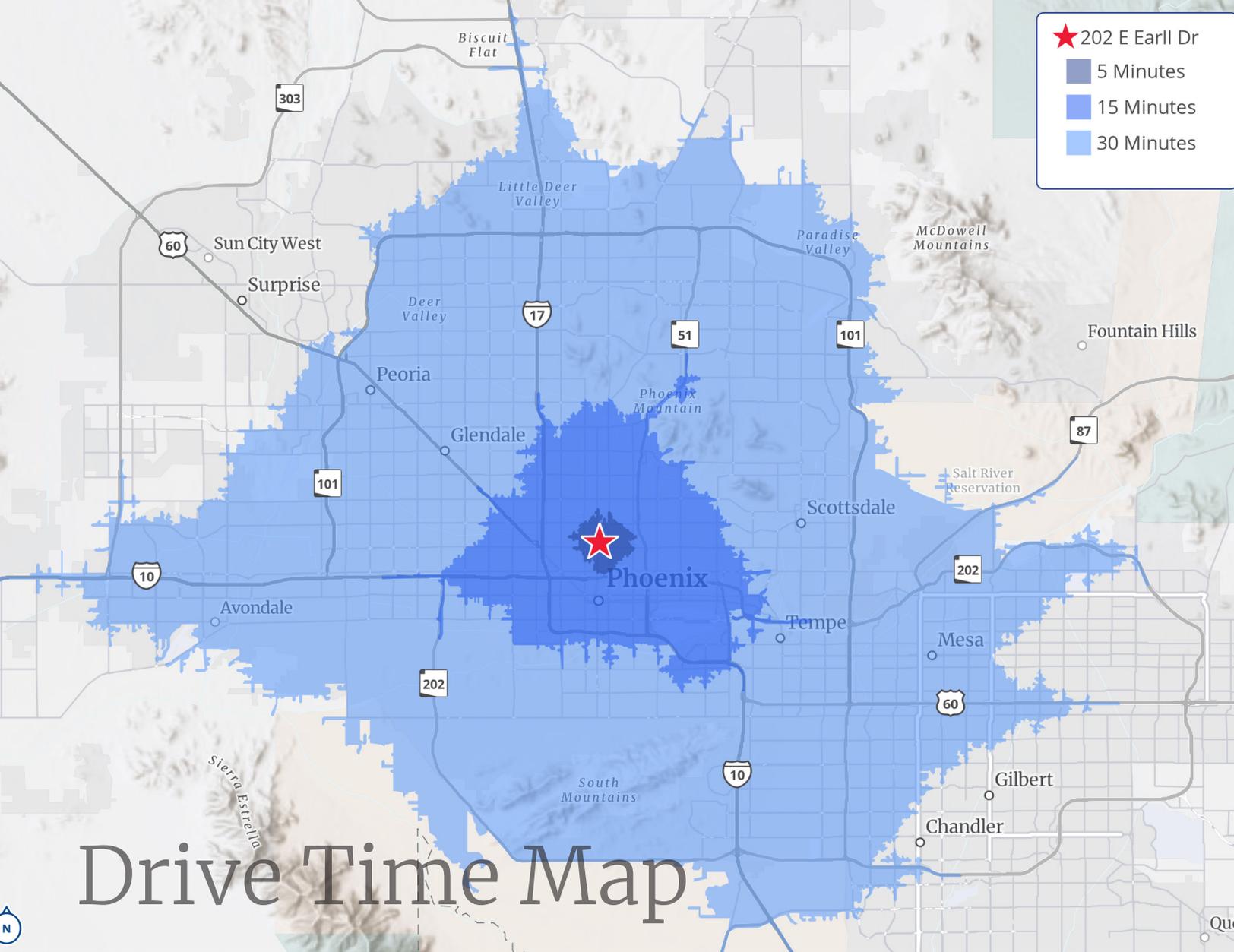
Prepayment Penalty for the SBA 7A Loan is a declining 3 year prepayment of 5%, 3%, 1%.

### Estimated Payment:

	Loan Amount	Monthly Payment	Annual Payment
Banc of California	\$1,371,000	\$9,484.58	\$113,814.92
<b>Total</b>	<b>\$1,371,000</b>	<b>\$9,484.58</b>	<b>\$113,814.92</b>

The contents of this proposal letter are confidential in nature and intended only for the use of the Borrower and the Lender. The borrower may not disclose any contents of this letter, either in whole or in part, to a third party without the consent of the Bank.

Should you have any questions about the terms and conditions as outlined herein, or wish to discuss these terms and conditions further, then please do not hesitate to call or contact me by email. We look forward to working with you and thank you for choosing Banc of California for your financing needs.



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**John Barnes**  
 Vice President  
 602 222 5042  
[john.barnes@colliers.com](mailto:john.barnes@colliers.com)

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