

1502 W OSBORN RD  
PHOENIX, AZ 85018

ZONED C-O | 5,296 SQ. FT. BUILDING

RECENTLY RENOVATED PERFECT FOR OWNER/USER OR MOVE-IN READY FOR TENANT



COMPASS

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# PROPERTY HIGHLIGHTS



- **PRIME CENTRAL PHOENIX LOCATION NEAR MIDTOWN**



- **EXCELLENT ACCESS TO I-17, DOWNTOWN, UPTOWN, THE CAMELBACK CORRIDOR AND LIGHT RAIL**



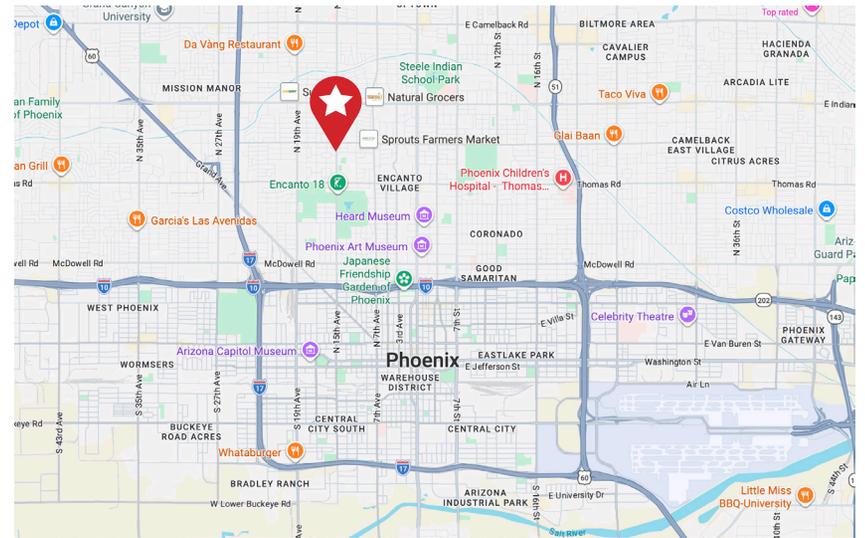
- **IDEAL FOR PROFESSIONAL, MEDICAL, CREATIVE OR ADMINISTRATIVE OFFICE USAGE**



- **RARE OPPORTUNITY FOR OWNER/USERS/INVESTORS SEEKING FLEXIBILITY, ACCESSIBILITY AND LONG-TERM UPSIDE**



- **SURROUNDED BY DENSE RESIDENTIAL AND ESTABLISHED BUSINESS COMMUNITY**



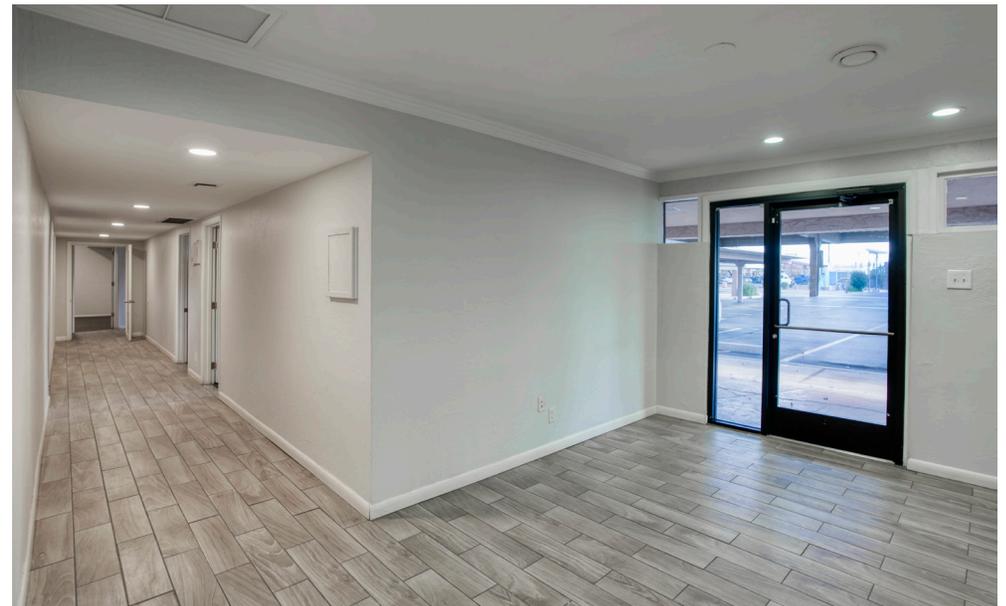
1502  
W O S B O R N R D



**OWNER/USERS:** PROPERTY PROVIDES THE ABILITY TO CONTROL OCCUPANCY COSTS WHILE BUILDING EQUITY IN A STRATEGIC CENTRAL PHOENIX LOCATION.

**INVESTORS:** ASSET OFFERS STRONG LEASING POTENTIAL IN A HIGH-DEMAND INFILL MARKET WITH CONTINUED RESIDENTIAL AND COMMERCIAL GROWTH.

**BUILDING SIZE:** 5,296 SQUARE FEET  
FULL KITCHEN, PRIVATE MEETING ROOMS,  
PRIVATE BATHROOMS, RECEPTION AREA.







## PARCEL DETAILS

- APPROX. LAND SIZE: 21,768 SQUARE FEET
- YEAR BUILT: 1952; RENOVATED 2025
- PARCELS: 110-15-096, 097
- TOTAL PARKING SPACES: 28 SPACES (RATIO - 5:1,000)
- PROPERTY TAXES (2025): \$9,555



# W OSBORN ROAD — FLOOR PLAN





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