

**EXCLUSIVE
OFFERING
MEMORANDUM**

Two-story building within the Central Corridor

3620 N 4th Avenue
Phoenix, AZ 85013

2720 E Camelback Rd, Suite 210 Phoenix, AZ 85016

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Take virtual tour

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information**

Kelly Carlon, Vice President
D 480 994 8155
C 480 463 4199
kelly.carlon@avisonyoung.com

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Property overview

The subject property was constructed in 1987 and consists of a two-story office building located at 3620 N. 4th Ave, Phoenix, Arizona. In 2006, the building went through renovations that included adding a Kalwall for highquality natural lighting, CO2 levels are regulated by zones introducing fresh air controlled by an application on your phone, and a negative air system that reduces odors which may be controlled. This location is within the Central Corridor, about 3 miles from downtown Phoenix. The property has 64 parking spaces on a 39,989-squarefoot lot. Within walking distance of the Valley Metro Light Rail at Osborn and Central, and surrounded by various retail, corporate anchors, medical facilities, and ASU.

- Located near the Valley Metro Light Rail, with a station within walking distance of the property at Central Avenue and Osborn Road
- Arizona state route 51 is less than 3 miles east, and Interstate I-17 is 2 miles west
- Great visibility with 4th Avenue frontage
- Promenade retail, restaurants, and shopping are located within a mile of the property

Offering Summary

Sale price	\$3,211,250 [<i>\$175 psf</i>]
Year built/renovated	1987/2006
Site area	±0.86 acre lot
Building size	±18,350 sf Two-story medical office building
APN#	118-27-020D, 118-30-002
Zoning	C-2, City of Phoenix
Parking	27 covered parking 64 total spaces
Property taxes	\$35,420.12 (2023)

Photos

EXCLUSIVE OFFERING MEMORANDUM 3620 N 4th Ave



The Property

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3620 N 4th Ave

Site description

Parcel Size	± .86AC
Type Of Ownership	Fee Simple
Building Area	±18,350 sf
Parcel Numbers	118-27-020D, 118-30-002
Zoning	C-2 Phoenix
Parking	±3.45/1,000 sf (64 spaces)
Street Frontage	North 4th Avenue
Cross Streets	Osborn Road and 4th Avenue
Highway Access	Interstate 17 and West Indian School Road

Interior detail

Lighting	Kalwall scatters visible light waves providing evenly diffused daylighting from the second floor down to the first floor. This provides high-quality interior lighting no matter the position of the sun.
Kitchen	Two (2) grease traps available.
Elevators	One (1) elevator in the building. The elevator is located adjacent to the lobby and allows for access between the first and second floors.
Stairwell	Two emergency stairwells are all designed with steel side beams/stringers and welded treads.

Construction

Year Built	1987/ Renovated on 2006
Number of Floors	Two (2)
Exterior Walls	Exterior wall frame construction with stucco face exterior. Some areas are entrances that contain a wood veneer over a masonry base.
Foundation	All steel columns and walls are built upon concrete footings of various dimensions/ sizes that may contain rebar or cages at various depths, patterns, and spacing.
Framing	Main building framing consists of vertical and horizontal steel columns and beams. Steel bar joists and trusses are used in various arrangements to support second floor and roof levels.

Mechanical

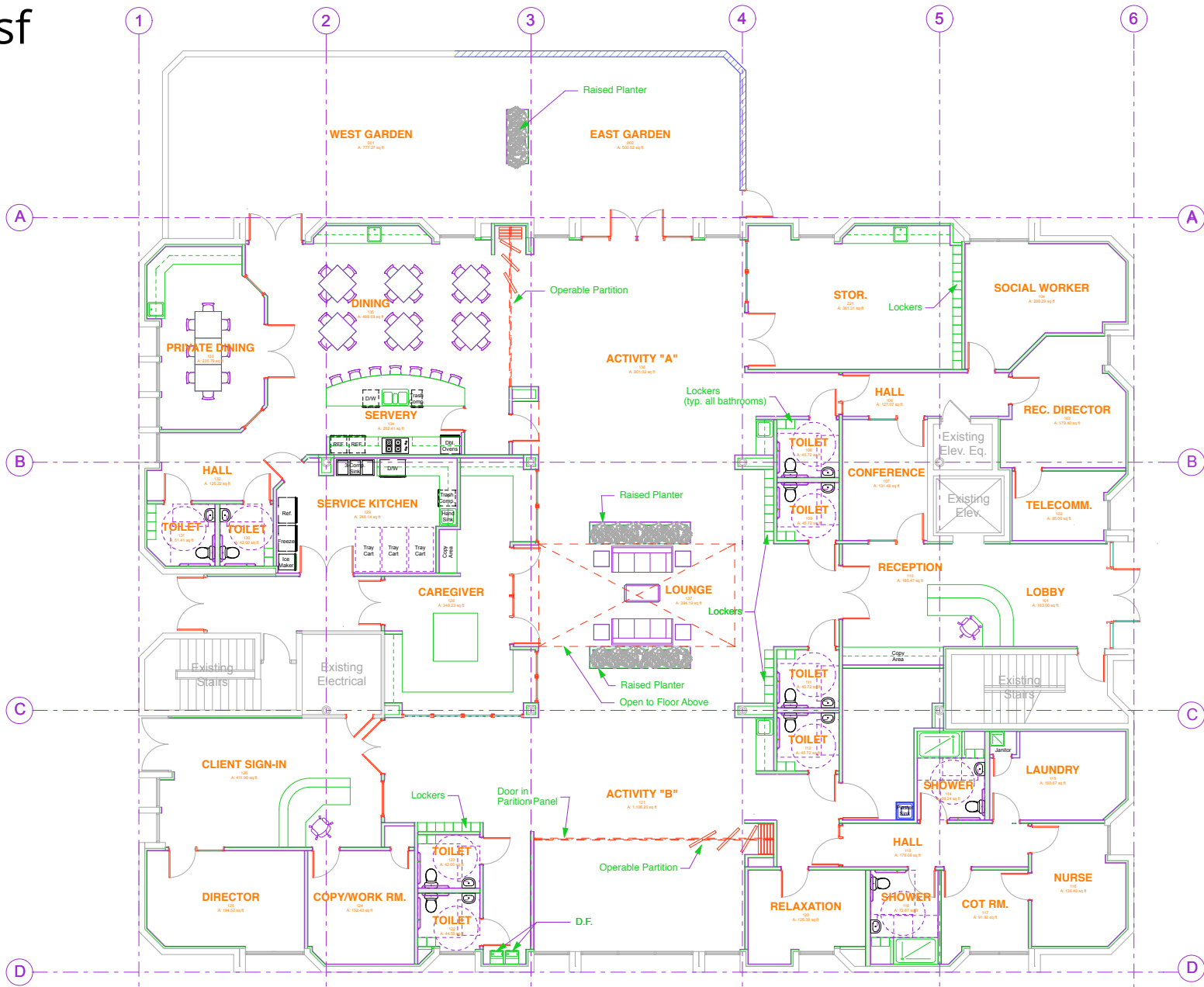
Fire Protection	Active wet pipe sprinkler system covers all sections of the facility's interior, in addition to an audible alarm system.
Ventilation	CO2 levels are regulated by zones introducing fresh air and controlled by your phone. A negative air system was installed to reduce odors.

Utilities

Water/Sewer	Provided by City of Phoenix
Electricity	Provided by APS
Gas	Provided by Southwest Gas

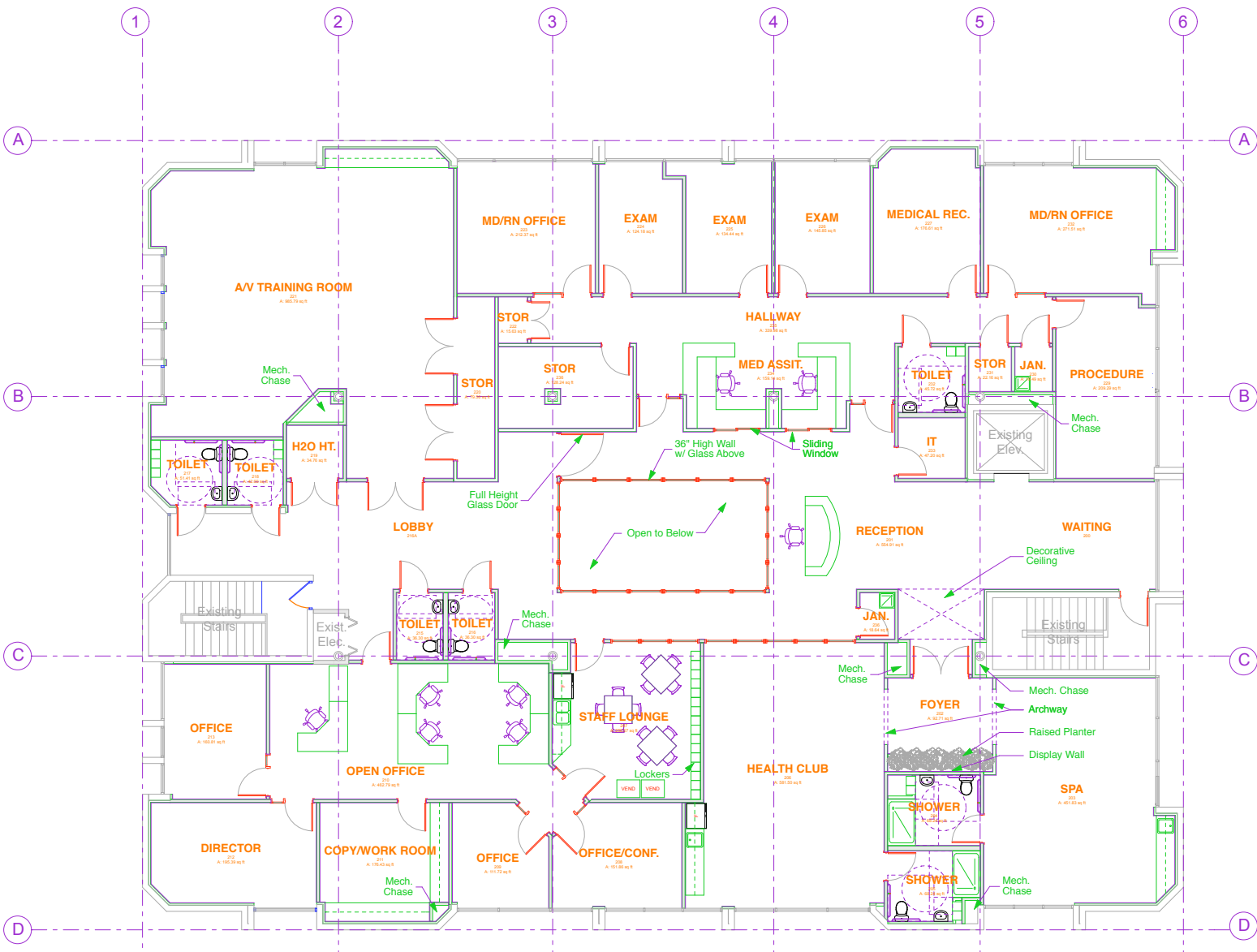
Floor plan - 1st floor

9,175 sf



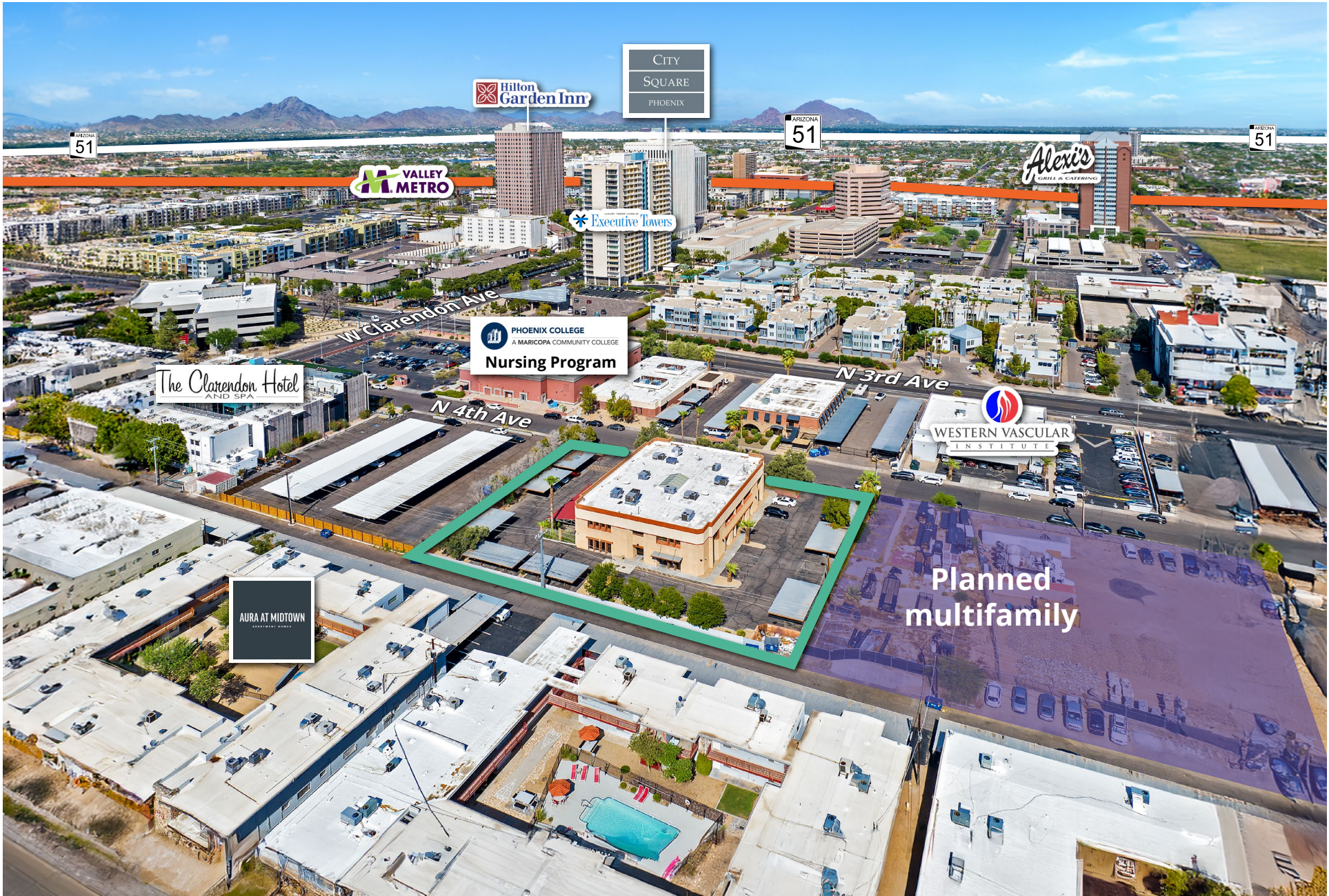
Floor plan - 2nd floor

9,175 sf



Ideal commute and transportation

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Property location

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Demographics

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3620 N 4th Ave

	1-mile	3-miles	5-miles
Population	21,087	182,674	446,314

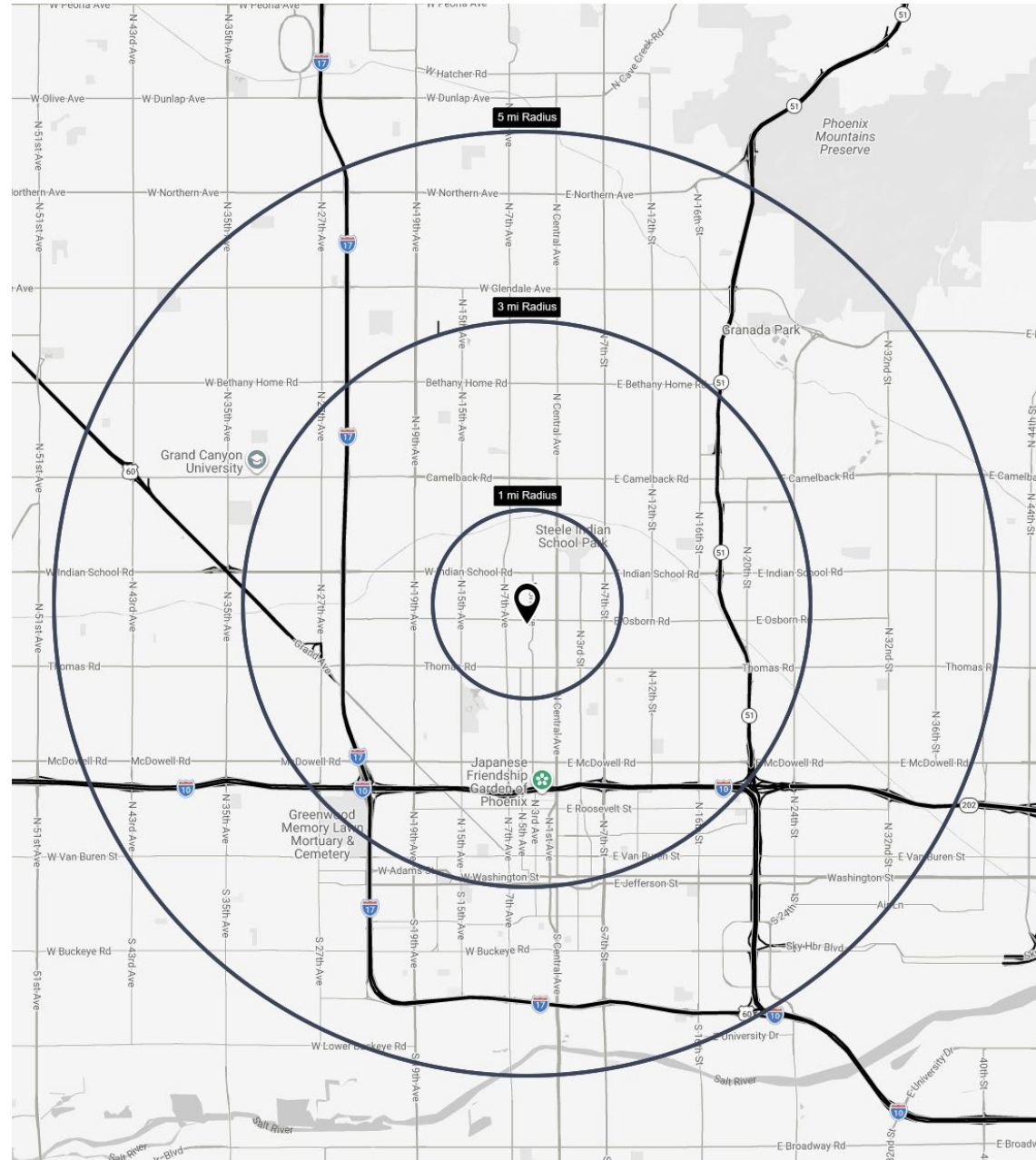
	1-mile	3-miles	5-miles
Avg. HH Income	\$98,223	\$104,479	\$105,063

	1-mile	3-miles	5-miles
Avg. Home Value	\$462,267	\$481,873	\$483,850

	1-mile	3-miles	5-miles
Total Businesses	3,231	15,480	29,229

	1-mile	3-miles	5-miles
Daytime Employment	36,751	154,611	286,353

Travel Time		5-miles
	Travel to work in 14 minutes or less	43,834 (18.2%)
	Avg. minutes travel to work	22.2



Get in touch

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