



# MHG Commercial West

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## East Indian School Office Plaza Condo Available

**1095 E Indian School Rd Ste 200, Phoenix, AZ 85014**      **\$999,995**

### 🔥 Prime Midtown Phoenix Office Condo | Suite 200 at East Indian School Plaza

High-visibility, fully renovated office condo with direct street access, flexible C-2 zoning, covered parking, and unbeatable proximity to major Phoenix corridors. Ideal for professionals, owner-users, or investors ready to plant a flag in the city's urban core.



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## 📍 Property Overview

**Address:** 1095 E Indian School Rd, Suite 200, Phoenix, AZ 85014

**Property Type:** Office Condo (2-Star | Class C)

**Building Name:** East Indian School Plaza

**Year Built:** 1975

**Construction:** Masonry | 1 Story

**Zoning:** C-2 – General Commercial

**Tenancy:** Multi-Tenant | 5 Other Professional Tenants

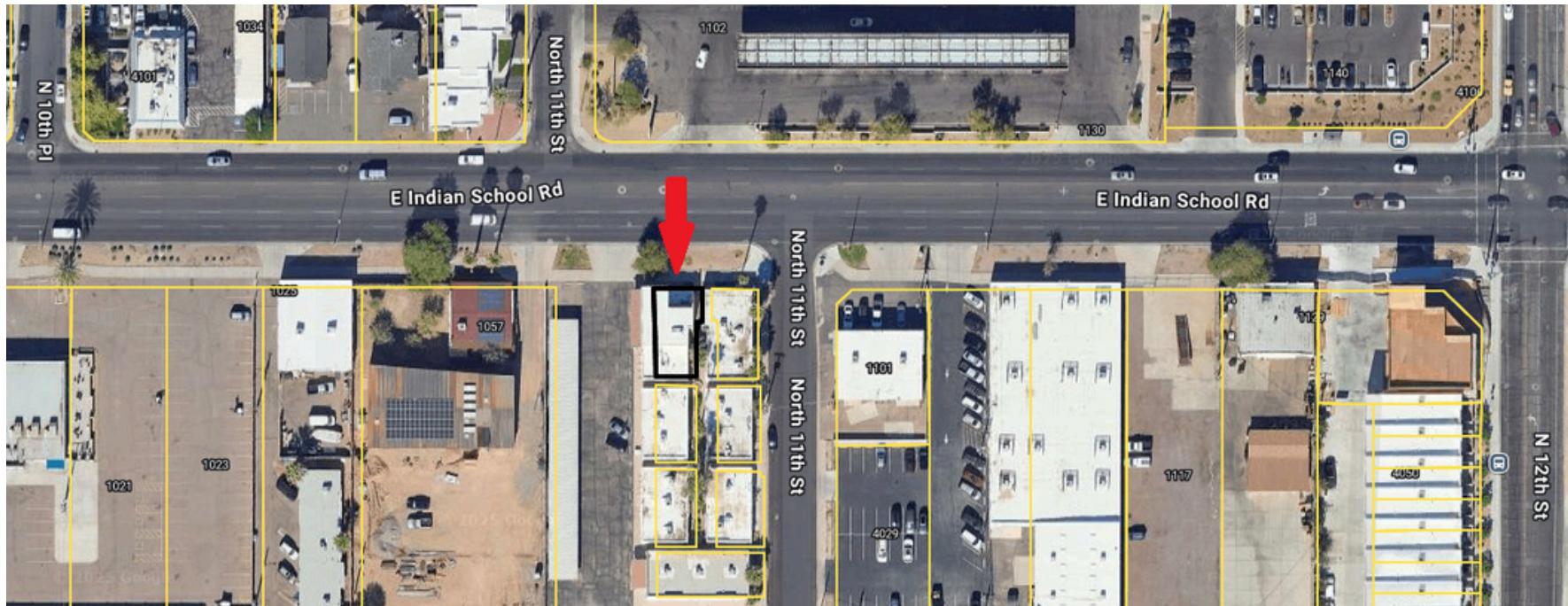
## 📍 Property Data

**Price** \$999,995

**Building Size** +/-3139 sq. ft.

**Zoning** C2

**APNs** 118-03-053



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## **Investment Highlights**

- **Zero Load Factor – No shared common areas = every square foot is yours to use.**
- **Fully Upgraded – Modern HVAC, new roof (2008), updated finishes, move-in ready.**
- **Strategic Central Location – Minutes to SR-51, I-10, Camelback Corridor, and PHX hospitals.**
- **C-2 Zoning Flexibility – Ideal for office, medical, studio, or boutique commercial uses.**
- **Professional Environment – Quiet, well-maintained complex with stable tenancy.**
- **3 Reserved Covered Parking Spaces + Surface Parking**
- **High Daily Traffic Exposure – 42,000+ VPD on Indian School Rd**



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