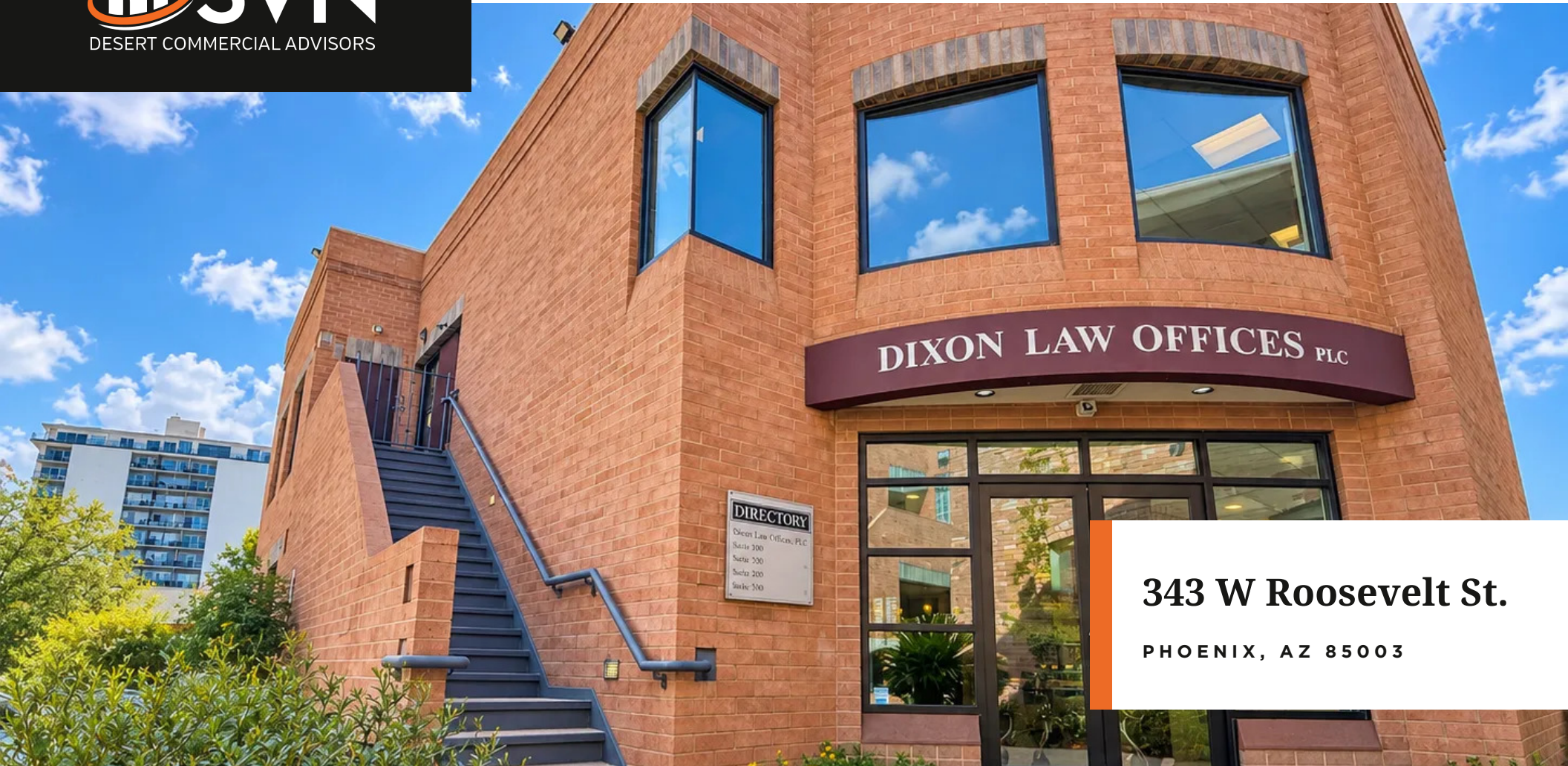




DT Phx Office For Sale



343 W Roosevelt St.

PHOENIX, AZ 85003

PRESENTED BY:

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PROPERTY SUMMARY

343 W ROOSEVELT ST.

PHOENIX, AZ 85003

OFFERING SUMMARY

SALE PRICE:	\$1,470,000
BUILDING SIZE:	3,867 SF
PRICE / SF:	\$380/SF

PROPERTY SUMMARY

SVN is pleased to present to the market this charming brick office building ideally located in the heart of Downtown Phoenix, just minutes from Roosevelt Row. The property is situated within a three-building complex that is self-managed by the individual building owners, offering a unique ownership opportunity in one of Downtown Phoenix's most dynamic and desirable areas.

The two-story, ±3,867 SF building features a highly functional office layout consisting of a welcoming reception and waiting area, large conference room, kitchen/break room, multiple restrooms, and an efficient mix of private offices and open work areas. The property has operated as a law office for many years but is well suited for a wide variety of professional and general office users. Its distinctive brick exterior and attractive architectural character, combined with a practical and versatile interior layout, make this an excellent opportunity for a small to midsize owner-user seeking to establish a presence and own real estate in the heart of Downtown Phoenix.



PROPERTY HIGHLIGHTS

- Prime opportunity to own a building in the heart of Downtown Phoenix.
- Charming brick facade in a three-building office complex.
- Two floors of highly functional office space suitable for a wide variety of professional and general office users.
- Immediate access to Roosevelt Row and an abundance of amenities in the area including shops and restaurants.
- Access to the I-10 Freeway via 7th Ave, 3rd Ave, and 7th St. providing convenience throughout the Valley.



**URBAN CORE
LOCATION**

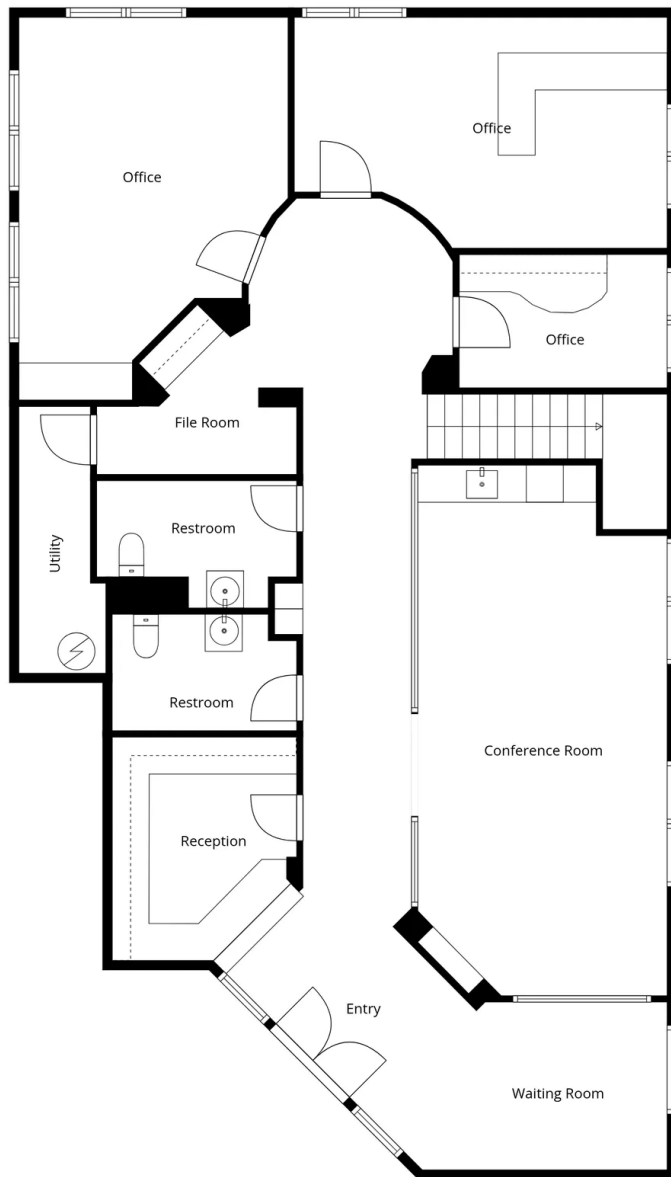


**HIGHLY
AMENITIZED**

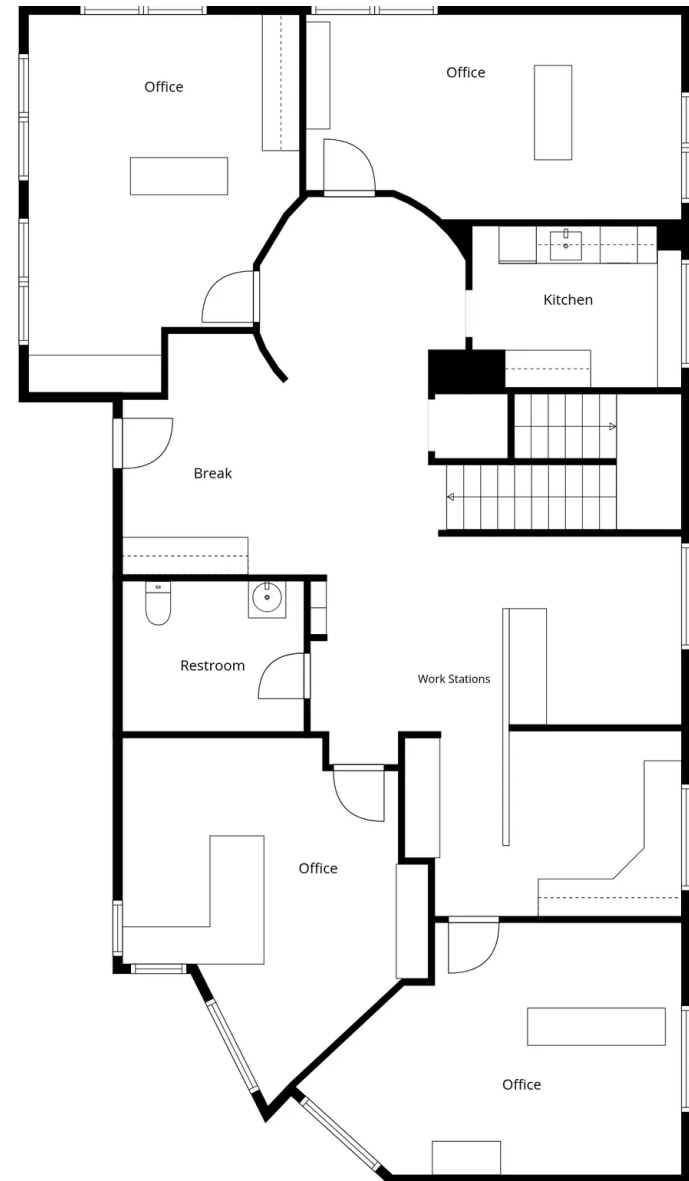


**CONVENIENT ACCESS
TO FREEWAYS**

FLOOR PLANS



1st Floor



2nd Floor

1ST FLOOR PICTURES



2ND FLOOR PICTURES



LOCATION DESCRIPTION

343 W. Roosevelt offers a highly desirable *Downtown Phoenix location ideally suited for a small business or owner-user seeking visibility, walkability, and proximity to the Valley's urban core. The property benefits from frontage along 4th Ave. along Roosevelt St. and is positioned immediately west of the Roosevelt Row, one of Downtown Phoenix's most active mixed-use neighborhoods. The surrounding area features a growing concentration of restaurants, coffee shops, entertainment venues, multifamily development, creative businesses, professional services and higher education including ASU and U of A Downtown Phoenix campuses, creating an attractive environment for both employees and clients. Roosevelt Row itself is recognized as Downtown Phoenix's walkable arts district and is home to galleries, restaurants, bars, boutiques, and recurring community events.

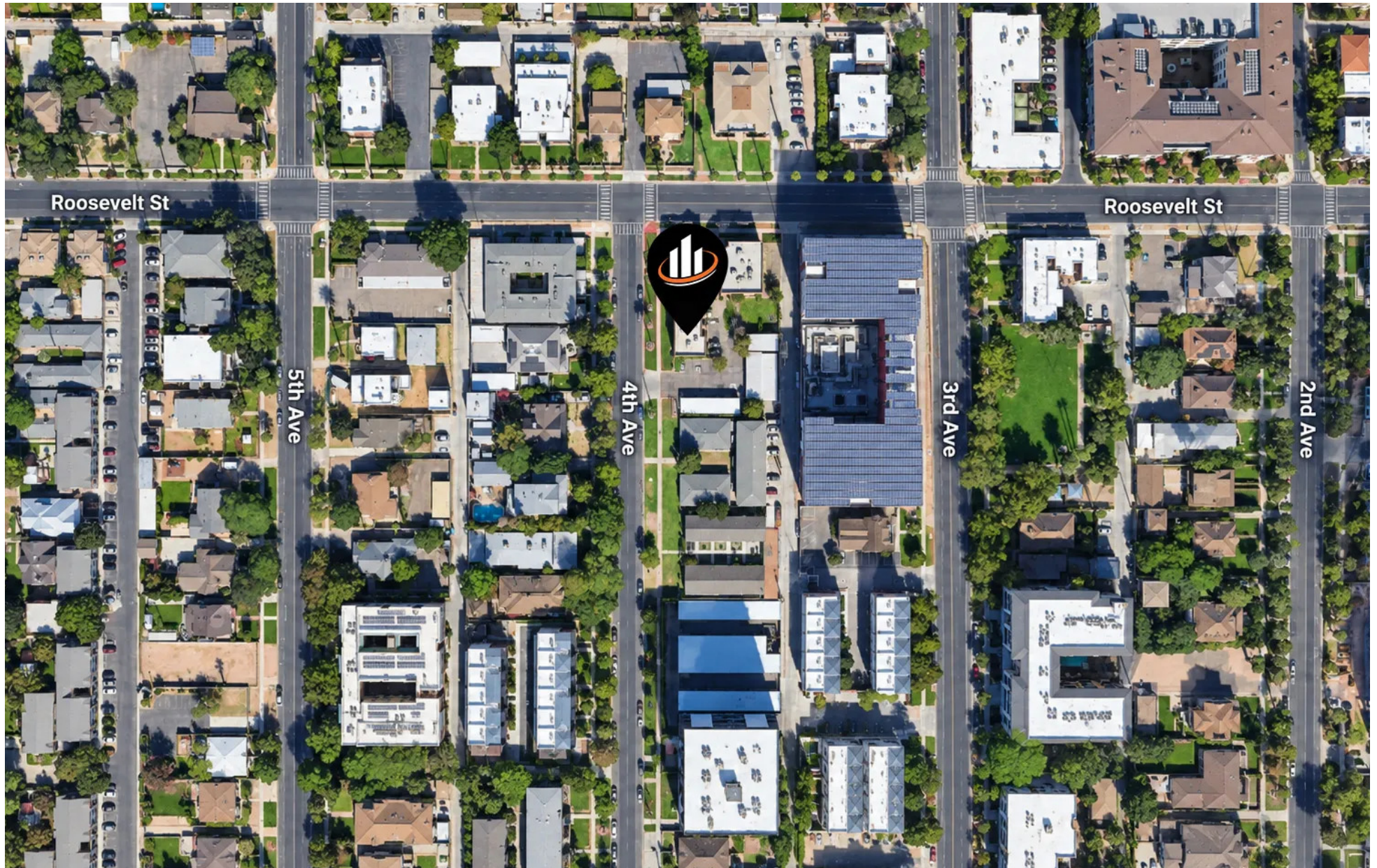
The location also provides excellent regional accessibility, with I-10 located less than a mile away, convenient connections to I-17 and SR-51, and nearby Valley Metro light rail service. Downtown destinations including the Phoenix Convention Center, Footprint Center, Chase Field, government offices, and the Central Avenue employment corridor are all within close proximity, while Phoenix Sky Harbor International Airport is just four miles to the east. For an owner-user, 343 W. Roosevelt provides an opportunity to establish a business presence in a recognizable, centrally located neighborhood that combines Downtown access, strong street presence, nearby amenities, and convenient connectivity throughout the Phoenix metropolitan area.



LOCATION MAP



SITE PLAN



AREA AMENITIES



DT PHX AMENITIES



