

OFFICE/WAREHOUSE

THEORY 
PROPERTIES LLC



PHX DESIGN CENTER

4501 E McDowell Rd Phoenix, AZ 85008

FOR MORE INFORMATION PLEASE CONTACT:

Buddy Molway | Brandon Quinn

480-400-8232 | INFO@THEORYR.COM



Sale Price:	\$14,900,000
Square Footage:	64,151 [26,000 Office & 38,151 Warehouse]
NOI:	\$851,128.65
CAP RATE:	5.7%
LEASE EXPIRATION:	12/31/2026
Lease Type:	Absolute NNN
LAND AREA:	4 Acres
ZONED:	C-2





Tenant:	Pacific Office Automation
Tenant Industry:	Office Management Solutions
Employees	~ 1,000
Area Served:	Multiple states across the US
Lease Expiration:	12/31/2026

Pacific Office Automation started in 1976 in Portland, Oregon, selling copy machines. Forty-four years later, we are a recognized leader in office management solutions, offering state-of-the-art technology and award-winning customer service that has helped us grow to 35 offices throughout Oregon, Washington, California, Arizona, Colorado, Idaho, Nevada, New Mexico, Utah, & Texas.

Tenant Website: www.pacificoffice.com

INCOME STATEMENT

PHX Design ~ 4501 E McDowell Rd Phoenix, AZ
Accounting Basis: Cash

Account Name	2025 Actual
Operating Income & Expense	
Income	
Rental Income	852,265.08
Insurance	19,151.00
Real Estate Taxes	97,418.05
Total Operating Income	968,834.13
Expense	
General Administrative	836.43
Common Area Maintenance	116,869.05
Total Operating Expense	117,705.48
NOI - Net Operating Income	851,128.65



Size:	64,151 SF
Site Area:	4 Acres
Clear Height:	22' - 24'
Office Area:	26,000 SF office/ showroom - 38,151 SF of A/C warehouse
Freeway:	Located Less than one mile from the interstate. Loop 202 / I-10 / SR-143 Access.

The Property consists of a parcel of land totaling 4.0 acres. It is improved with one single-story office/showroom building totaling 26,000 net rentable square feet (SF) and one warehouse totaling 38,151 SF. The office/showroom building, which was constructed circa 1959, added onto during the early-1990s, and remodeled during 1998; is of wood-frame construction with stucco and brick veneer exterior walls and a flat roof finished with modified bitumen (mod-bit) held by steel or wooden trusses. The warehouse building, which was constructed during 1998, is of precast concrete construction and a flat roof finished with mod-bit held by wooden trusses. The warehouse contains storage, office space and workshop. Both structures are slab-on-grade construction. Ancillary structures include a loading dock located on the west side of the warehouse and carports.

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14988 N 78th Way, Scottsdale, AZ 85260