

Alteza Garden Office Condominium

# 1641 E Osborn Rd, Ste 4

Phoenix, AZ 85016



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For Sale or Lease



**Price:**  
\$466,180



**Annual Asking  
Lease Rate Per  
Square Foot:**  
\$28.00 FS



**Space Available  
for Business  
Owner to Occupy:**  
±2,119 SF

## Executive Summary

As the exclusive agent, Colliers International is pleased to offer for sale or lease 1641 E. Osborn Road, a ±2,119 square foot, one-story, medical office condominium built in 1984. The property is currently occupied by a prosthetics tenant whose lease expires in January 2020. This great central Phoenix location offers excellent access to all parts of the valley, freeways, executive and employee housing and many amenities. You can acquire this unit either by leasing from the current owner at \$28.00 per square foot, Full Service or by purchasing the property for only \$466,180 and paying rent to your own retirement account, taking advantage of today's ultra-low interest rates and tax incentives.

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1641 E Osborn Rd  
Ste 4, Phoenix, AZ



## Location Overview

1641 E. Osborn Road is located in Central Phoenix on Osborn Road just west of the SR-51 Freeway. Both executive and employee housing are located near the property with Phoenix Country Club homes located just down the street. This area is mature, has a lot of density, and features excellent demographics.

According to CoStar, rental rates for all office properties in this area have been steadily increasing and the vacancy rate is under 10%.



## Area Demographics



**2019 POPULATION**  
 1 MILE: 22,674  
 3 MILES: 201,192  
 5 MILES: 409,902



**POPULATION GROWTH PROJECTION 2019-2024**  
 1 MILE: 8.3%  
 3 MILES: 9.46%  
 5 MILES: 9.13%



**TOTAL BUSINESSES**  
 1 MILE: 1,710  
 3 MILES: 17,047  
 5 MILES: 27,367



**MEDIAN HOUSEHOLD INCOME**  
 1 MILE: \$48,656  
 3 MILES: \$45,236  
 5 MILES: \$44,279



**2019 TOTAL HOUSEHOLDS**  
 1 MILE: 8,742  
 3 MILES: 86,577  
 5 MILES: 162,460



**WALK SCORE**  
 61



**NUMBER OF EMPLOYEES**  
 1 MILE: 12,875  
 3 MILES: 165,893  
 5 MILES: 333,494



**MEDIAN HOME VALUE**  
 1 MILE: \$222,010  
 3 MILES: \$254,329  
 5 MILES: \$251,437

SOURCE: COSTAR



## Property Information

Built in 1984, 1641 E. Osborn Road is a ±2,119 square foot, one-story, medical office condominium building. The property is zoned C-0, City of Phoenix which allows a number of different professional uses. The building is constructed of block, steel, and glass. On site there are 77 parking spaces for a ratio of 5/1000.



YEAR BUILT  
1984



CABLE/INTERNET  
PROVIDER  
COX



BUILDING SIZE  
±2,119 SF



PARKING SPACES/RATIO  
77 in total for a  
ratio of 5/1,000



ZONING  
C-0, City of  
Phoenix



SIGNAGE  
Large monument  
sign on Osborn Road

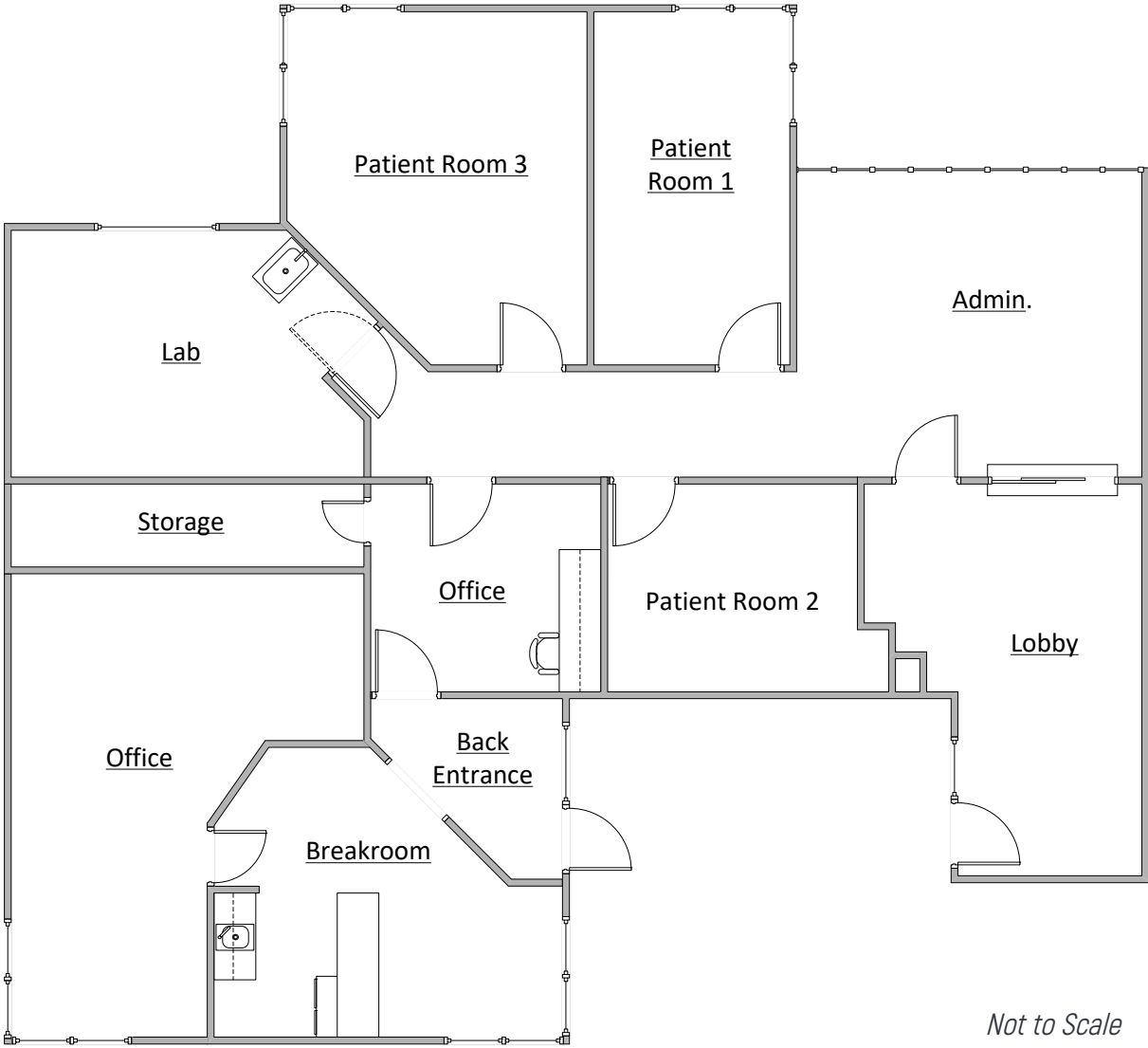


PARCEL NUMBER  
119-32-142





Floor Plan:  
Suite 4  
±2,119 SF







# Aerial View Southwest



# Aerial View South



1641 EAST  
OSBORN RD.  
SUITE 4

E OSBORN RD

# Aerial View North



# Aerial View East





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