

ICONIC, ONE OF A KIND PHOENIX OFFICE BUILDING FOR SALE

407 W OSBORN ROAD | PHOENIX, AZ 85013

FOR SALE

Keri Davies, Partner
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LEVROSE
COMMERCIAL REAL ESTATE

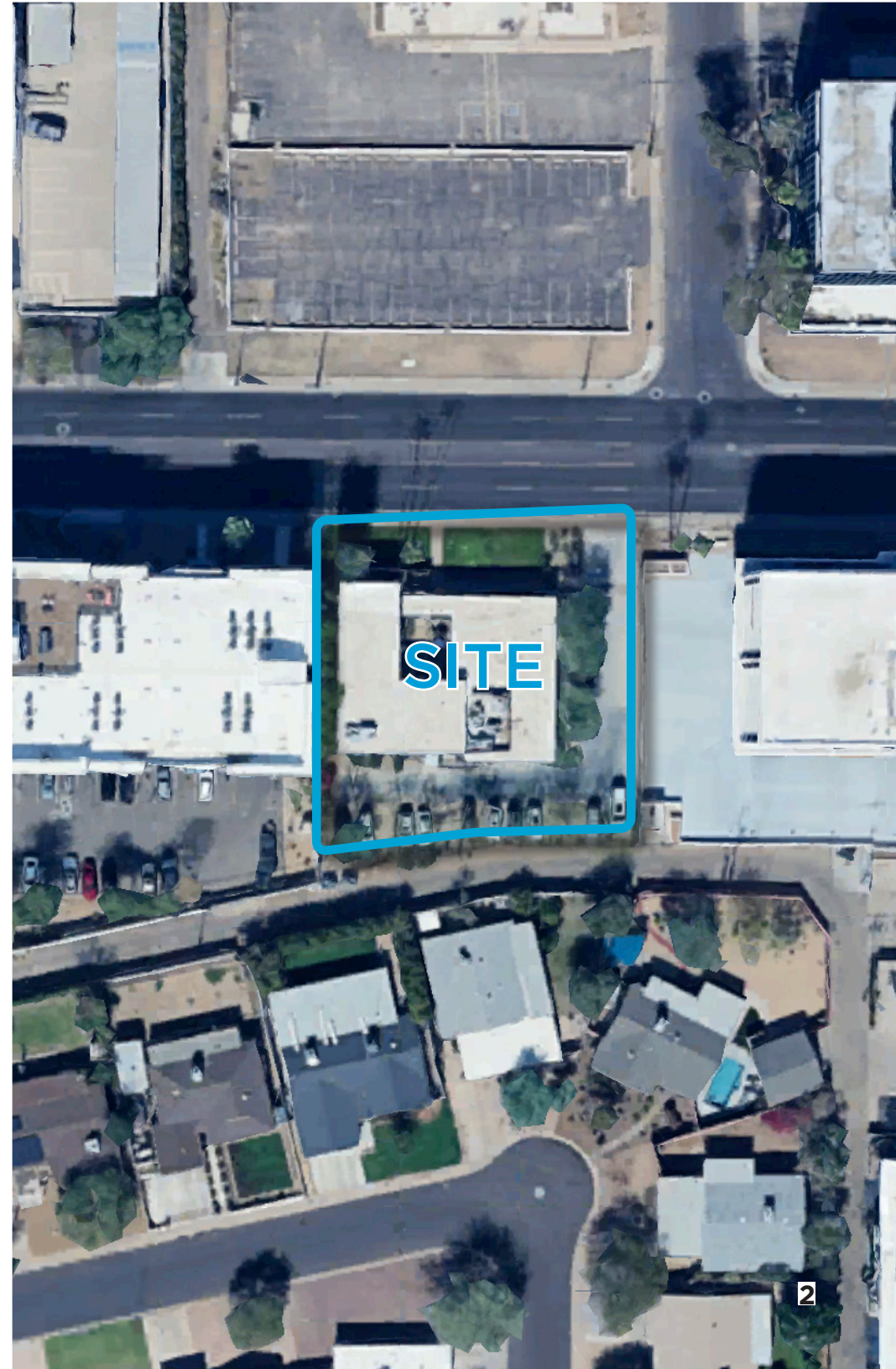
TCN
COMMERCIAL
REAL ESTATE SERVICES

PROPERTY DETAILS

ADDRESS	407 W Osborn Rd. Phoenix, AZ 85013
SALE PRICE	\$2,186,000
PARCEL NO	118-38-128-F
BUILDING SIZE	±6,727 SF
LAND AREA	±0.43 AC/ ±18,731 SF
YEAR BUILT	1962 / Major Renovation 2004
STORIES	3 Floors
PARKING	22 Total Spaces 2 EV Charging Stations Additional Lot Across the Street
ZONING	R-5

HIGHLIGHTS:

- Prime location in Midtown Phoenix
- Walking distance to Park Central Mall - \$57 million redevelopment
- Walking distance to health sciences campus of Creighton University
- Close to Valley Metro light rail (1/3mi to stop)
- Close proximity to I-10, I-17, & SR-51 freeways
- Minutes from Downtown Phoenix, ASU Downtown Campus, UofA Biomedical Campus



PROPERTY IMAGES

407 W OSBORN ROAD | PHOENIX, AZ 85018

[VIEW FLOOR 2 VIRTUAL TOUR](#) [VIEW FLOOR 3 VIRTUAL TOUR](#)

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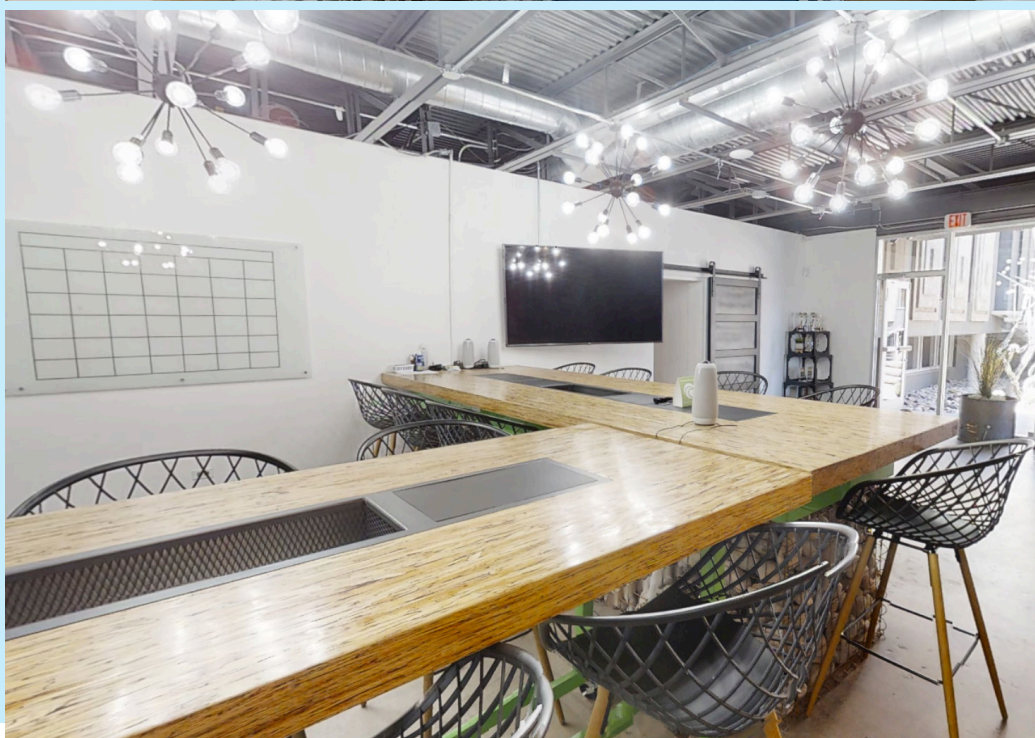
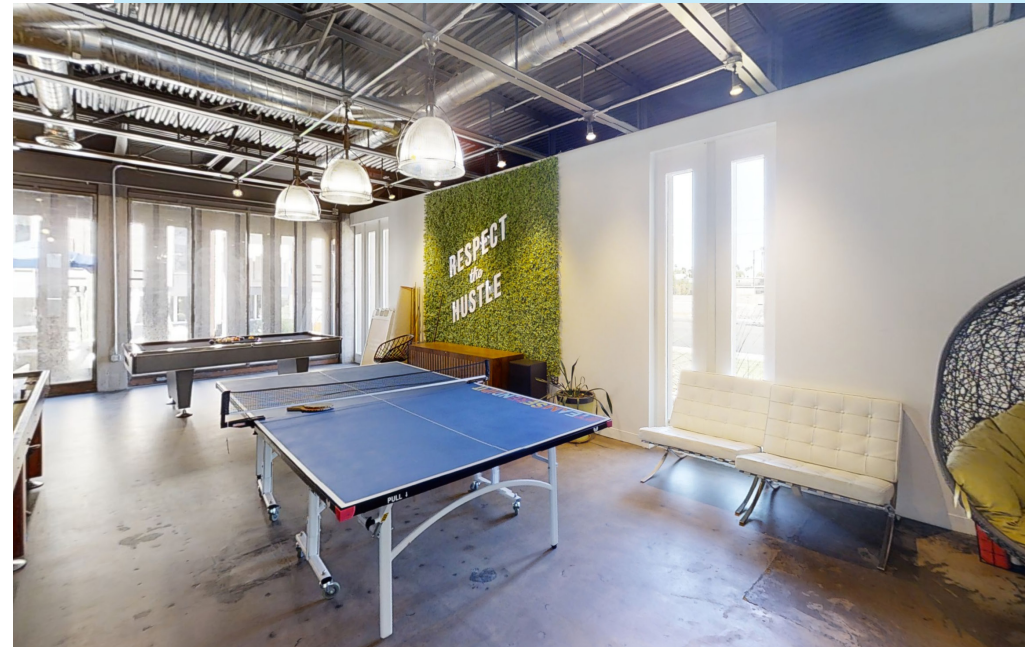
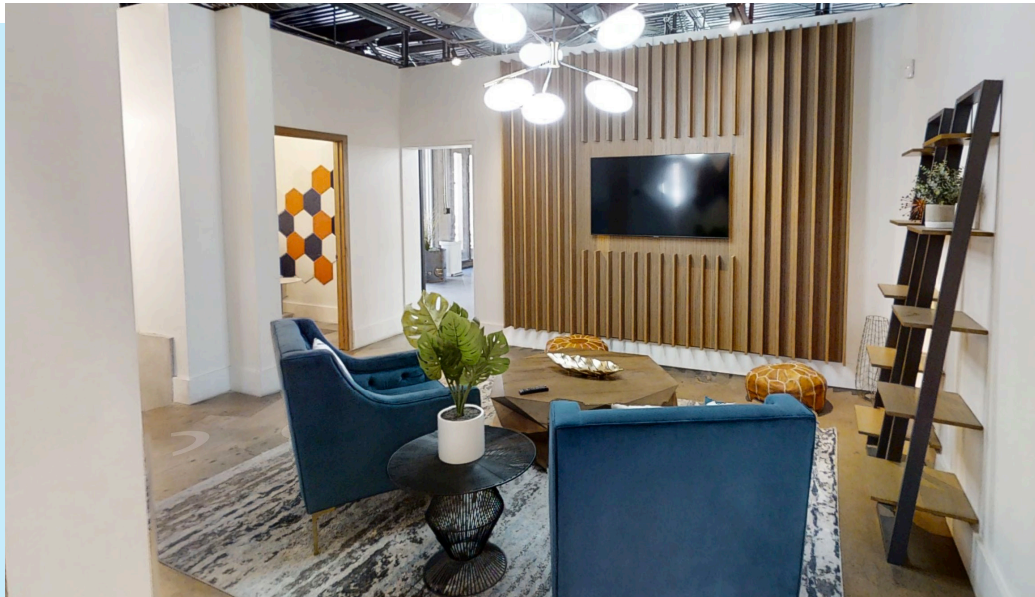
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[VIEW 1ST & 2ND FLOORPLANS](#) [VIEW 3RD FLOORPLAN](#)

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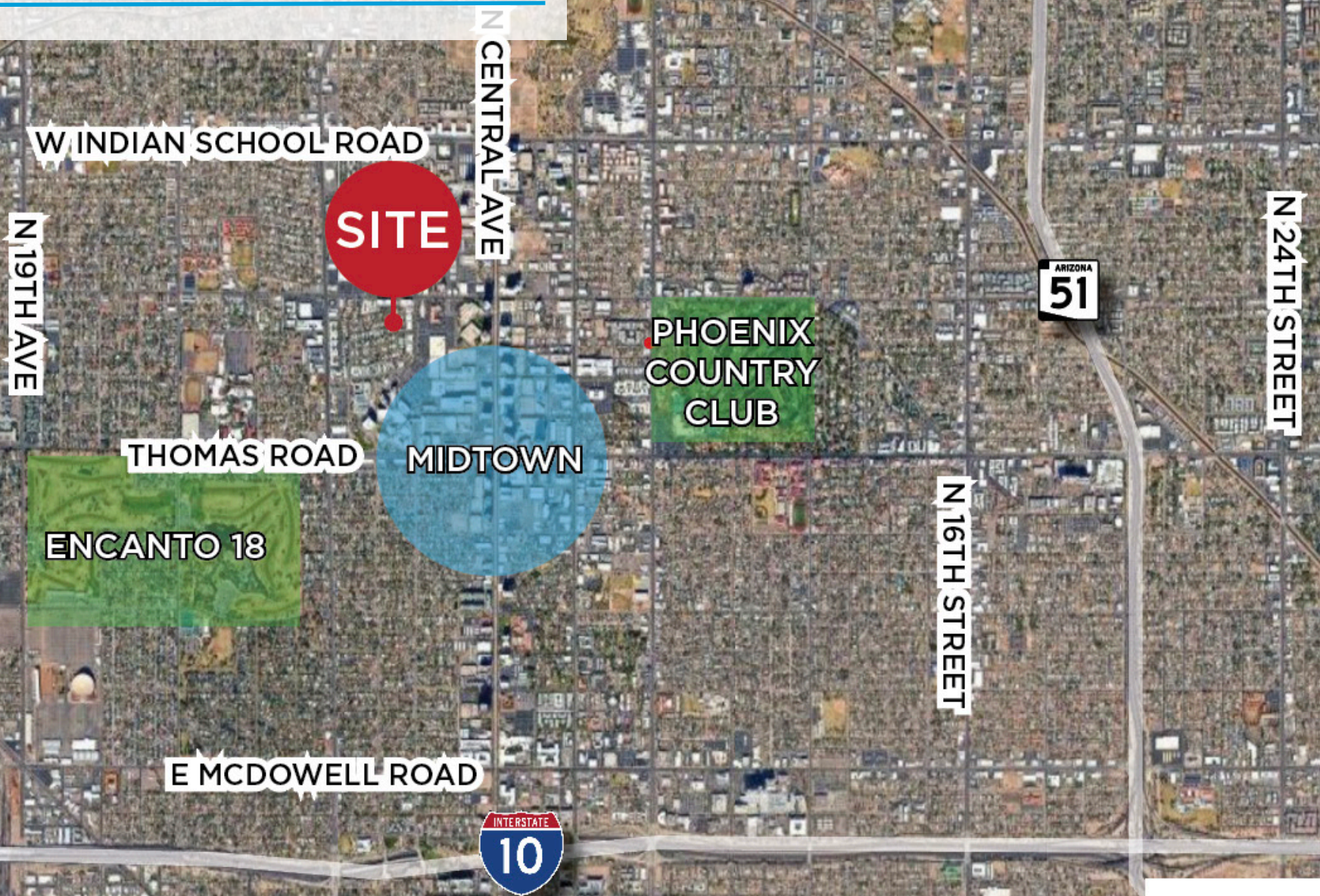
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UPTOWN

AERIAL OVERVIEW

407 W OSBORN ROAD | PHOENIX, AZ 85018



Bulk Rate
U. S. Postage
PAID
Phoenix, Ariz.
Permit No.
489

Builder Architect

MARCH 1963

Akers-Runbeck Publishing Co.,
P. O. Box 3407,
Phoenix, Arizona

Return Requested

TB 18 BA SPECIALTY
WESTERN SPECIALTY
BOX 6575
PHX



West facade of the new Lescher & Mahoney building reveals the precast panels and supporting columns. One section of the drafting room with windows extends full length, is partly below grade (Page 14).

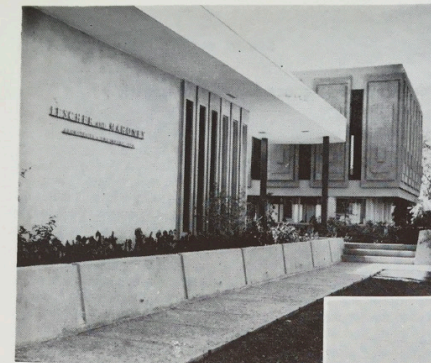
ARCHITECT MAGAZINE

PUBLISHED IN 1963 | PHOENIX, ARIZONA



CLICK TO READ FULL ARTICLE ABOUT DISTINCTIVE ARCHITECTURAL HISTORY OF 407 W OSBORN!

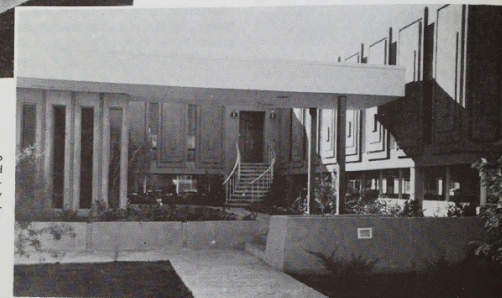
“The design was made around the needs of the firm’s business and has accomplished this very well, and has also resulted in a building that is an asset to the community in which it is located.”



on the cover

Front or north exterior. One story east wing houses reception and conference rooms, private offices, and work rooms.

Looking south at the court. Entrance to offices is at left, stairway leads to second floor. Drafting room is under all of the two-story section which is L-shaped. The walkway leading to stairs borders a mosaic tile shal-low pool on line with front walk.



design

Lescher & Mahoney, Ltd.
Relocates in Own New Building

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	20,868	175,779	441,118
2029	22,988	191,593	478,178



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	11,083	78,015	171,641
2029	12,231	85,394	186,900



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$87,370	\$80,040	\$80,754



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$420,100	\$395,177	\$376,681



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	36,902	201,378	347,121



BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	5,178	20,779	33,667



DOWNTOWN PHOENIX



CITYSCAPE & SURROUNDING BLOCKS

This \$500 million complex is a mix of downtown's financial and governmental districts. Taking up to two city blocks with a mix of retail, restaurants, and a thriving night scene, the complex has propelled redevelopment in neighboring areas.



ROOSEVELT ROW

Now the epicenter of downtown's increasing arts scene, "RoRo" is home to Phoenix First Fridays art walk. Enjoy exhibit openings, live music and street vendors or shop for handmade ceramics, jewelry and art at the local boutiques.



HERITAGE SQUARE

Heritage Square consists of a collection of preserved 19th-20th century commercial buildings transformed into restaurants and adjacent museums. It is also home to Chase Field where locals cheer on the Arizona Diamondbacks as well as the Talking Stick



WAREHOUSE DISTRICT

During the early 20th century many of the industrial buildings and warehouses that served Arizona's citrus and cotton markets have now developed into office space for tech startups, galleries, studios, restaurants and venues.



CORONADO DISTRICT

This historic district includes over 5,000 households and hundreds of businesses. Located just south of Camelback mountain, Papago Park and Phoenix Zoo.



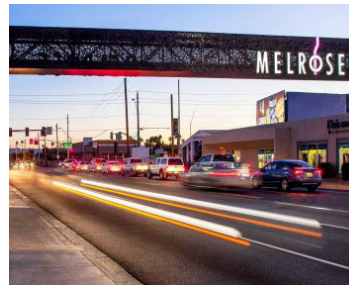
GRAND AVENUE ARTS DISTRICT

Just northwest of the Downtown Core is the quirky Arts District. The Grand Avenue neighborhood is bustling with local businesses, art studios, converted warehouses, funky bars, restaurants and restored storefronts.



GARFIELD HISTORIC DISTRICT

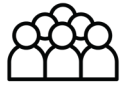
Developed from 1883-1955, this historic district contains nearly 800 households and the city's largest concentration of "pyramid cottages." Garfield is known for its unique art scenes and is within walking distance of Roosevelt Row.



THE MELROSE DISTRICT

The one mile stretch of Seventh Avenue between Indian School and Camelback road contains a mix of residential and commercial buildings known as the Melrose District. This pride strong complex is well sought out for their inclusive, vibrant mix of dining,

PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



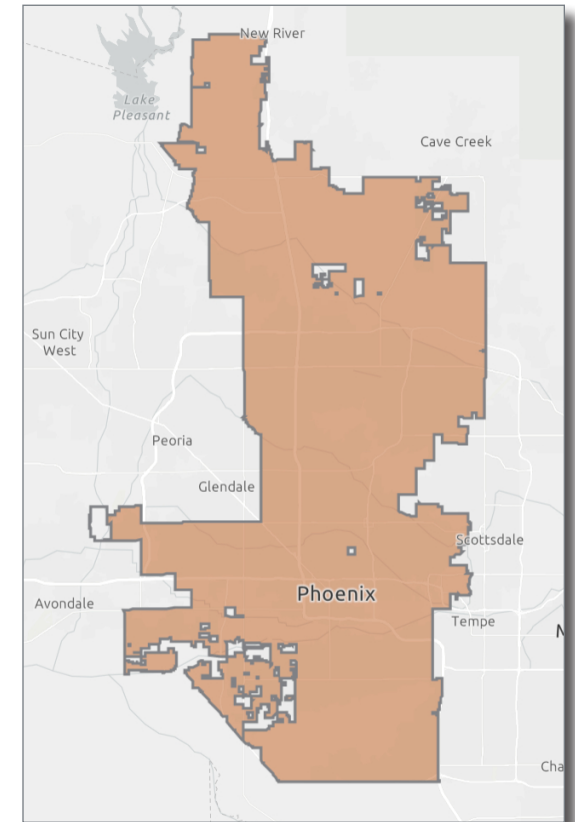
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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WORLDWIDE
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PARCEL
R-5, City of Phoenix

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Final of work includes. Our firm will also, obtain executive and conference rooms, government and work rooms.



Building work at the time. It is a 10-story office building with many rooms, a second floor, building area is 100,000 sq. ft. The new design is a 10-story building. The building is to be built on the site of the old building. The new building will have more...

design

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Relocates in Own New Building

