

OFFERING MEMORANDUM

4505 E. Broadway Road | Phoenix, AZ 85040



ASKING PRICE
\$2,750,000

TOTAL SF
7,512 SF

YEAR BUILT
2006

OFFICE SF
~5,500 SF

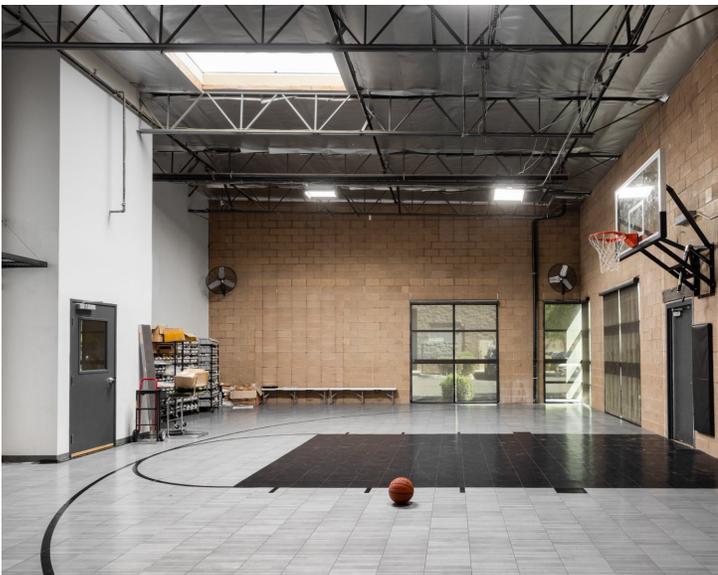
WAREHOUSE SF
~2,000 SF

CEILING HEIGHT
18 FT

PROPERTY OVERVIEW

4505 E. Broadway Road presents a rare opportunity to acquire a fully renovated, turnkey creative office and warehouse campus in the heart of Phoenix. Completed in 2024 with over \$250,000 invested, this one-of-a-kind property was designed by the acclaimed firm House of Form and finished with premium Roman Clay (Venetian-style) wall treatments throughout — delivering a boutique, hospitality-caliber aesthetic rarely found in commercial real estate.

The property offers approximately 5,500 SF of thoughtfully designed office space and 2,000 SF of high-bay warehouse — all within a single, cohesive building footprint. Whether you are an owner-user seeking a flagship headquarters, a creative agency, a brand studio, or a growing business in need of flex space, this property delivers an unmatched combination of style, functionality, and infrastructure.



PROPERTY DETAILS

Property Address	4505 E. Broadway Road, Phoenix, AZ 85040
Asking Price	\$2,750,000
Total Square Footage	7,512 SF
Office Space	~5,500 SF
Warehouse / Flex Space	~2,000 SF
Year Built	2006
Renovation Year	2024 (fully renovated)
Renovation Investment	\$250,000+
Interior Designer	House of Form
Wall Finishes	Premium Roman Clay (Venetian-Style) Throughout
Warehouse Ceiling Height	18 Feet
Warehouse Access	Garage Bay Door
Access Control	App-Controlled Entry System
Lighting	Motion-Sensor LED Lighting
EV Charging	EV Chargers in Rear Parking
Furniture	Available for Purchase (Turnkey)
Warehouse Racking	Available for Purchase
Signage	Street-Facing Building — High Visibility Signage Opportunity

SPACE FEATURES & AMENITIES

Office Space (~5,500 SF)

- 7 large private offices — each accommodating 2–4 desks
- 3 open bullpen/collaborative work areas
- Photography & content studio with modular walls that break down to expand the space and double as whiteboards
- Studio can convert to a conference room, additional bullpen, or event/activation space
- Two full breakrooms
- Two bathrooms
- Smaller breakroom convertible to an additional private office
- Large windows throughout providing abundant natural light
- App-controlled smart entry and motion-sensor lighting

Warehouse (~2,000 SF)

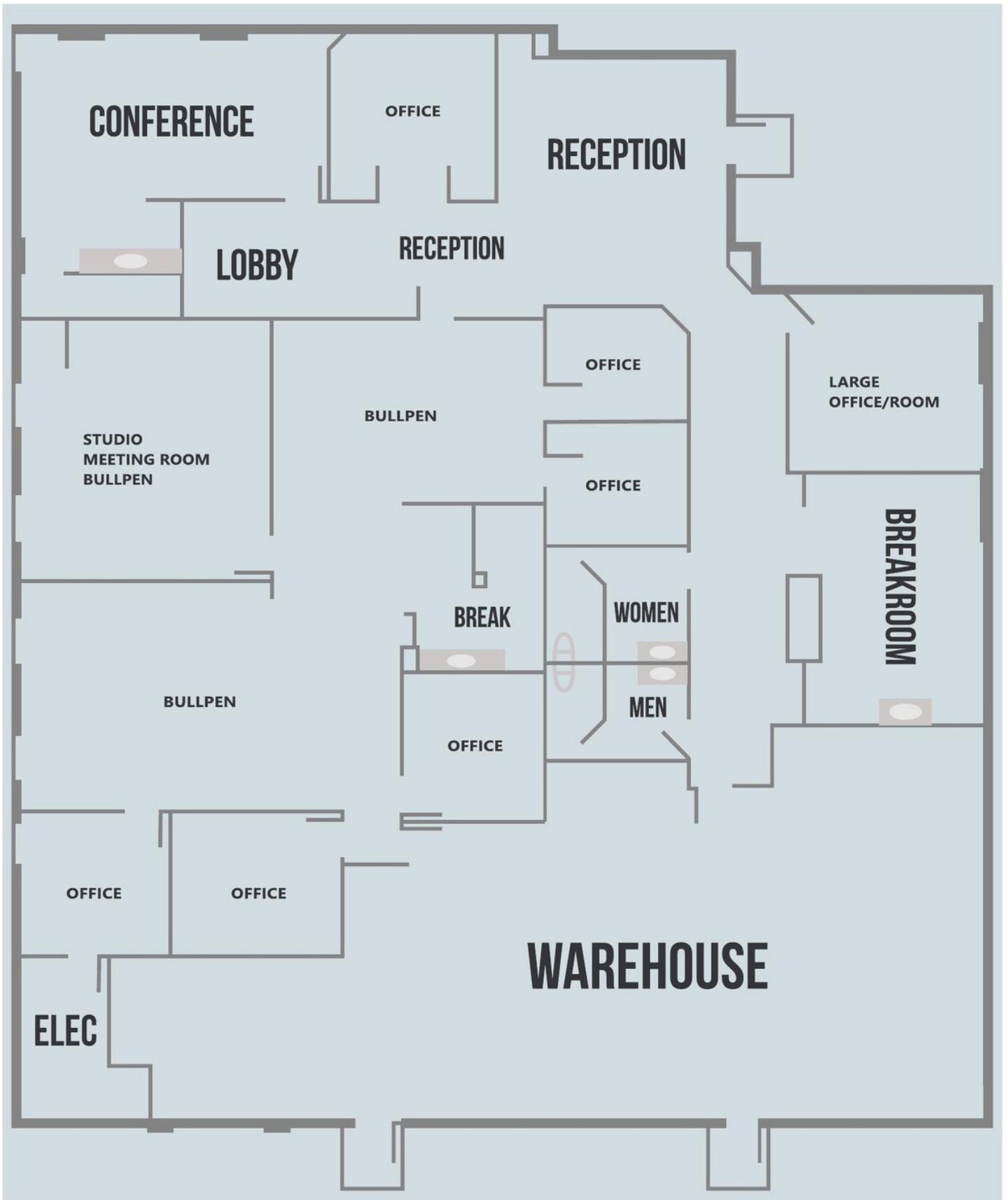
- 18-foot clear ceiling height
- Grade-level garage bay door for easy loading and access
- Portion currently built out as an indoor basketball court — easily repurposed
- Flexible layout accommodating manufacturing, fulfillment, storage, or studio use
- Optional warehouse racking available for purchase

Campus & Exterior

- Street-facing building with prominent signage visibility along E. Broadway Road
- EV charging stations in rear parking area
- Ample dedicated parking stalls
- Furniture package available — true plug-and-play opportunity

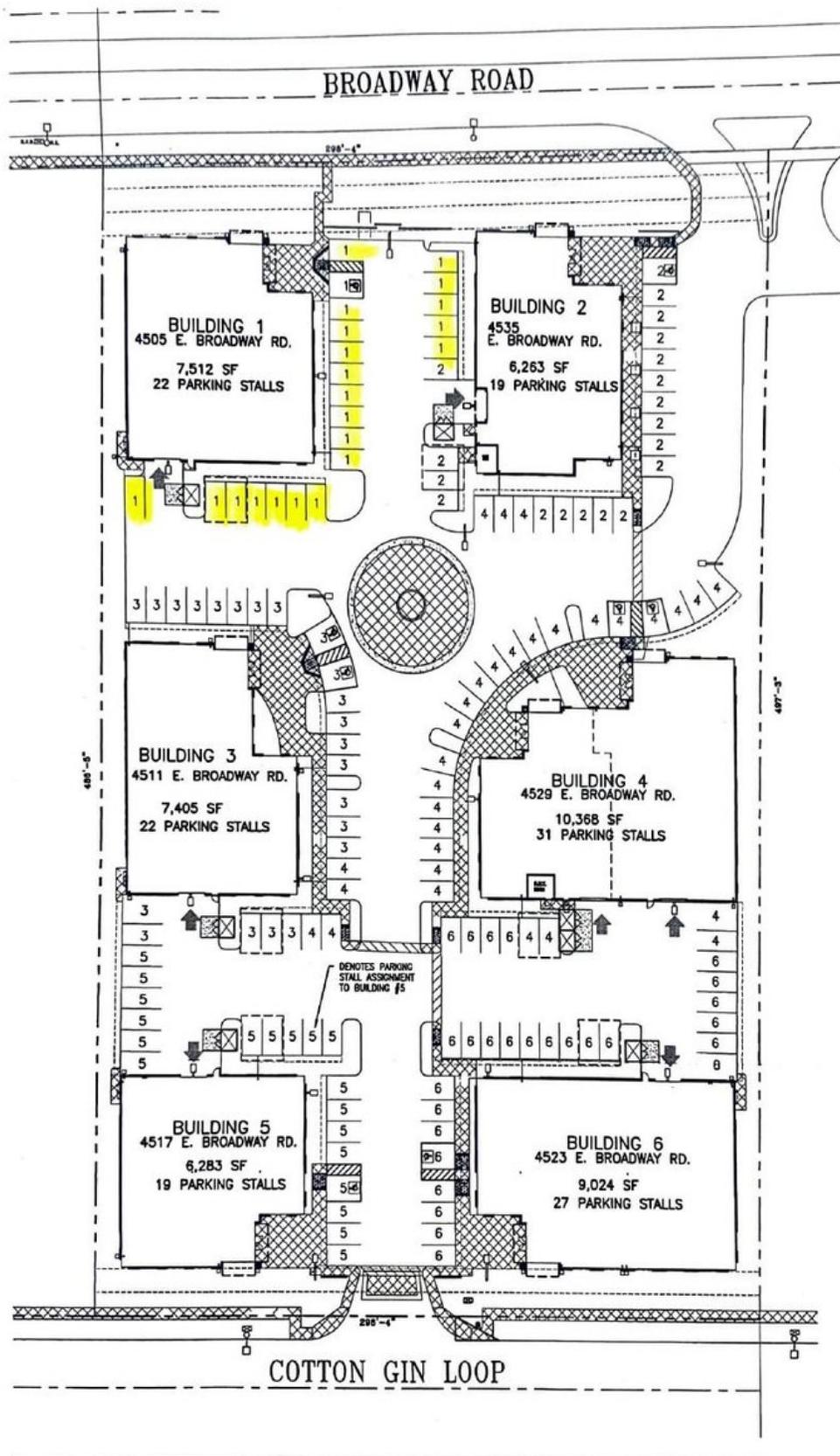


FLOOR PLAN



SITE PLAN & PARKING MAP

The property is located in Building 1 at 4505 E. Broadway Road, with 22 dedicated parking stalls. The campus consists of six buildings totaling over 47,000 SF, served by Broadway Road to the north and Cotton Gin Loop to the south.



PROJECT LEGEND:

- ↓ DENOTES ROLL-UP DOOR
- ⊠ DENOTES ACCESSIBLE STALLS
- ⊞ DENOTES TRASH ENCLOSURE
- DENOTES CARPORT

SITE PLAN



LOCATION & MARKET

Strategically positioned along E. Broadway Road in Phoenix, Arizona, 4505 E. Broadway Road benefits from excellent arterial visibility, strong surrounding demographics, and proximity to major employment centers, retail corridors, and freeway access.

Phoenix continues to be one of the fastest-growing metros in the United States, with sustained population growth, a booming technology and creative sector, and strong demand for quality owner-user commercial properties. The Phoenix metro's business-friendly tax environment, low operating costs, and talent pool make it one of the top destinations for companies relocating or expanding.

City / State	Phoenix, Arizona
County	Maricopa County
Submarket	Southeast Phoenix / Broadway Road Corridor
Nearby Freeways	Loop 202 (South Mountain Freeway), US-60, I-10
Area Amenities	Abundant retail, restaurants, and services within minutes
Airport Access	~15 minutes to Phoenix Sky Harbor International Airport

INVESTMENT HIGHLIGHTS

- Turnkey, move-in ready — \$250,000+ renovation completed in 2024 with award-winning designer House of Form
- Premium Roman Clay (Venetian-style) wall finishes throughout — a hospitality-grade aesthetic impossible to replicate at this price point
- Highly flexible layout accommodates owner-users across virtually any creative, professional, or light industrial industry
- 18-foot warehouse ceilings with drive-in garage door — increasingly rare in the Phoenix urban core
- Street-facing building with strong signage visibility on high-traffic E. Broadway Road
- App-controlled entry and motion-sensor lighting — modern, efficient building systems already in place
- EV charging infrastructure already installed
- Optional furniture and warehouse racking purchase available — true plug-and-play
- Ample dedicated parking (22 stalls)
- Phoenix is a top-tier growth market with consistent demand for quality owner-user assets

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