

# FOR SALE OR LEASE

## OFFICE/SCHOOL/REHAB/MEDICAL FOR SALE 13,660± SF

1212 WEST CAMELBACK | PHOENIX, AZ | 85013

**PRICE DROP! \$275/SF**

**\$3,750,000**

LEASE RATE: \$26/SF  
MODIFIED GROSS

**EXCELLENT CAMELBACK ROAD VISIBILITY**  
**PHOENIX LIGHT RAIL**

FOR ADDITIONAL INFORMATION PLEASE CONTACT



**JOHN QUATRINI**  
ASSOCIATE BROKER  
C (602) 859-0506  
[john@shellcommercial.com](mailto:john@shellcommercial.com)



**SUZANNE ENRIGHT**  
SENIOR ASSOCIATE  
C (602) 471-2981  
[suzanne@shellcommercial.com](mailto:suzanne@shellcommercial.com)



**S H E L L**  
*Commercial Investment Real Estate*

16410 N 91st St | Suite 112  
Scottsdale, AZ 85260  
480.443.3992 [shellcommercial.com](http://shellcommercial.com)

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# BUILDING FEATURES

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EXTENSIVE RENOVATIONS BY OWNER/USER IN 2020, TO INCLUDE NEW FLOORING AND FINISHES. INTERIOR GLASS AND OPEN DUCTWORK PROVIDE A CLEAN, OPEN, CONTEMPORARY FEEL TO THE SPACE.

BUILDING SIZE:	13,660± SF
PROPERTY TYPE:	SINGLE-TENANT TWO-STORY OFFICE BUILDING
COURTYARD:	OPEN AIR COURTYARD IN CENTER OF BUILDING WITH GREEN TURF FOR RELAXING OR PLAY AREA
ELEVATORS:	ONE (1)
LOT SIZE:	1.0± ACRE
AMPLE PARKING:	54 PARKING STALLS (INCLUDES 8 COVERED RESERVE PARKING STALLS AND EXTRA LAND FOR PARKING OR PLAYGROUND)
SIGNAGE:	CAMELBACK ROAD FRONTAGE FOR GREAT SIGNAGE!
ZONING:	C-O, CITY OF PHOENIX



# IMAGES

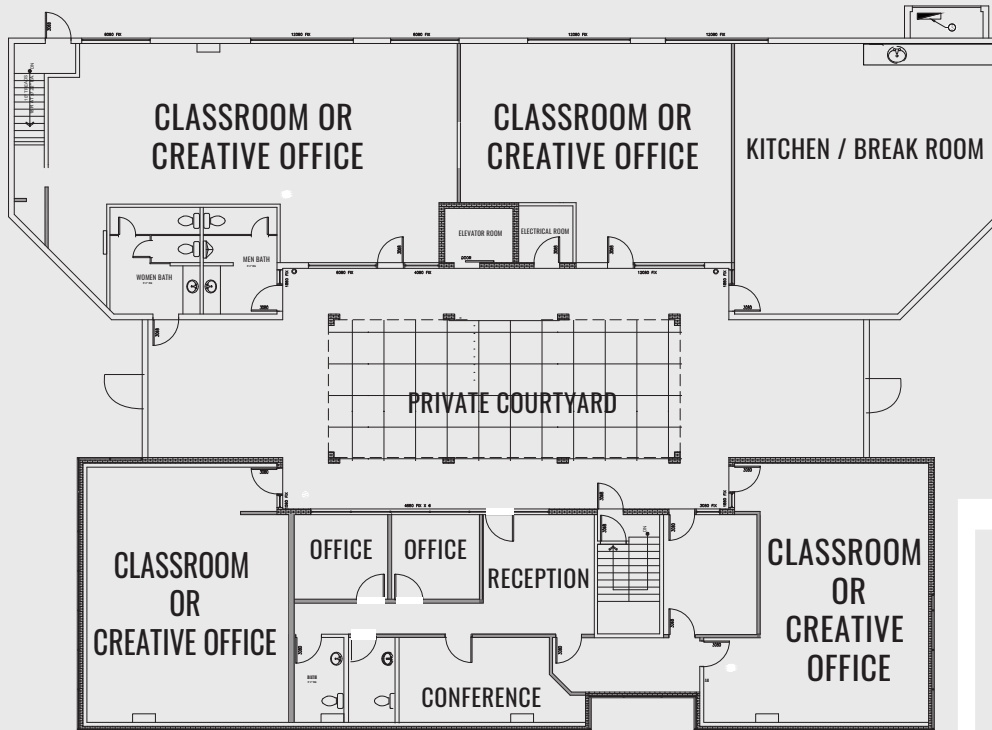
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# FLOOR PLANS

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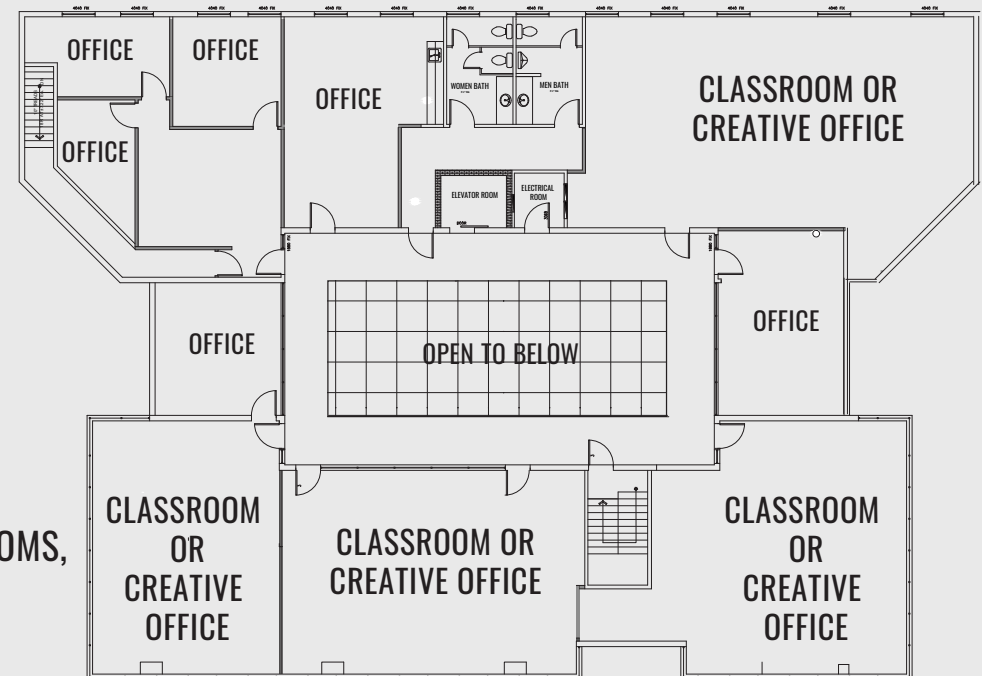


## FIRST FLOOR:

- 6,000± SF
- INCLUDES LOBBY, CENTRAL COURTYARD, RECEPTION, CONFERENCE ROOM, TWO (2) OFFICES, FOUR (4) CLASSROOMS OR OPEN CREATIVE OFFICES
- MULTIPLE RESTROOMS
- ONE (1) ELEVATOR

## SECOND FLOOR:

- 7,660± SF
- INCLUDES CONFERENCE, SIX (6) OFFICES, FOUR (4) CLASSROOMS OR OPEN CREATIVE OFFICES, TWO (2) RESTROOMS, BALCONY OVERLOOKING THE COURTYARD
- ONE (1) ELEVATOR



NOT TO SCALE

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AERIAL

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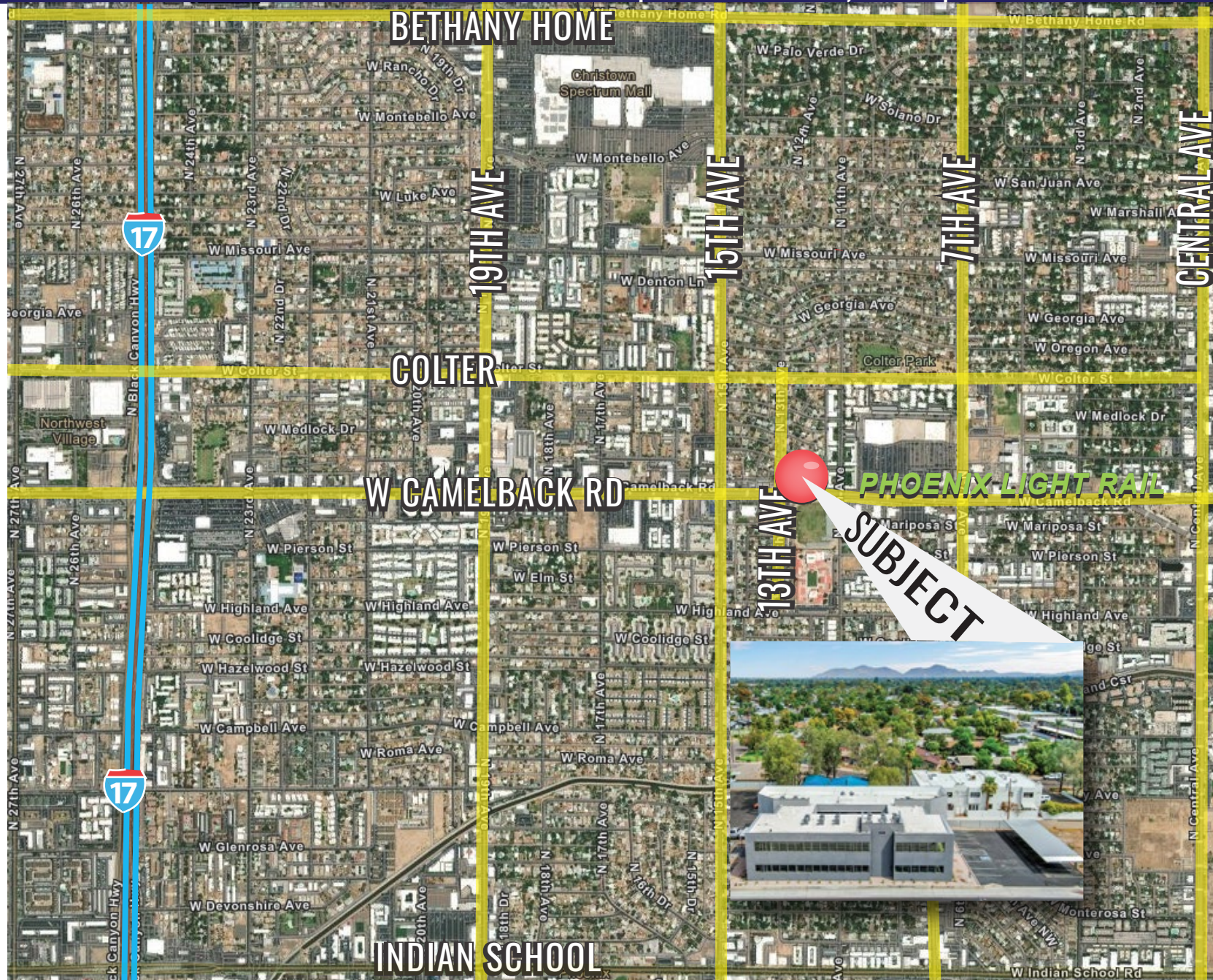


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# LOCATION MAP

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