



# FORTY EIGHT 01

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OFFICE OR MEDICAL  
OWNER/USER CONDOS

FOR SALE & FOR LEASE

4801 E MCDOWELL RD  
PHOENIX, AZ 85006

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CONTACT INFORMATION

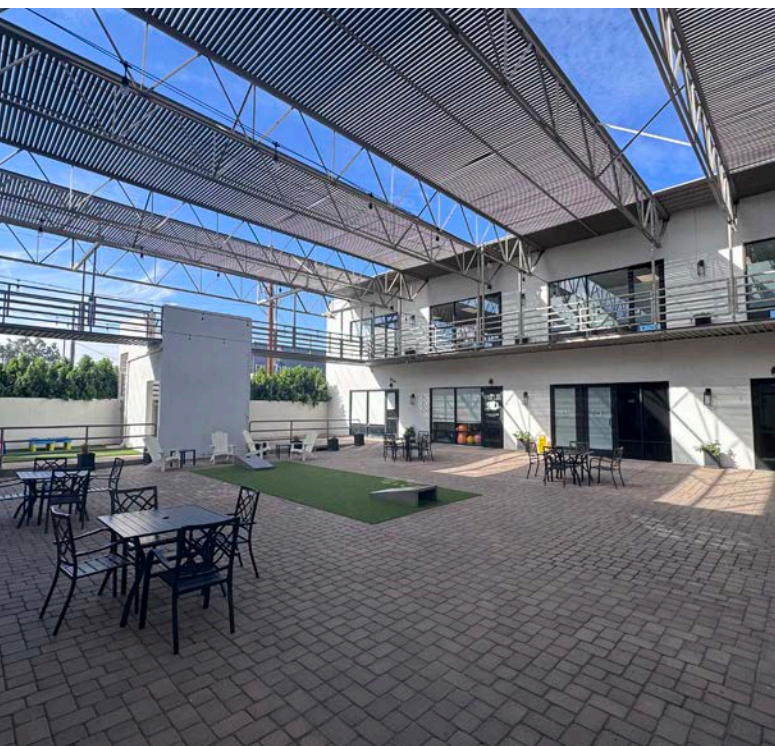
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# PROPERTY SUMMARY

Forty-Eight Zero One is a  $\pm 21,884$  SF, two-story, multi-tenant medical and professional office building that recently completed an extensive \$1.5 million renovation in 2023. Upgrades include new HVAC systems, a new roof, and full building modernization. The property was also re-platted into 10 individual condominium units, offering businesses the flexibility to lease or purchase their own suite. Strategically positioned with immediate access to Phoenix Sky Harbor International Airport and the regional freeway network via SR-143, the building provides exceptional convenience and connectivity.



## HIGHLIGHTS

- Professional & Medical Office Community to attract a wide array of uses
- Inviting courtyard which adds a community aspect to the complex
- Prominent building signage on McDowell Road with  $\pm 50,000$  VPD
- Flexible unit options to accommodate users from  $\pm 1,182$  - 8,166 SF
- Incredible Access to Phoenix's Freeway System and the Phoenix Sky Harbor Airport via SR-143



# SITE DETAILS

CONDO/SUITE AVAILABILITY	+1,182 - 8,166 SF
BUILDING SIZE	±21,884 SF
BUILT/RENOVATED	1982/2023
ZONING	C-2, CITY OF PHOENIX
PARKING	±4.75/1,000 (With Parking Easement)



# BUILDING OVERVIEW



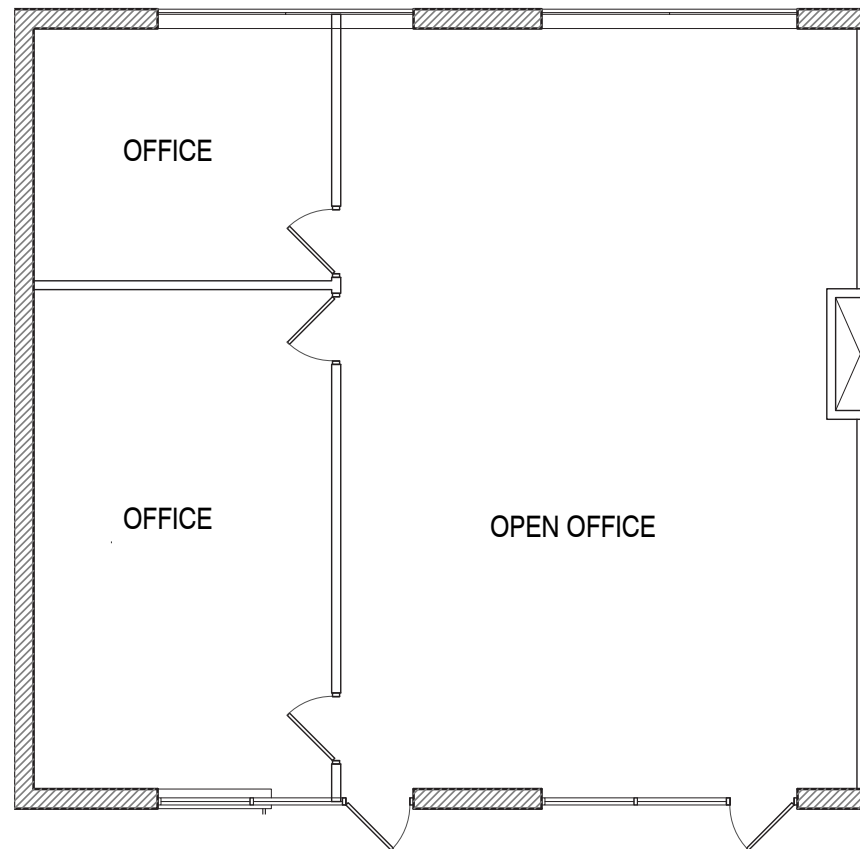
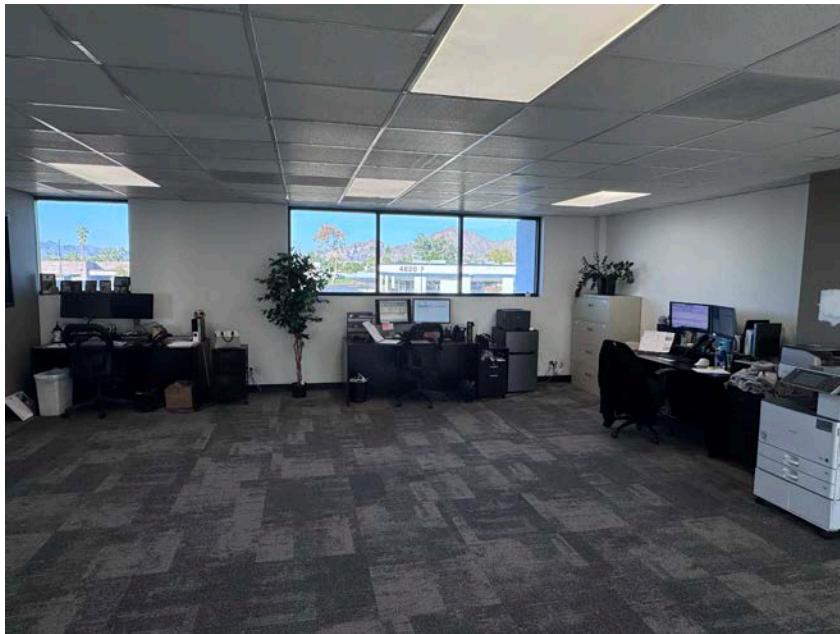


# CONDO & SUITE BREAKDOWN

UNIT/SUITE	CONDO SIZE	PRICE	PRICE/SF	LEASE RATE
200	1,515	\$295,425.00	\$195.00	\$16.00/SF NNN
250	1,482	\$288,990.00	\$195.00	\$16.00/SF NNN
255	2,354	\$459,030.00	\$195.00	\$16.00/SF NNN
260	1,182	\$230,490.00	\$195.00	\$16.00/SF NNN
275	3,148	\$613,860.00	\$195.00	\$16.00/SF NNN

# SUITE DETAILS - SUITE 200

ASKING PRICE	\$295,425
LEASE RATE	\$16.00/SF NNN
SIZE	±1,515 SF
PARCEL NUMBER	125-13-110



# SUITE DETAILS - SUITE 250

**ASKING PRICE**

\$288,990

**LEASE RATE**

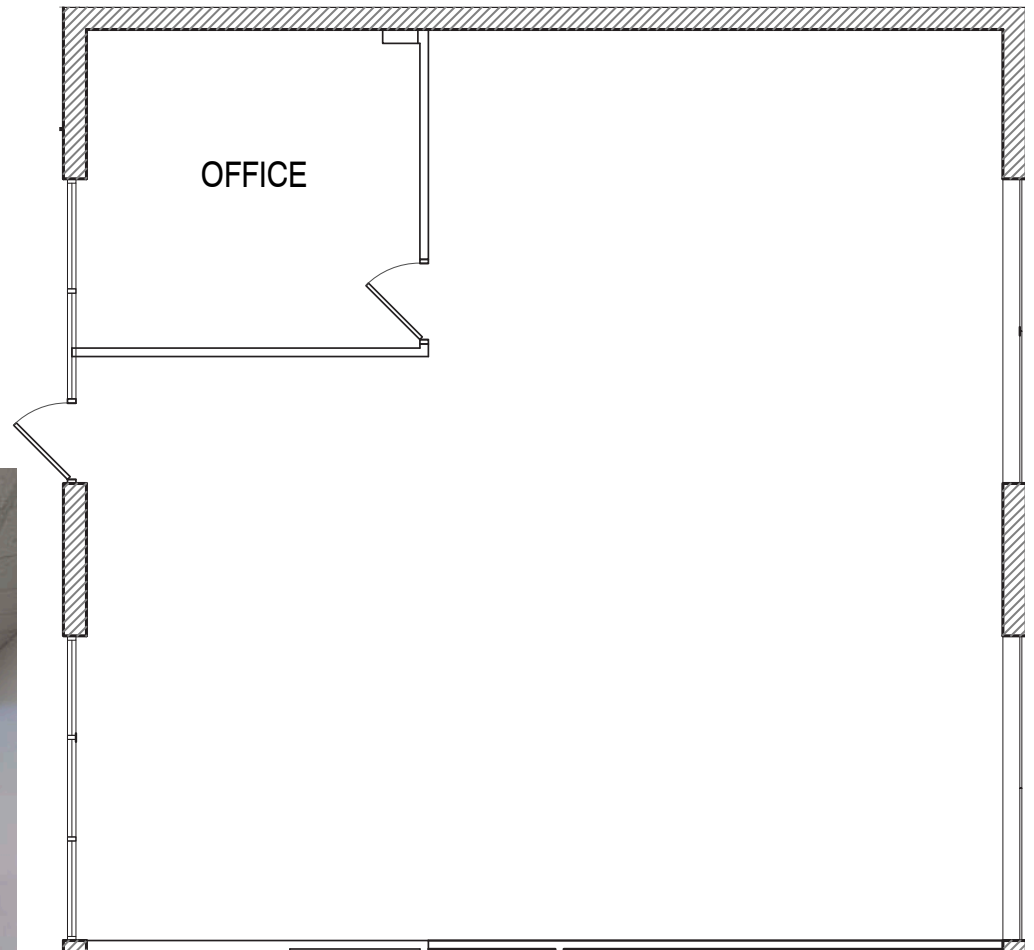
\$16.00/SF NNN

**SIZE**

±1,482 SF

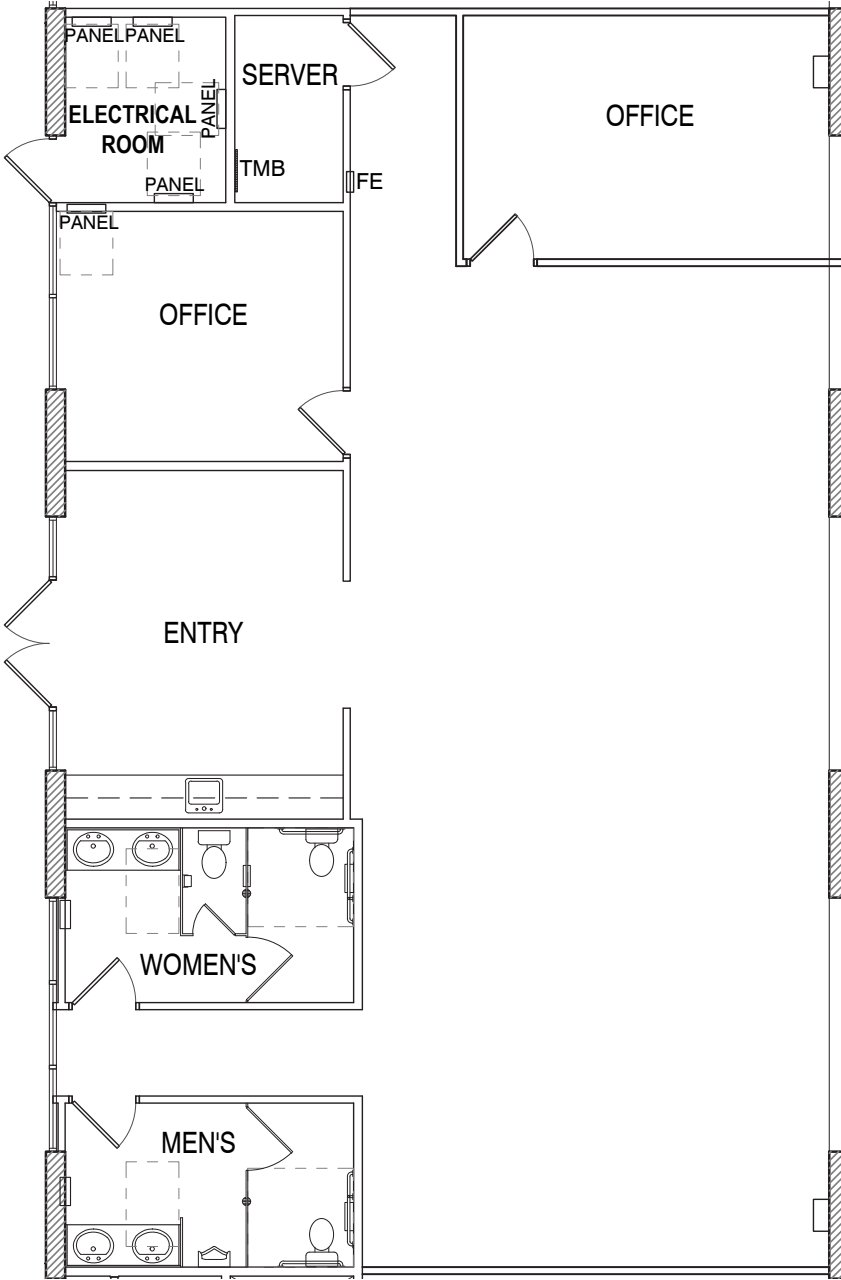
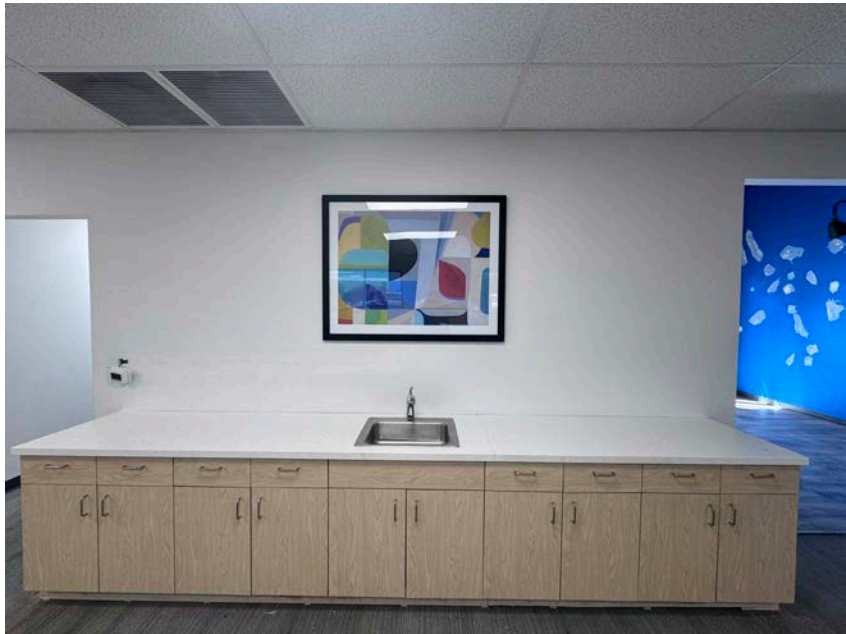
**PARCEL  
NUMBER**

125-13-112



# SUITE DETAILS - SUITE 255

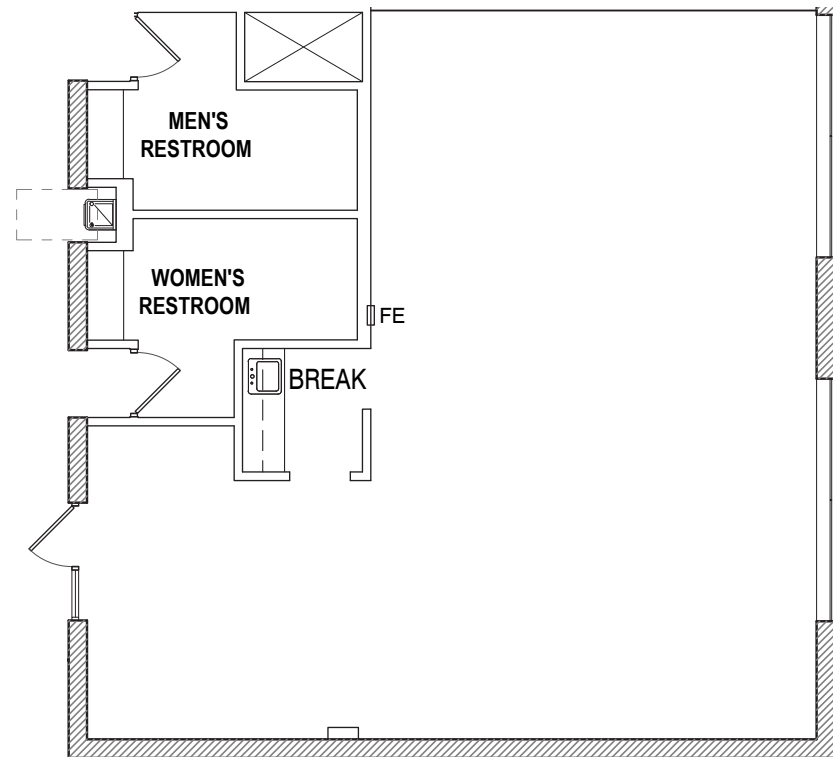
ASKING PRICE	\$459,030
LEASE RATE	\$16.00/SF NNN
SIZE	±2,354 SF
PARCEL NUMBER	125-13-113





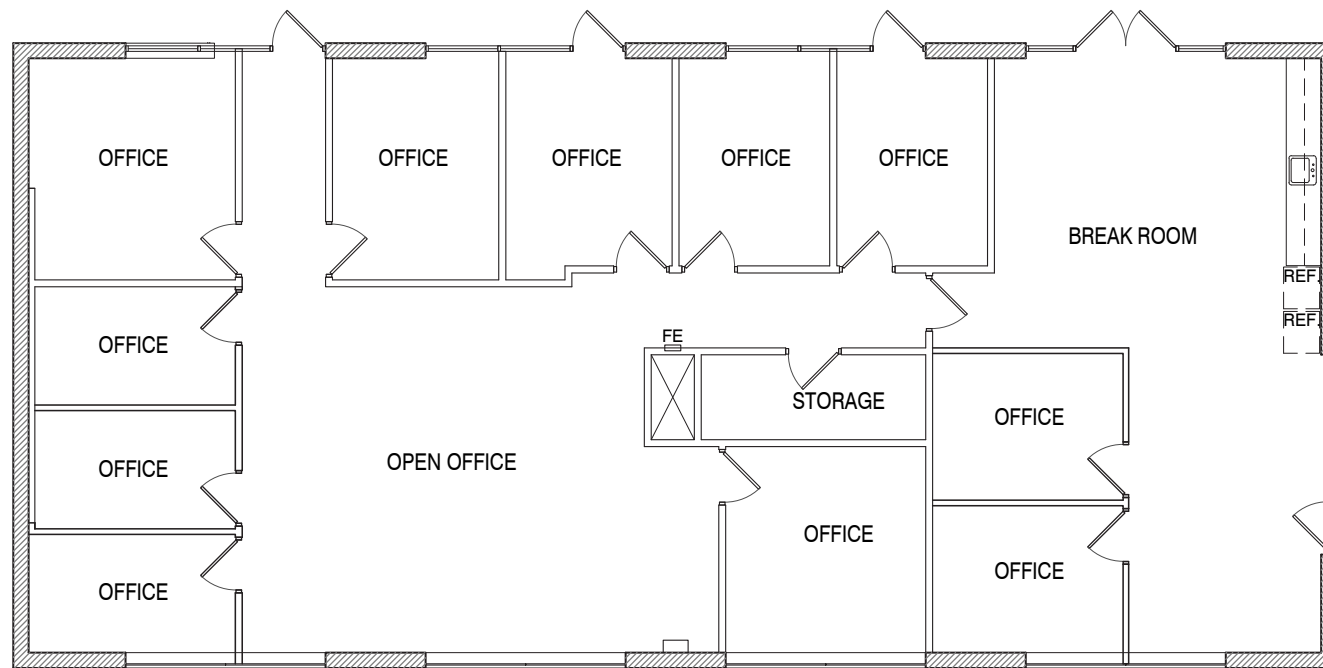
# SUITE DETAILS - SUITE 260

ASKING PRICE	\$230,490
LEASE RATE	\$16.00/SF NNN
SIZE	±1,182 SF
PARCEL NUMBER	125-13-114



# SUITE DETAILS - SUITE 275

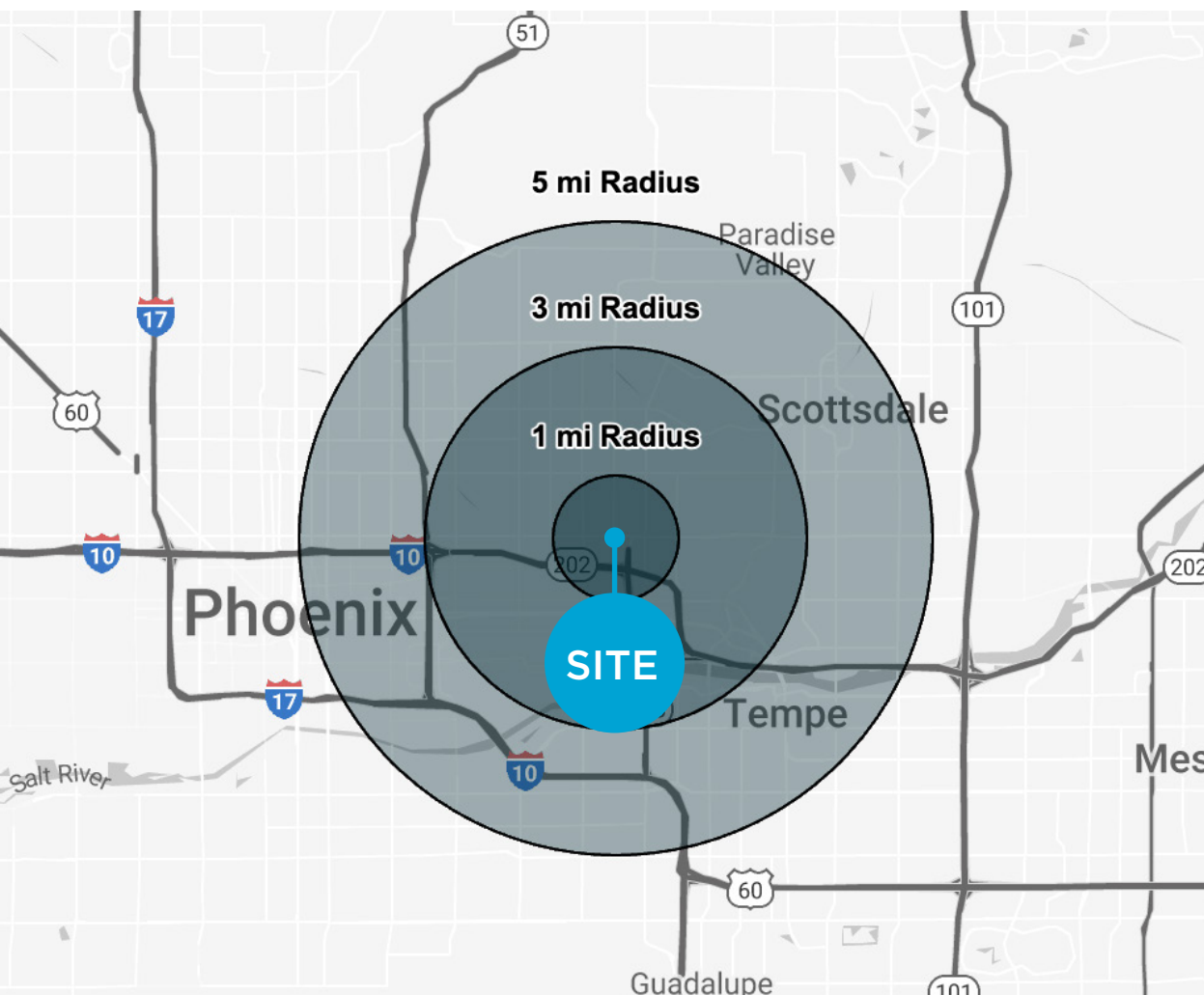
ASKING PRICE	\$613,860
LEASE RATE	\$16.00/SF NNN
SIZE	±3,148 SF
PARCEL NUMBER	125-13-115







# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	21,744	122,945	321,943
2029	23,525	133,969	351,697

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	9,406	51,423	142,298
2029	10,178	56,126	156,066

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$68,840	\$90,278	\$93,509

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$368,604	\$469,515	\$458,873

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	10,453	63,205	287,898

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	794	6,115	27,490



# LEVROSE

COMMERCIAL REAL ESTATE



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