

OFFICE / WAREHOUSE / RETAIL SPACE

AVAILABLE FOR LEASE

THE

ARMORY

PRIME MIXED-USE
CREATIVE OFFICE &
WAREHOUSE

1614 W ROOSEVELT ST | PHOENIX, AZ 85007



PROPERTY DETAILS

- ±34,732 SF Multi-Use Building
- ±1.99 Acre Parcel (111-16-065A)
- PUD Zoning, City of Phoenix
- 2.42/1,000 Parking Ratio
- Gated Yard
- Restaurant On-Site
- Built in 1958 as a National Guard Armory, Renovated in 2015 to Creative Mixed-Use Office & Warehouse Space

contact:



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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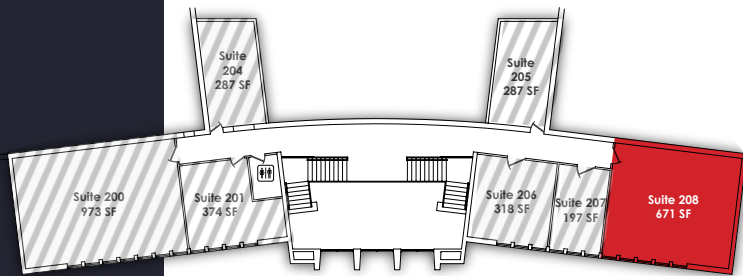
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FIRST FLOOR



SECOND FLOOR



SUITE 102 | ±202 SF
\$525 Per Month Rent FS

SUITE 105 | ±251 SF
\$585 Per Month Rent FS

SUITE 119 | ±2,624 SF
\$4,373 Per Month Rent NNN
• Former Restaurant Space

SUITE 208 | ±671 SF
\$1,350 Per Month Rent FS

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PROPERTY SUMMARY

Located at 1614 W Roosevelt Street in Phoenix, Arizona, The Armory stands as a unique and versatile commercial real estate investment which seamlessly blends historic charm with modern functionality.



Originally constructed for the National Guard, this building was sold to a visionary private developer in 2012 and meticulously transformed into a dynamic multi-tenant mixed-use space.

Today, it stands as a premier destination for businesses seeking a functional and creative environment minutes to Downtown Phoenix in the popular Garfield Historic District.



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PROPERTY HIGHLIGHTS



Strategic Location

Situated at 1614 W Roosevelt St, this property enjoys a prime position just minutes from downtown Phoenix, at the convergence of the Grand Ave and Roosevelt corridors. The Armory offers excellent accessibility to major transportation routes including freeways and the vibrant city center.

Expansive Land Area

Spanning 1.99 acres, the property provides ample space for diverse business operations, enhanced by a gated yard that ensures security and privacy.

Abundant Parking

With extensive parking facilities, tenants and visitors can enjoy convenience and ease of access, a rare feature in downtown-adjacent properties.

Versatile Spaces

The building offers a blend of creative office spaces and functional warehouse areas, catering to a wide range of business needs from innovative startups to established enterprises. Each unit comes equipped with its own private HVAC system and control, polished concrete floors and LED lighting. The Armory also has a shared conference room, break room and 3 shared restrooms.

Historic Appeal with Modern Amenities

The property's storied past as a National Guard facility adds a unique historical dimension, while its recent renovations ensure contemporary comfort and efficiency.

Historically Registered

The historic register recognizes buildings, structures, sites, objects and districts significant in local, regional, state or national history, architecture, archaeology, engineering and culture. Properties are listed on the register by being rezoned with an Historic Preservation (HP) zoning overlay. Once listed, properties are protected from demolition and other adverse alterations through a special development review process. These historically registered properties are also eligible to receive city incentives to assist with rehabilitation.

Zoned PUD

The Planned Unit Development (PUD) zoning allows for a versatile mix of office, industrial, and entertainment uses, making it ideal for a wide range of business activities.



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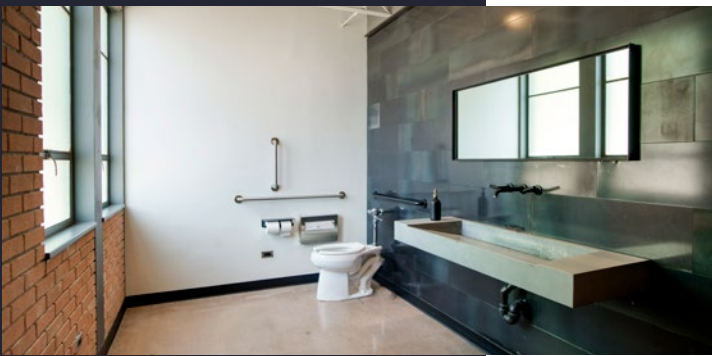
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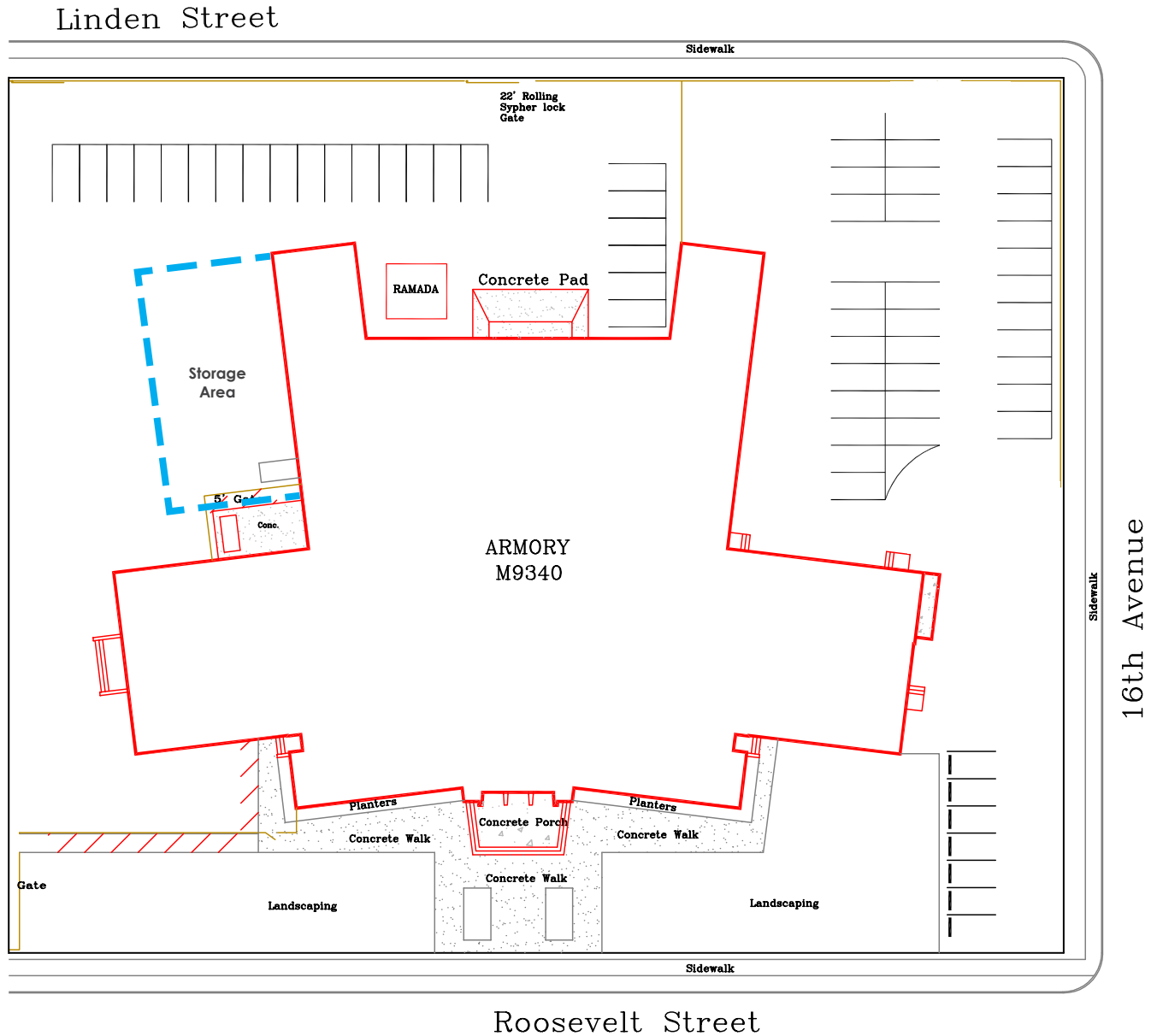
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SITE PLAN



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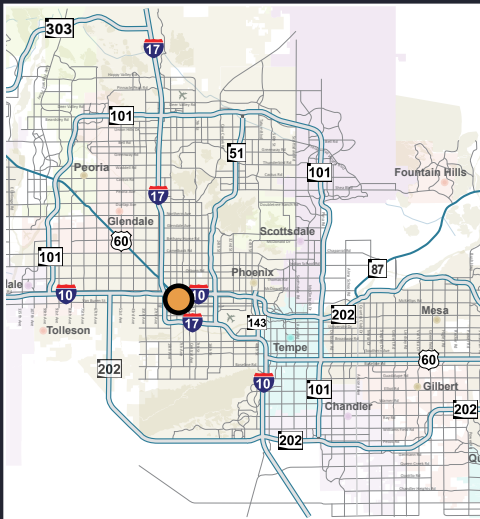
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MIXED-USE 2-STORY BUILDING SPACE

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