



## Freestanding Office Building

379 E Monte Vista Rd, Phoenix, AZ 85006

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# Freestanding Office Building

379 E MONTE VISTA RD, PHOENIX

Investment/Owner-User Opportunity | ±5,789 SF

FOR SALE

\$1,530,000 (\$264.29/sf)

**Executive Summary:**

Available for sale is 379 E Monte Vista Rd in Phoenix, a freestanding office building with a condominium overlay located in the heart of Midtown Phoenix. This is an opportunity to own your own office space in an excellent Midtown Phoenix location instead of paying rent to a landlord. This property is located at the southwest corner of Monte Vista Rd and 7th Street. Walkable amenities include Marisco Boys, Dahlia Tapas Tequila & Wine, Green New American Vegetarian, Nami and Sunshino Mexican Roll.

The property has excellent access to I-10, I-17 and SR-51.

## Property Details

Total Building Area	5,789 SF
Address	379 E Monte Vista Rd, Phoenix, AZ 85004
Floors	One
Year Built	1981
Parking	Shared with 2024 N 7th Street
Parcel Number	118-53-090



## The Property

Originally constructed in 1981, this property has most recently been used as a wellness center offering yoga, and other holistic services. The interior is in excellent condition and if the layout works for you, it could be move-in ready. The property features a one-story building approximately 5,789 square feet in size with a condominium overlay for the common area parking. The property is zoned C-0, City of Phoenix and has excellent visibility on 7th Street.

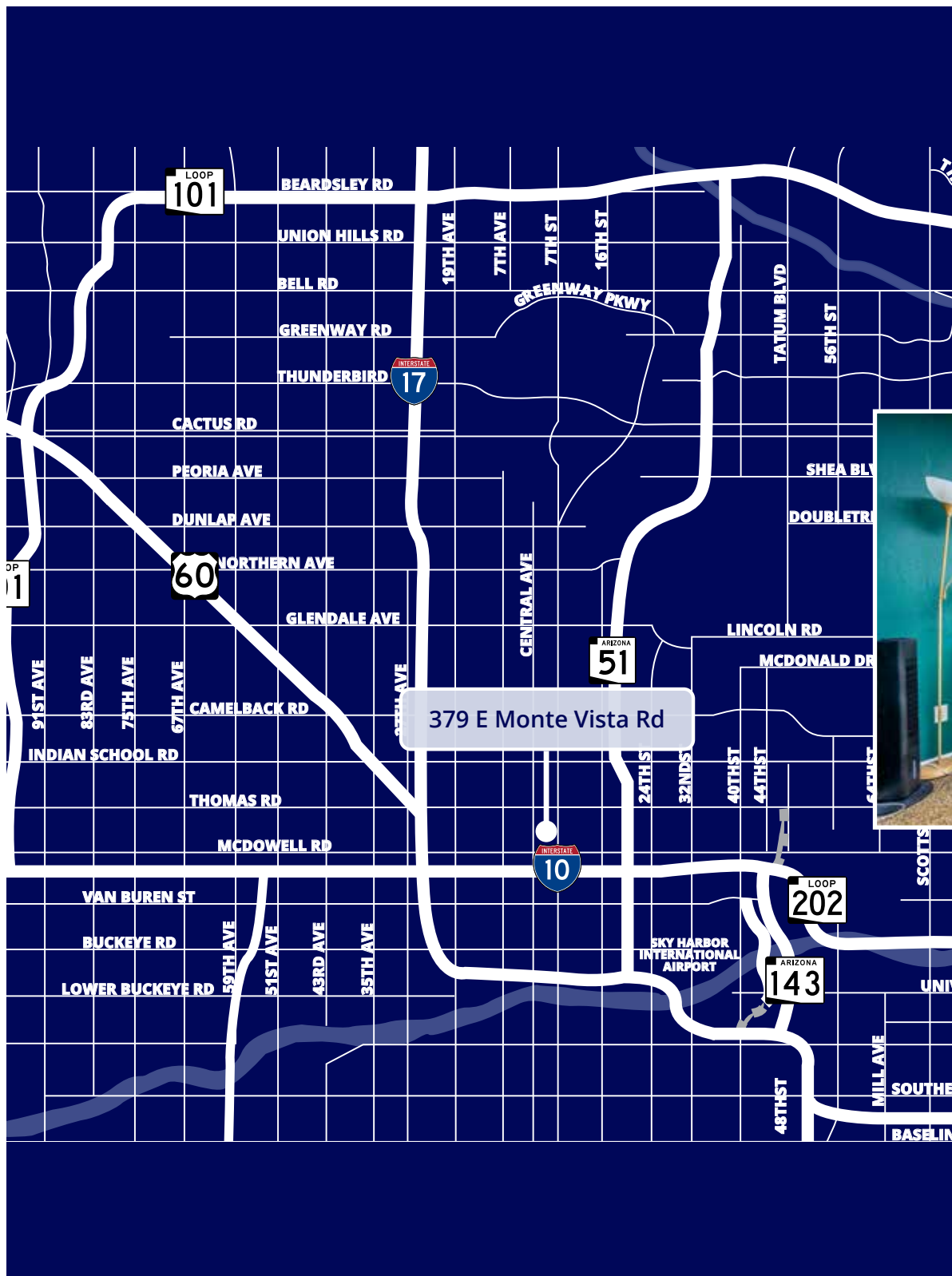


## Construction Costs

With the recent staggering inflation in our economy, construction costs have also increased substantially. This is an opportunity to own a property at a price below replacement costs. If the current layout works for your business, you may be able to save thousands of dollars on tenant improvements.

## Parking

Parking is shared with the building owner of Presidio Cocina Mexicana, located at 2024 N 7th Street. Dinner traffic is their heaviest, which could work in an owner-user's favor.



# Floor Plan



Take a partial  
virtual tour

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±5,789

square feet  
available

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# Photos





The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue square with a thin orange and yellow border.

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