

±10,200 SF OFFICE BUILDING FOR SALE

**2505 WEST BERYL AVENUE
PHOENIX, ARIZONA 85021**

**PRICE: \$1,500,000 (\$147.00 PER SQUARE FOOT)
±39,814 SF OF LAND**



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**14350 North 87th Street
Suite 180
Scottsdale, AZ 85260**

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SUMMARY

Location:	2505 West Beryl Avenue, Phoenix, AZ 85021 Just South of 25th Avenue and Peoria Avenue
Total Size:	±10,200 Square Foot Building on ±39,814 Square Feet of Land
Price:	\$1,500,000.00 (\$147.00 Per Square Foot)
Zoning:	A-1
APN:	149-09-001J
Features:	20 Minutes From TSMC Close to Many Restaurants ½ Mile to Metro Center ½ Mile From Future Light Rail Station ½ Mile From I-17
Parking:	36 Covered and 6 Uncovered Spaces Onsite Cross Easement for Parking with Adjacent Building

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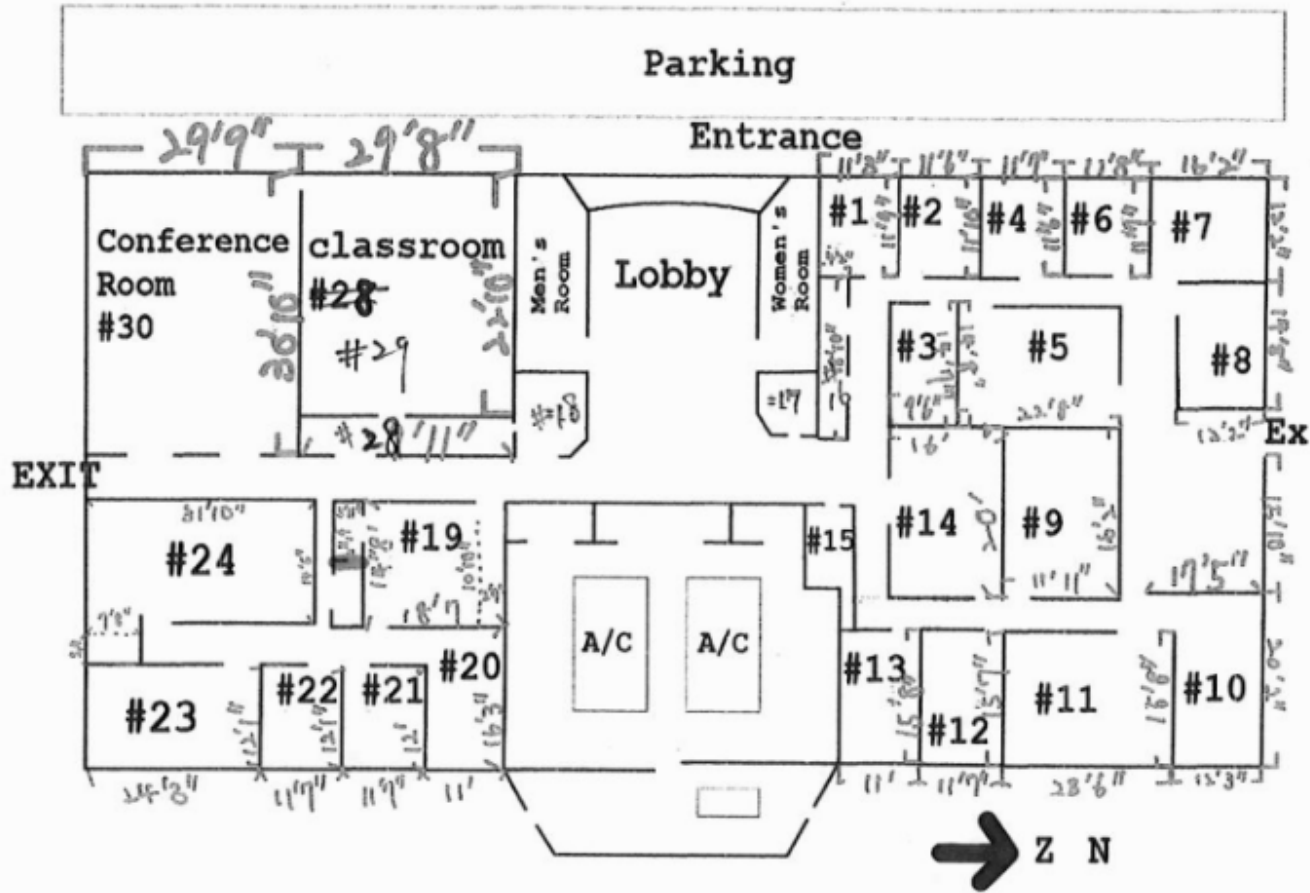
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FLOOR PLAN



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AERIAL MAP



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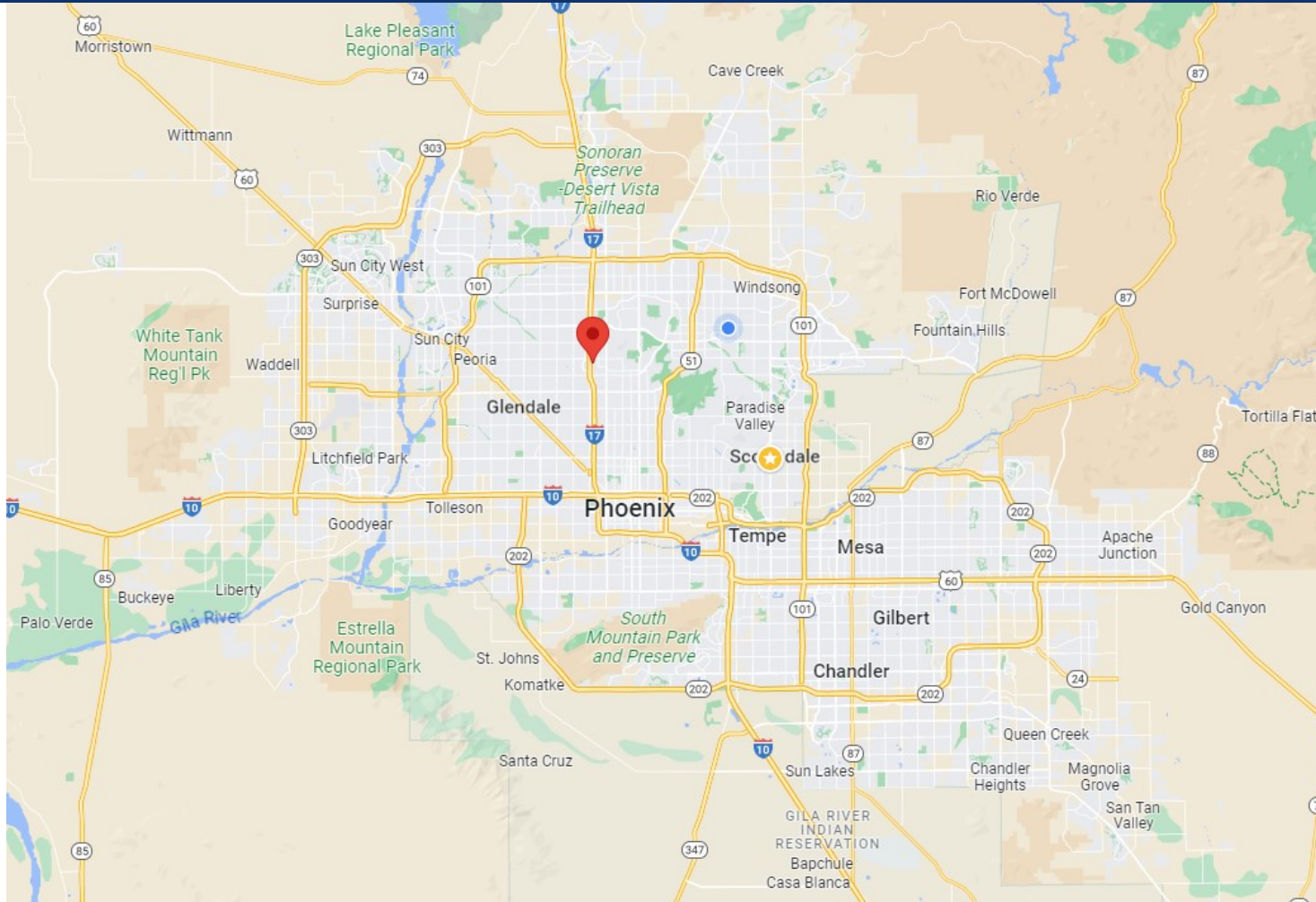
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LOCATION MAP



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