



411

S. 1ST STREET

Jones Lang LaSalle Americas, Inc. |
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26,134 SF Creative Office Space For Sale
Downtown Phoenix Historic Warehouse District



Century-old charm, meets cutting-edge creativity

411 South 1st Street presents a rare full-building creative office opportunity totaling approximately 26,134 SF within a historic brick structure thoughtfully modernized for today's workstyles. The two-story property features exposed brick walls, a bow truss roof, and abundant natural light, delivering an authentic warehouse aesthetic paired with a highly functional office environment.

Located in Downtown Phoenix's Warehouse District, the building offers exceptional walkability, immediate access to dining, entertainment, and sports venues, and a convenient 10-minute drive to Sky Harbor International Airport.

This offering provides investors or owner-users the opportunity to acquire a distinctive, character-rich asset in one of Phoenix's most dynamic urban districts.





CREATIVE WARE- HOUSE

The soul of a historic warehouse, the heart of a modern office

Sale Price \$12,413,650 (\$475 PSF)

VIRTUAL TOUR

±26,134 SF

TWO-STORY HISTORIC BRICK BUILDING

BUILT IN 1930, RENOVATED IN 2016

UPPER LEVEL: ±13,208 SF

LOWER LEVEL: ±12,966 SF

BOW TRUSS CEILING

EXPOSED BRICK WALLS

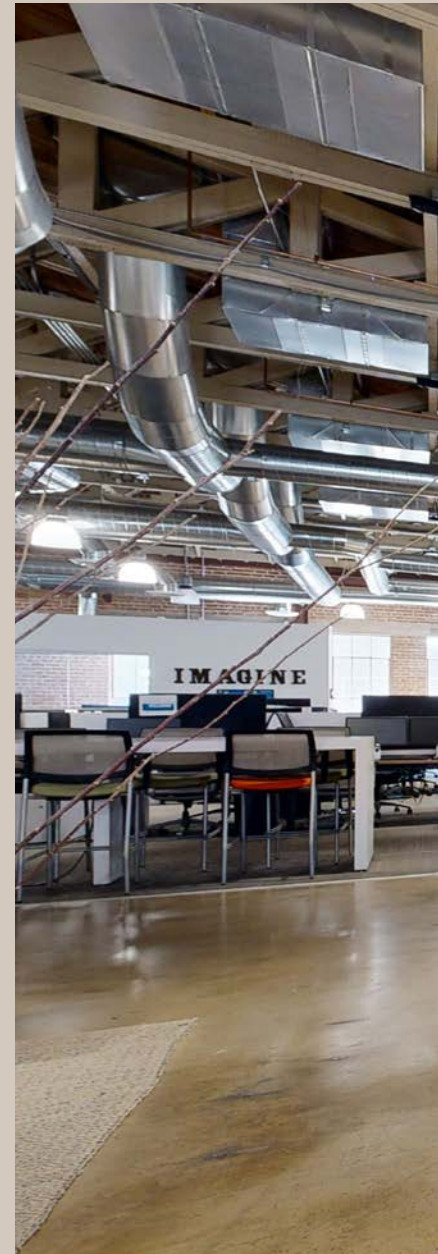
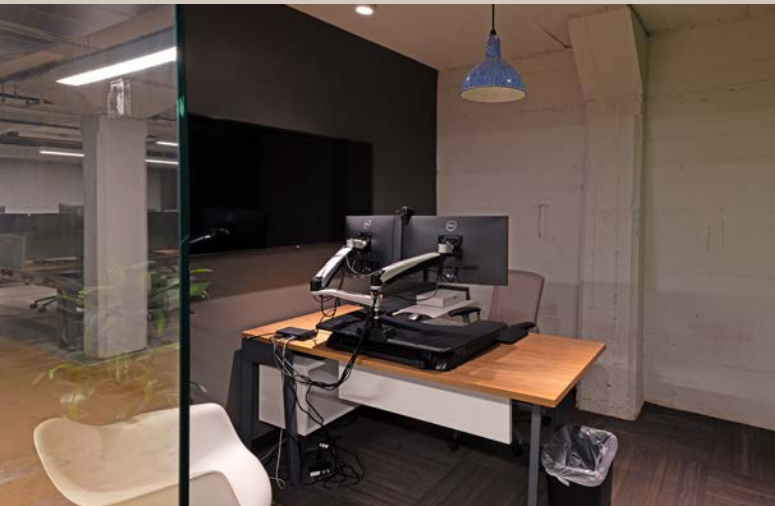
ABUNDANT NATURAL LIGHT

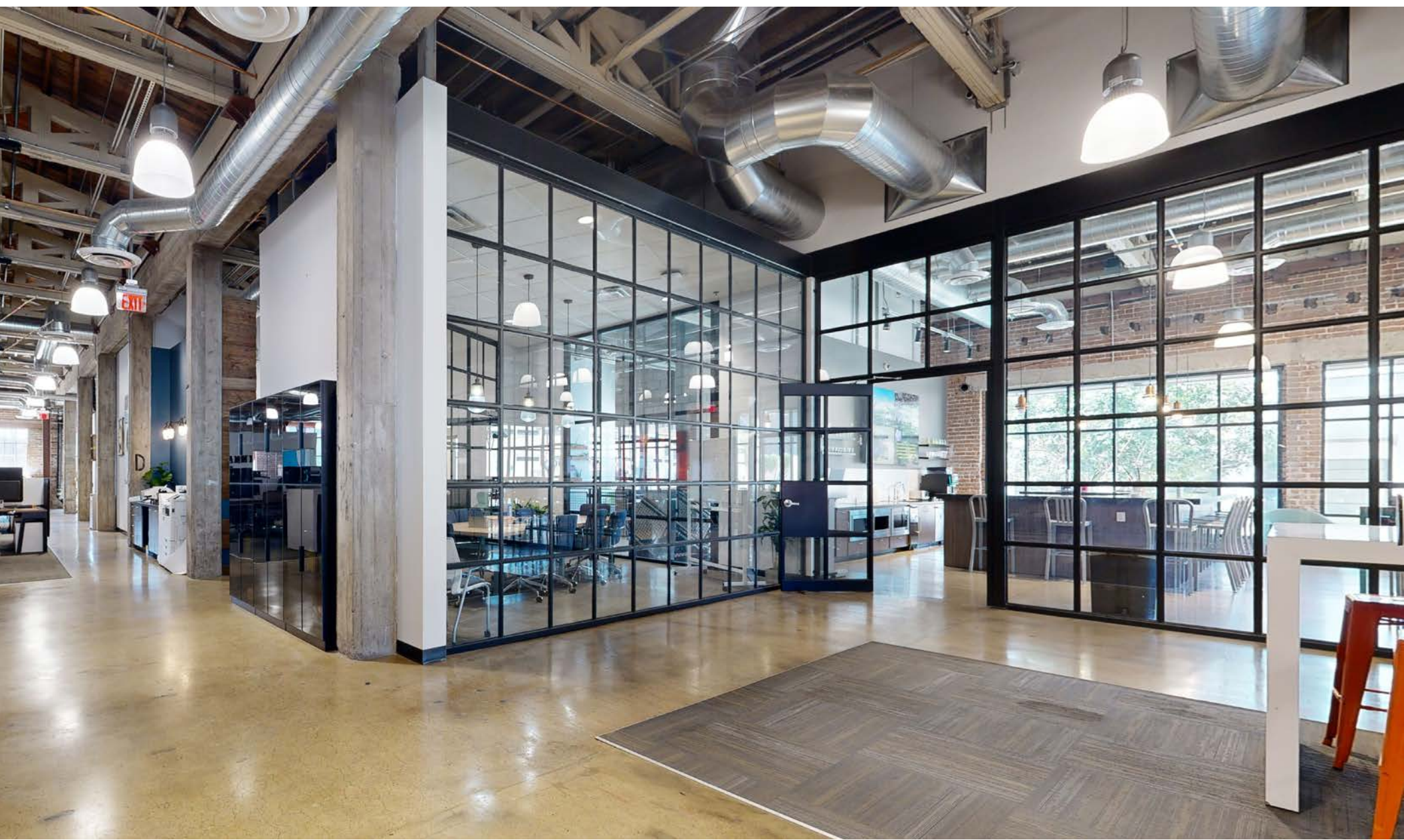
OPEN WORK SPACES

PRIVATE OFFICES

PROMINENT EXTERIOR SIGNAGE OPTIONS

DIRECT STREET PARKING AVAILABLE (RESERVED)





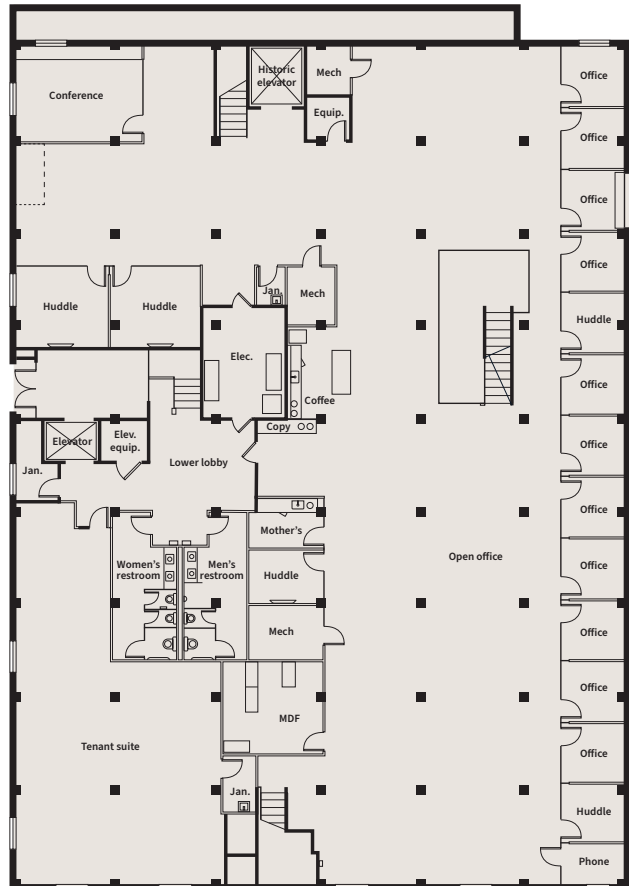
Take a
look inside

411
S. 1ST STREET



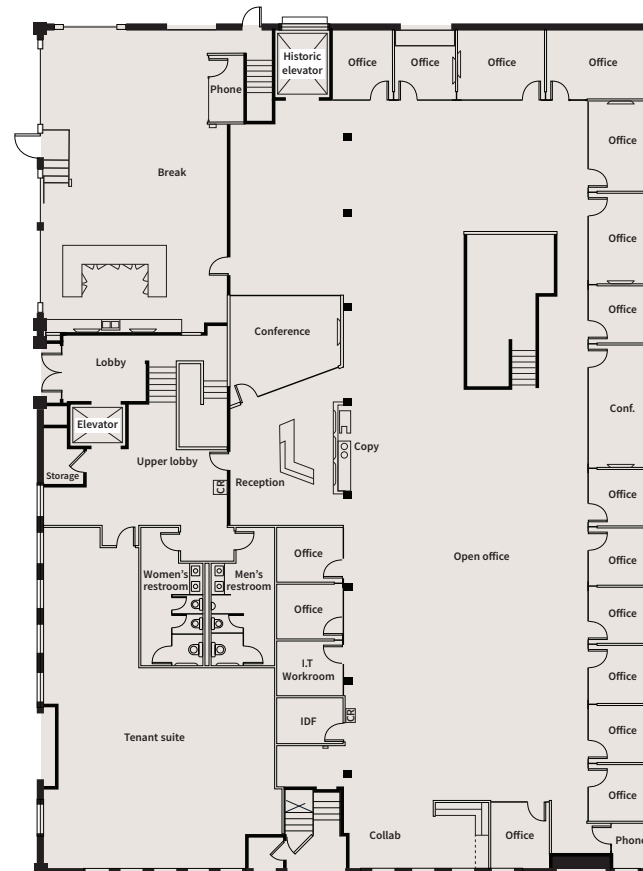
Upper Level:

42 workstations – 4' x 6'
 12 private offices
 4 conference rooms
 2 phone rooms
 1 flex/event space
 1 large break room
 1 reception area



Lower Level:

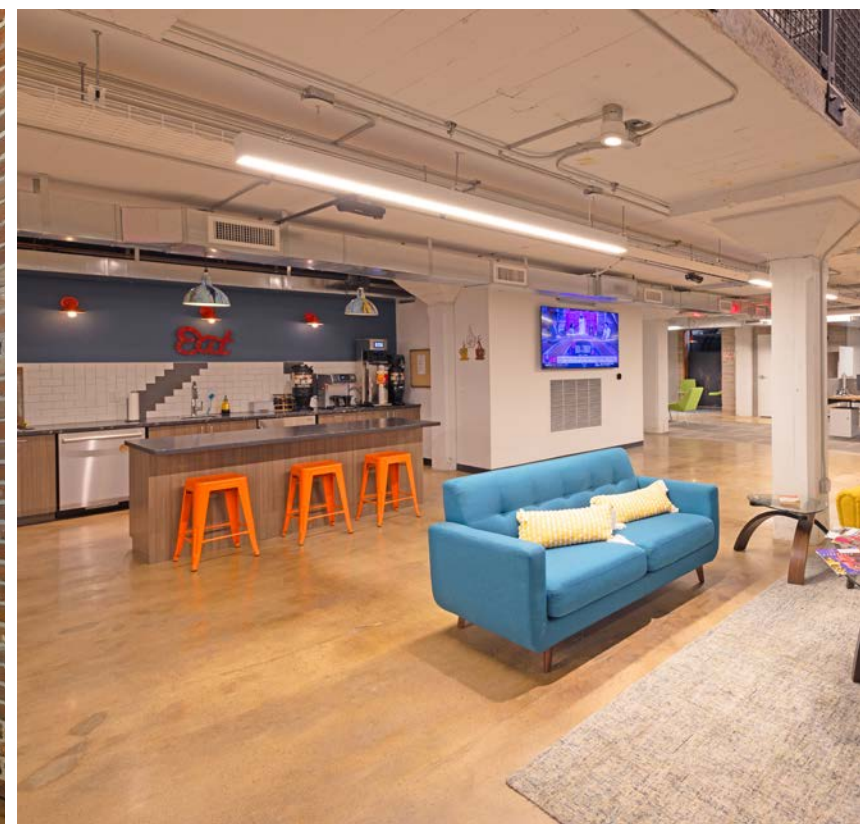
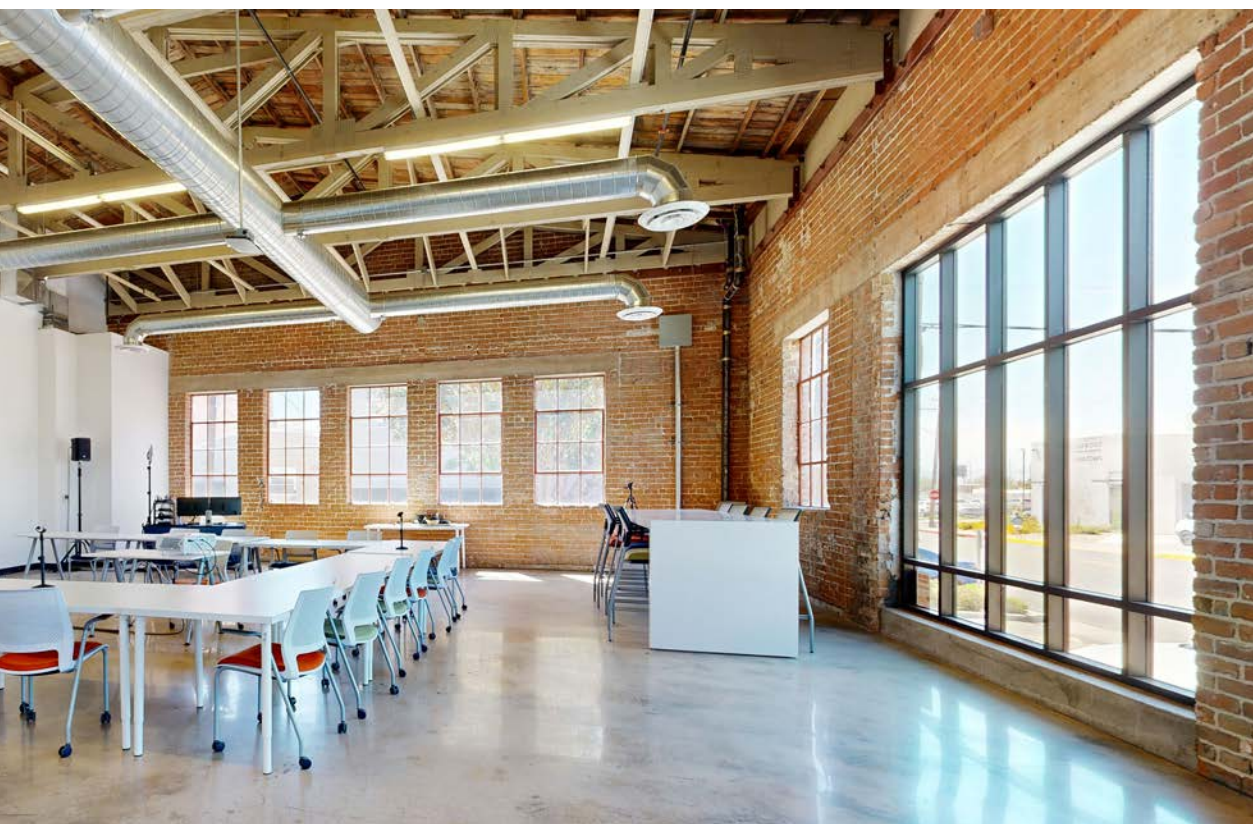
56 workstations – 3' x 6'
 13 private offices
 2 conference / huddle rooms
 1 collaboration space
 1 mother's room
 1 coffee bar
 1 storage area



Total:

98 workstations
 25 offices
 6 conference /
 huddle rooms
 2 phone rooms

Open & exposed work space

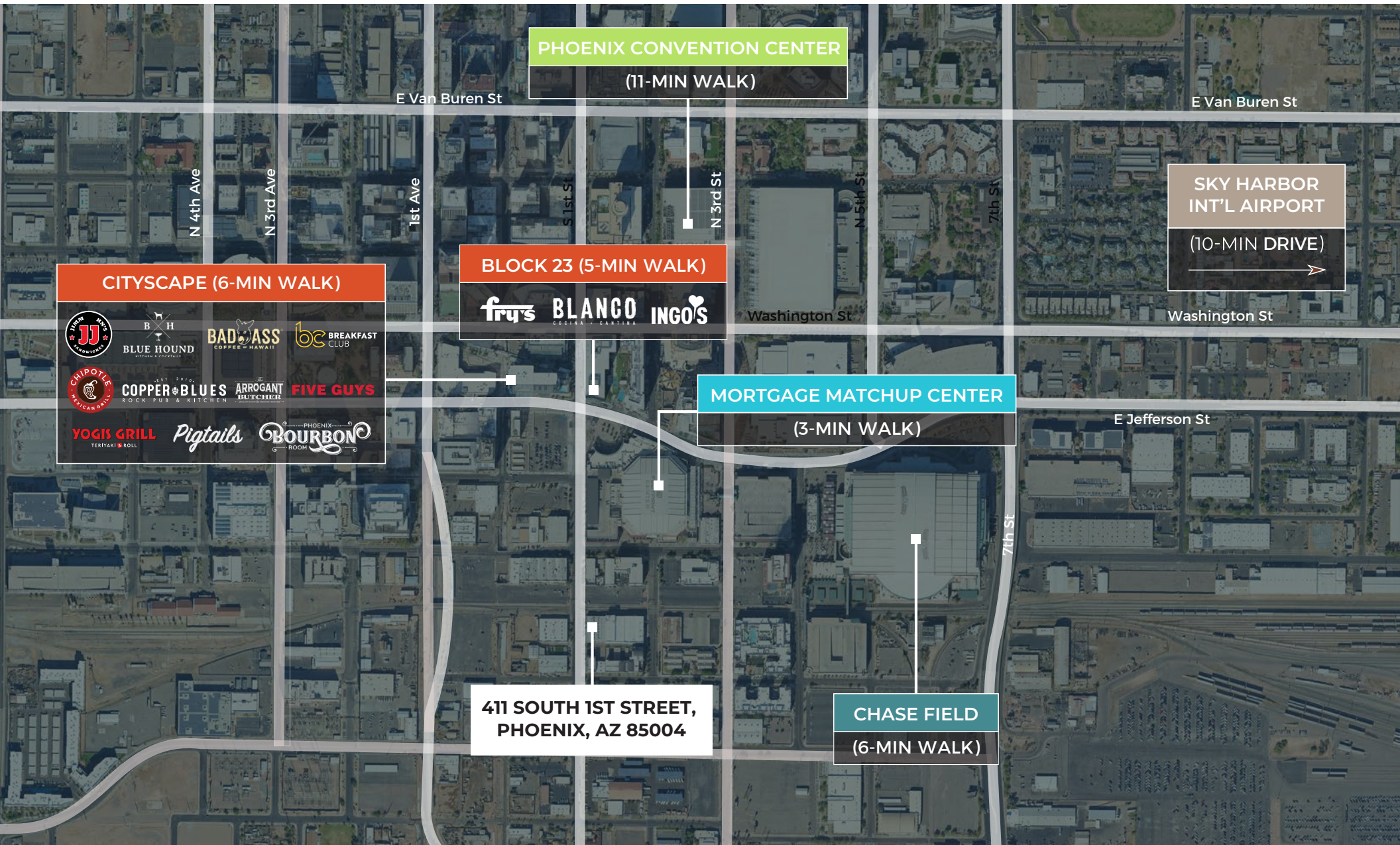




Your gateway to the downtown core



411
S. 1ST STREET



PHOENIX CONVENTION CENTER
(11-MIN WALK)

SKY HARBOR
INT'L AIRPORT
(10-MIN DRIVE)

- CITYSCAPE (6-MIN WALK)
- BJ'S BREWERY
 - BLUE HOUND
 - BAD ASS COFFEE + HAWAII
 - bc BREAKFAST CLUB
 - CHIPOTE MEXICAN GRILL
 - COPPER BLUES ROCK PUB & KITCHEN
 - ARROGANT BUTCHER
 - FIVE GUYS
 - YOGI'S GRILL TERIYAKI ROLL
 - Pigtails
 - BOURBON ROOM

BLOCK 23 (5-MIN WALK)

fray's BLANCO INGO'S

MORTGAGE MATCHUP CENTER
(3-MIN WALK)

411 SOUTH 1ST STREET,
PHOENIX, AZ 85004

CHASE FIELD
(6-MIN WALK)

The heart and soul of downtown

880K SF

of meeting & exhibit space in the Phoenix
Convention Center



40+

Coffee shops



14

Live music venues



10

min travel time to
Phoenix Sky Harbor
International Airport



9

Theater stages



25K+

Approximate
MF units



94

Highest walkability
score in the state



1

Full-service
grocery store



3

Major teams making
their home in
Downtown Phoenix



4

easily accessible
freeways



240+

Restaurants





4K+

Hotel rooms



24

Movie Screens





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