

OWNER-USER OPPORTUNITY



1618 S. PRIEST DRIVE, BUILDING 7 | TEMPE, ARIZONA 85281

THE OPPORTUNITY

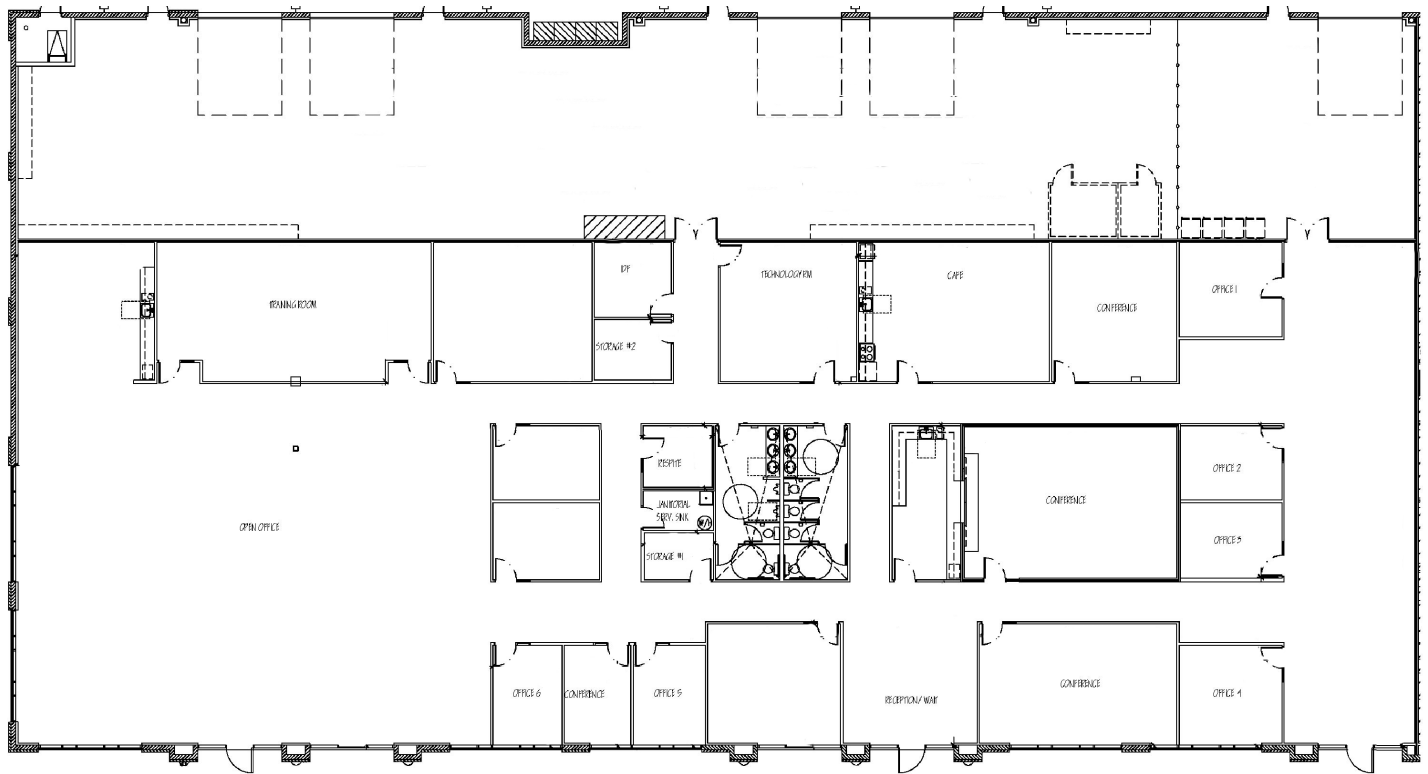
Lee & Associates Arizona Commercial Real Estate Services Company ("Broker") is pleased to present the opportunity to acquire a 21,105 square foot office flex condominium located in Tempe, Arizona (the "Property"). Originally constructed in 2009, the Property is situated in the established and sought-after Enclave on Priest condominium development. Zoned GID, General Industrial District; City of Tempe, the Property offers a user \pm 14,773 SF of attractive office with 10' ceilings and \pm 6,332 SF of 100% HVAC warehouse space with a 16' clear height and five (5) grade level doors & a 4.60/1,000 SF parking ratio.

BUILDING & SITE SUMMARY

- \$4,750,000 (\$225/SF)
- Office Flex Condo
- \pm 21,105 square feet
- Built 2009
- GID, General Industrial District; City of Tempe
- 3.8 miles from Sky Harbor International Airport
- 4.60/1,000 SF Ratio with rights to four (4) covered spaces
- Five (5) Grade Level Doors
- 16' Clear Height
- 1200 Amps 277/480-v, 3 phase
- 100% Air-Conditioned Warehouse



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Tempe - One Of Phoenix's Most Desirable Submarkets
- 0.60 miles from I-10 & Broadway Road full diamond interchange and 2 miles from SR 143 and University Drive full diamond interchange
- Attractive Price per Foot - Offered Below Replacement Cost
- Functional and Efficient Floor Plan
- Desirable Tenant Mix within The Enclave on Priest
- Timeless Design - Durable Construction
- 70% Office/Showroom Buildout with 10' ceiling

SUBJECT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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