



## DT Phx Office Building For Sale or Lease



**820 N. 3rd St.**  
**Phoenix, AZ 85004**  
**S/SWC 3RD ST. & GARFIELD ST.**





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# PROPERTY INFORMATION

## OFFERING SUMMARY

<b>BUILDING SIZE</b>	±2,590 SF
<b>SALE PRICE</b>	Call for Pricing Guidance
<b>LEASE RATE</b>	\$30.25 PSF
<b>LEASE TYPE</b>	Modified Gross
<b>APN</b>	111-43-074A
<b>LOT SIZE</b>	0.12 AC
<b>ZONING</b>	DTC-W-EV
<b>PARKING</b>	8 Surface Spots *1 space in rear utilized by trash bin
<b>2025 TAXES</b>	\$8,238.32



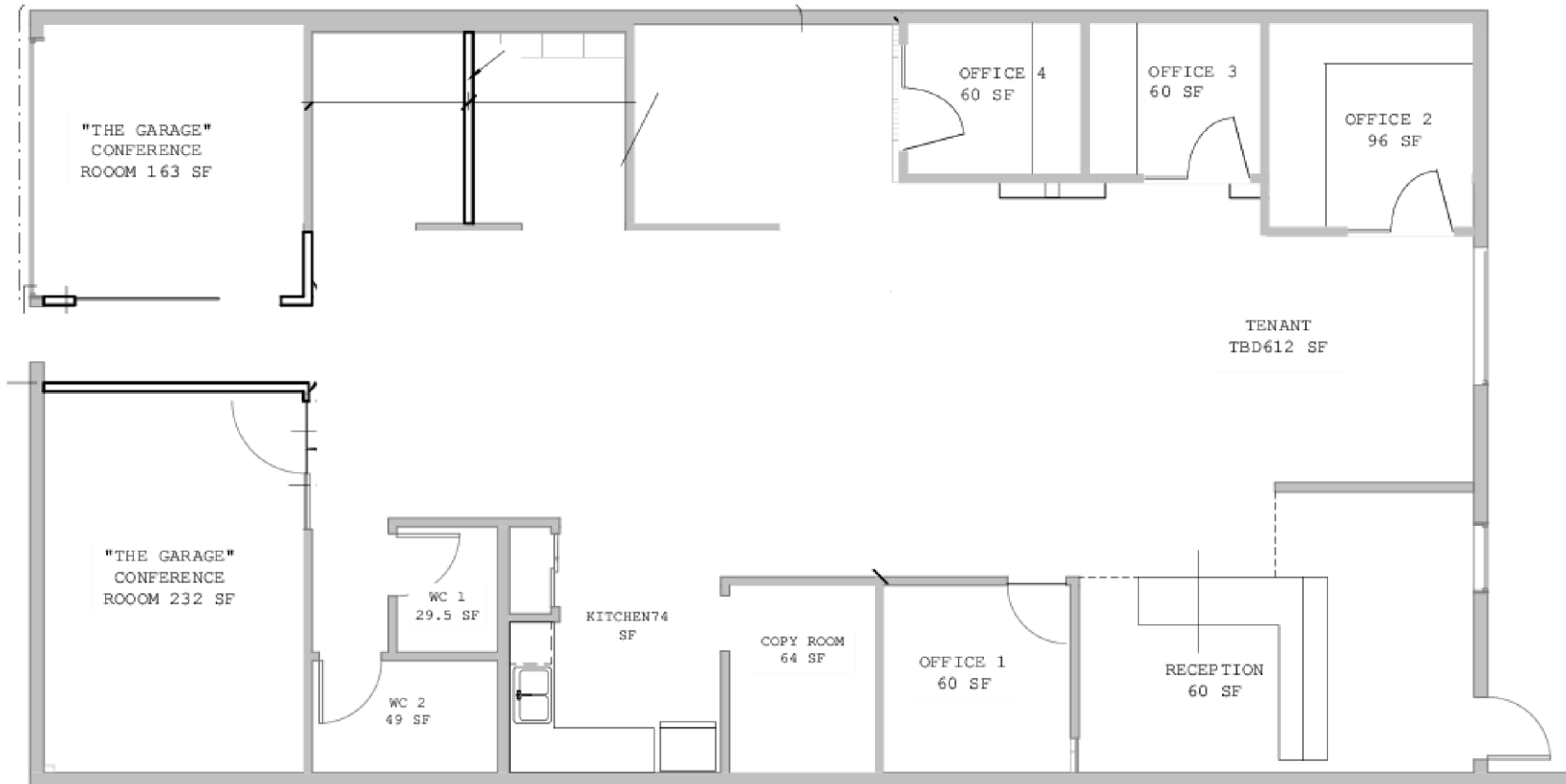


## INTERIOR PHOTOS





# FLOORPLAN





# NORTHEAST FACING MAP





# SOUTHWEST FACING MAP





