

3335 NORTH 16TH STREET

PHOENIX, ARIZONA 85016

+/- 5,500 Square Foot Stand Alone Office Building

+/- 8,087 Square Foot Lot

Sale Price: \$1,182,500

Lease Rate: \$14.50 PSF, Modified Gross

Monument Signage Available

New Electrical 400 Amp Service & New HVAC System (10.5 Tons)

New Roof, Flooring and Paint

APN # 119-32-107

C-2 Zoning

SEC of 16th Street and Osborn Road

Close Proximity to SR-51, I-10 & Loop 202

Less Than a Mile From Phoenix Country Club, Phoenix Children's Hospital and Abrazo Heart Hospital

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	35.2	36.1	35.3
POPULATION:	8,794	85,322	159,471
AVERAGE HH INCOME:	\$74,849	\$87,441	\$87,574

TRAFFIC COUNTS	VPD
W OSBORN ROAD:	32,068
N 16TH STREET:	29,944

Matt Harper, CCIM

Senior Vice President

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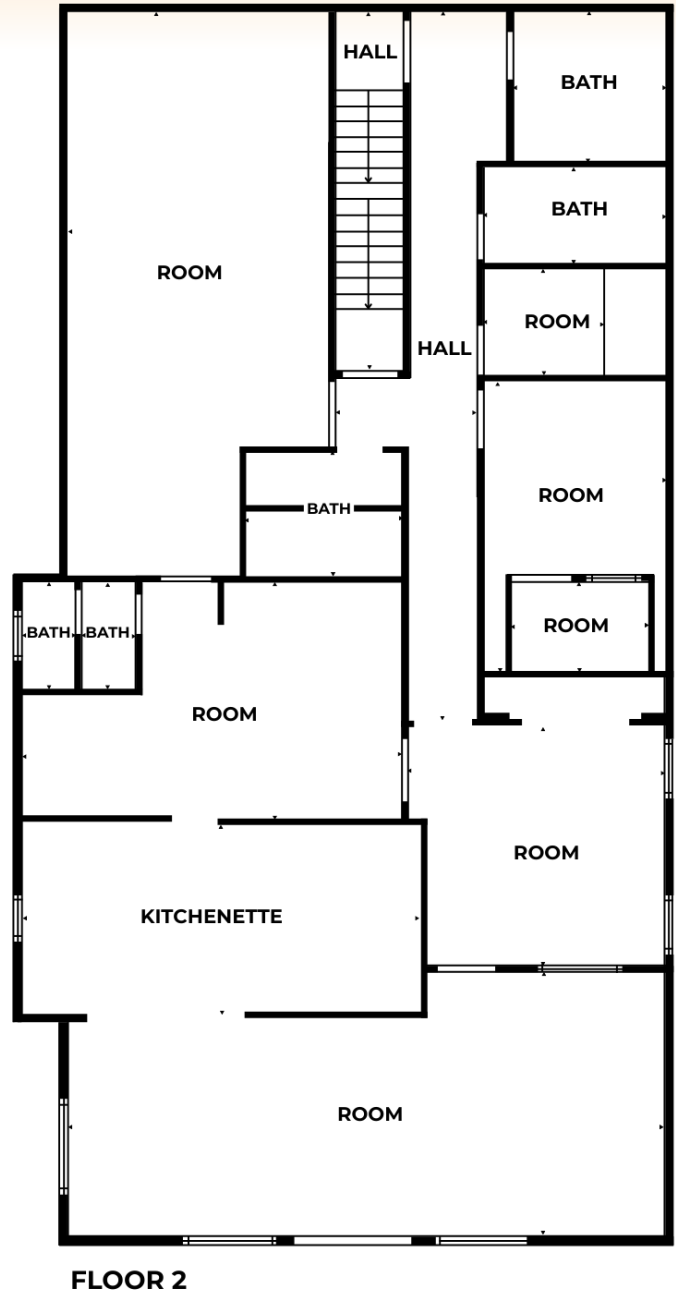
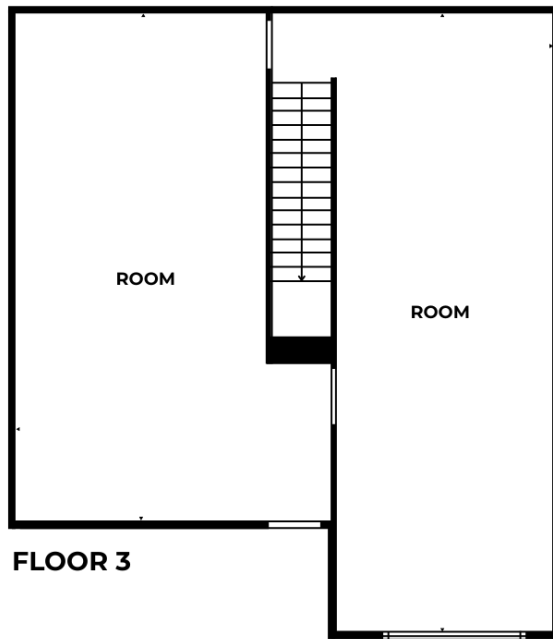
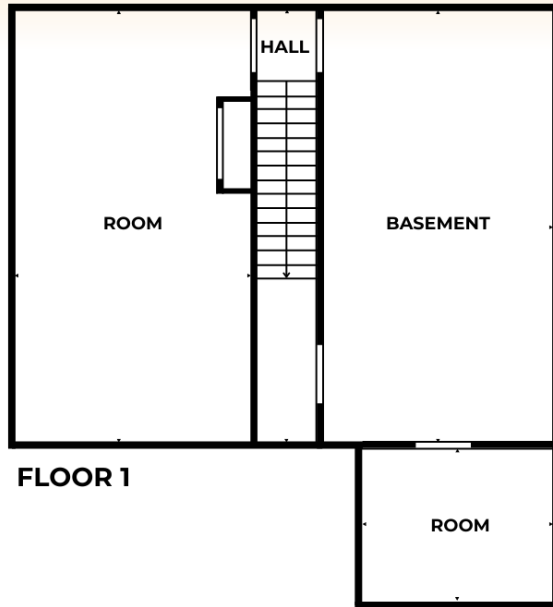
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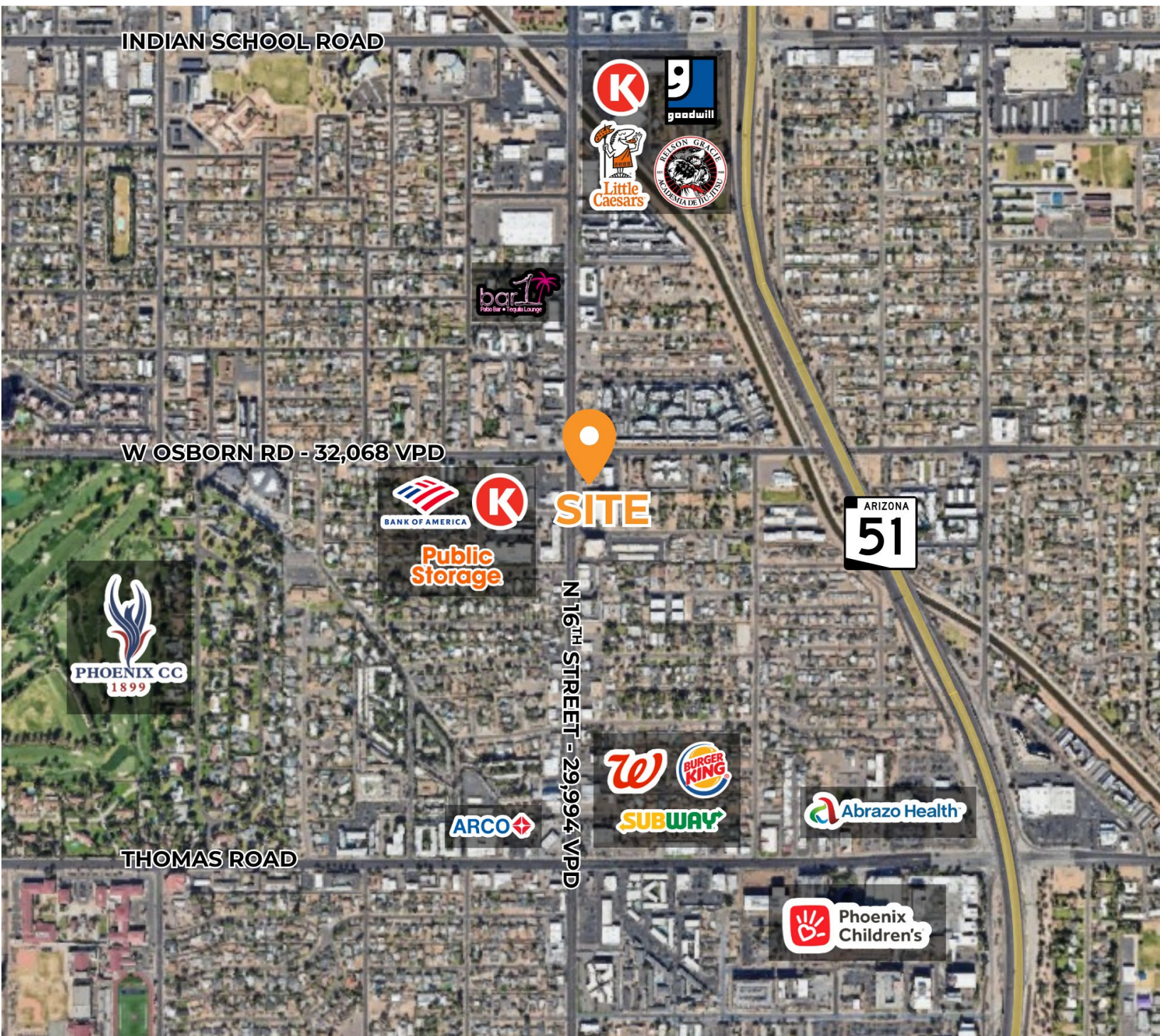
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