



phoenix

SWC of Roosevelt ST & 3rd Avenue
Phoenix, AZ 85003

Micro-Retail/Office Space Available
± 254 SF – ±276 SF



Exclusively Listed By: **Brian Kocour** | 602-757-1319 | Brian@kocourcompany.com | www.KocourCompany.com



phoenix SWC Roosevelt ST & 3rd Avenue, Phoenix, AZ

ABOUT THE PROJECT

ECO PHX is one of the most sustainable living environments ever built in Arizona. Located in the heart of the downtown arts district, ECO PHX has been created for those who want to enjoy a fantastic urban living community with amenities that make it easy to minimize impact.

This is not some massive, anonymous building — it's a community with 70 apartment homes designed to create connections between residents, or as we call it, "human scale." It is directly adjacent to Roosevelt Park, a city park that will be integrated into the property.

On the first floor of ECO PHX, local restaurateurs and retailers will offer a wide variety of experiences for residents and the community in a lush pedestrian and bicycle-friendly environment.

Power your life with sunlight. Reclaim your water for irrigation. Track your personal energy usage. This is the future of Phoenix living.

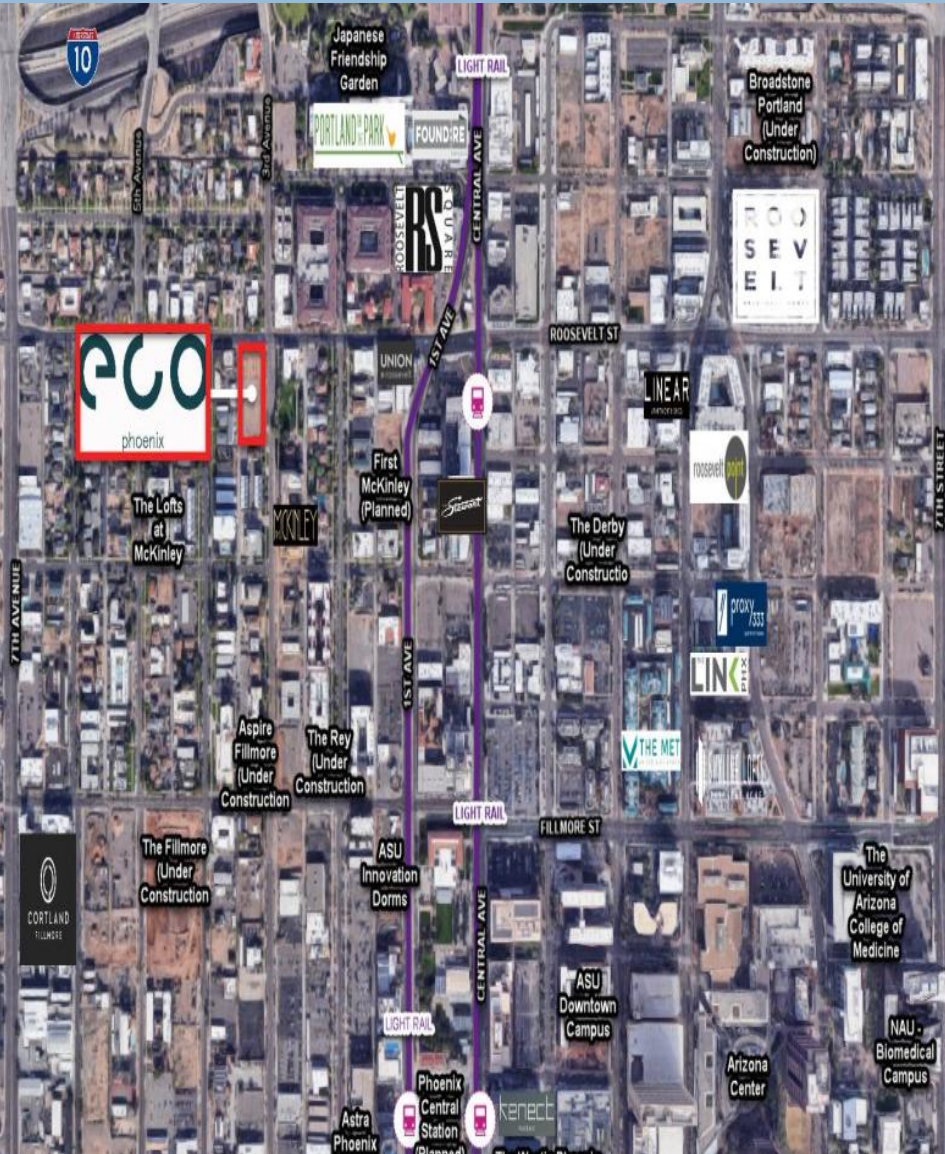
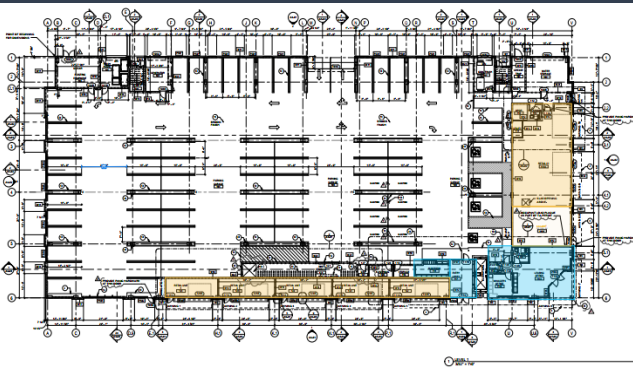
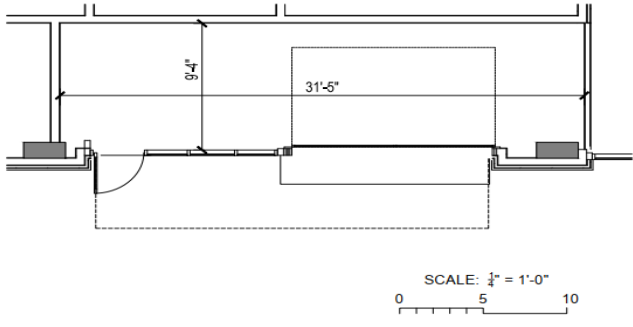
RETAIL UNITS COME IN THE FOLLOWING CONDITION

- | | |
|---------------------|---|
| Front Door – Glass | Walls (side and front) – Dry Wall (painted white) |
| Roll-Up Window Door | One sink with hot and cold water and drain |
| Concrete Floor | Two overhead light fixtures with light switch |
| Walls (back) – CMU | Electrical Outlets, as identified on site plan |

Monthly price per unit (Year 1): \$875 (CAMs included).
Tenant responsible for electricity in the unit and Wi-Fi user fee.
Rent escalations 3% yearly.

Premium Space Available

Unit 3: 276.11 SF
Unit 4: 276.11 SF
Unit 5: 254.24 SF



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