



Menlo Group

COMMERCIAL REAL ESTATE



PARKSIDE 19

10,370 SF AVAILABLE
OWNER/USER WITH INCOME

FOR SALE: \$5,695,800 (\$200 PSF)

1838 W Parkside Ln, Phoenix, AZ 85027

Exclusively listed by:
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

PRICE	\$5,695,800
PRICE PER SF	\$200.00
BUILDING SIZE	28,479 SF
LAND SIZE	1.50 Acres
SALE TYPE	Owner/User
OCCUPANCY	64%
EXPENSES	\$118,340.85
YEAR BUILT	2006
APN	209-02-107
ZONING	IND PK, Phoenix

PROPERTY HIGHLIGHTS

- Freestanding, multi-tenant office building. Owner/User or Value Add
- +/- 10,370 SF Vacancy coming available - perfect for an owner/user (Suites #105: +/- 3,145 SF & #210: +/- 7,225 SF)
- Modified Gross leases where tenants pay utilities and janitorial services
- Monument signage for tenants
- Prominent Deer Valley location, a sought-after submarket, with numerous corporate & retail businesses nearby
- Minutes from Phoenix Deer Valley Airport, I-17 & Loop 101
- Parking Ratio: 3.20/1,000 SF (91 total spaces) with covered parking
- Cross-Streets: Parkside Lane and 19th Avenue
- Ownership: Fee Simple
- In-place income with value add upside potential

Do not disturb tenants. Please call or email Stuart Milne or Steve Berghoff for tours.



PROPERTY DESCRIPTION

Parkside 19 is a two-story, elevator-served multi-tenant office building consisting of +/- 27,878 rentable SF (+/- 28,479 total building SF) located in the sought-after Deer Valley submarket, surrounded by corporate neighbors and retail amenities. Built in 2006, Parkside 19 has six (6) separate offices:

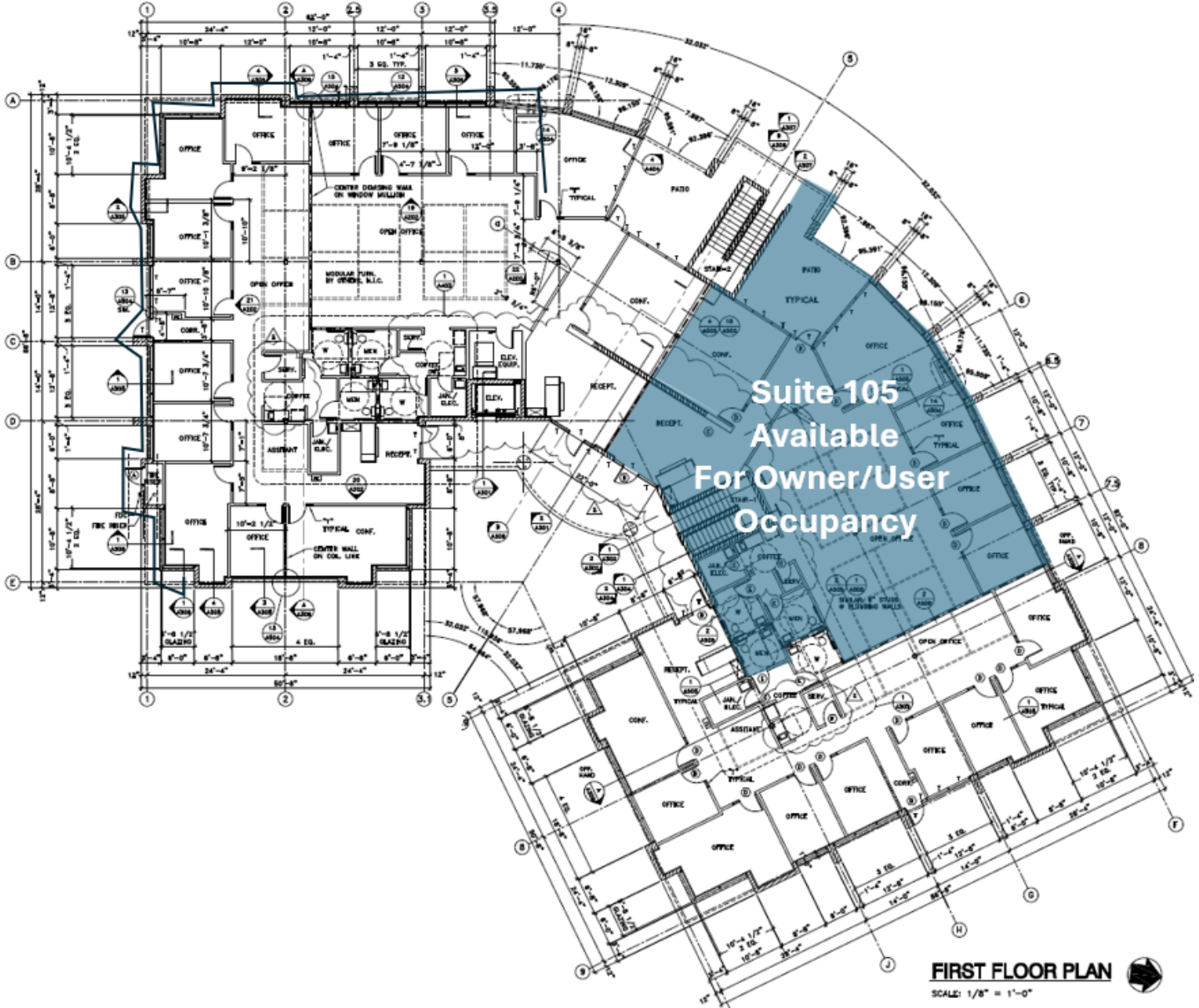
PROPERTY FEATURES

- Number of Floors: Two (2)
- Elevator Served: Yes
- Number of Office Units: Six (6)
- Year Built: 2006
- Land Area: 1.50 Acres (65,200 SF)
- Zoning: IND PK, Phoenix
- Parking Ratio: 3.2/1,000 SF
 - 91 total spaces
 - Covered parking
- HOA: None



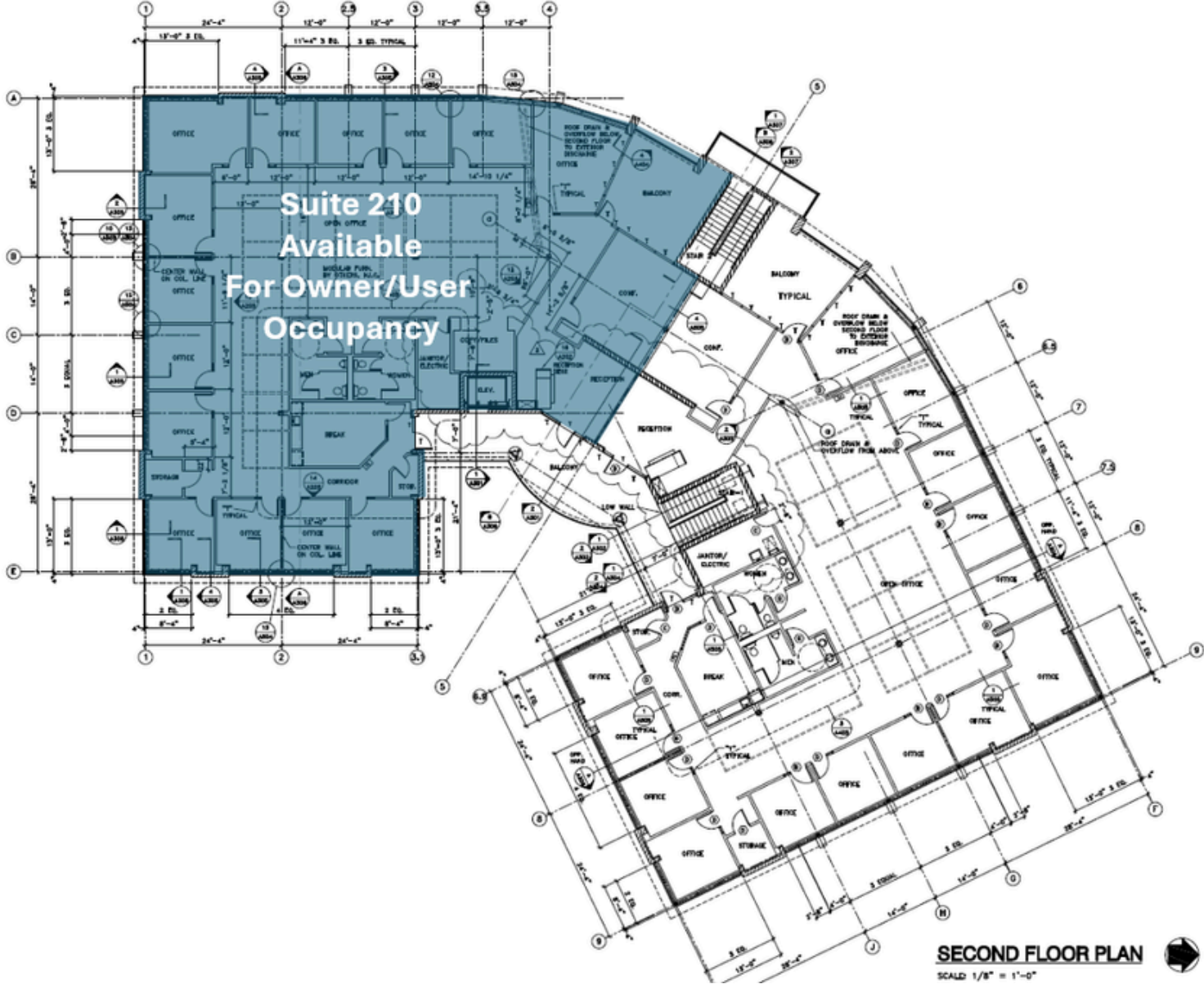


FIRST FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN



RENT ROLL

Tenant	Suite Number	Size (SF)	Annual Lease Rate	Lease Type	Scheduled Rent	Security Deposit	Base Year	Annual Escalations	Lease Start	Lease End	Renewal Options	Guarantee
Answers Aerospace Engineering	100	3,319	\$18.83	Modified Gross	\$62,496.77	\$4,909.35	N/A	3%	7/1/14	6/30/27	N/A	Corporate
Ament Professional Services	105	3,145	\$18.32	Modified Gross	\$57,614.56	\$4,801.21	2021	3%	10/1/21	9/30/26	1, 5 year	Personal
Trailhead Health & Rehab	110	3,145	\$19.00	Modified Gross	\$59,755.00	\$6,195.65	2021	2.5%	12/1/20	2/28/31	2, 5 year	Personal
Independent Home, LLC	115	3,819	\$20.00	Modified Gross	\$76,380.00	\$11,128.34	2021	3%	11/1/21	2/28/30	1, 2 year	Corporate
Michaels Wilder, Inc	200	7,225	\$16.00	Modified Gross	\$115,600.00	\$11,439.58	2023	\$1.00	9/1/23	10/31/28	1, 5 year	Corporate
Addiction Treatment	210	7,225	\$17.19	Modified Gross	\$124,200.00	\$10,100.00	2020	3%	12/13/19	1/31/27	N/A	Corporate

TENANT PROFILES



ANSWERS AEROSPACE ENGINEERING

Answers Aerospace Engineering provides cost-effective engineering solutions for commercial, regional and other aircrafts.

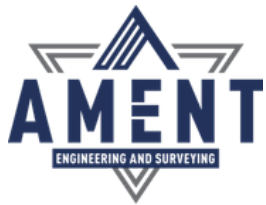
www.answersaerospace.com



INDEPENDENT HOME, LLC

Independent Home provides best-in-class, affordable, walk-in bathtubs to support customers with reduced mobility.

www.walk-in-bathtubs-phoenix.com



AMENT PROFESSIONAL SERVICES

Ament Professional Services offers consulting for a wide array of planning, design, engineering and surveying services.

www.amentpro.com



MICHAELS WILDER, INC

Michaels Wilder is a marketing agency that offers creative advertising solutions, from paid search to social media and reputation management.



TRAILHEAD HEALTH & REHAB

Trailhead Health & Rehab specializes in physical therapy and sports medicine to help patients live healthy, active and pain-free lives.

www.trailheadpt.com



ADDICTION TREATMENT

Family First Intervention offers intervention services for families and their loved ones affected by addiction and mental health disorders.

www.family-intervention.com





tsmc

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LOOP 303

FARMERS INSURANCE

WELLS FARGO

amazon

DRURY HOTELS

SYNTELLECT

OneAZ CREDIT UNION

CHUBB

W Pinnacle Peak Rd

FedEx

cybermark

Bb Blackboard

THE ARIZONA REPUBLIC

COX

DVT PHOENIX DEER VALLEY AIRPORT

17

W Deer Valley Rd

KNOX

W Deer Valley Rd

Honeywell

xerox

Boar's Head

N 35th Avenue

Best Western

SAFeway

asurion

N 19th Avenue

cigna healthcare

AMERICAN EXPRESS

Progrexion

Take Charge America

peter piper pizza

LOOP 101

DISCOVER NETWORK

PSCU

LOOP 101

K KNIGHT TRANSPORTATION

LOOP 101

HONORHEALTH

Honeywell

Microsoft

PETSMART

W Pinnacle Peak Rd

Pinnacle Business Park



W Parkside Ln

N 19th Ave



PARCEL MAP



TSMC Investment Driving Growth in North Phoenix

A **\$165 billion** semiconductor expansion is reinforcing the area as a key hub for advanced manufacturing.

Taiwan Semiconductor Manufacturing Company (TSMC) continues to expand its presence in North Phoenix, bringing one of the largest advanced manufacturing investments in the United States to the region. **With a total investment of \$165 billion**, the company's multi-phase development includes multiple semiconductor fabrication facilities, advanced packaging operations, and ongoing infrastructure expansion.

This level of investment is actively transforming the surrounding area, attracting new businesses, supporting large-scale job creation, and accelerating economic growth. As development progresses, demand continues to rise across industrial, office, and support services, driven by companies seeking proximity to one of the most advanced manufacturing ecosystems in the country.

TSMC's presence positions **North Phoenix** as a critical location within the global semiconductor supply chain, reinforcing long-term growth and sustained investment across the market.



Since announcing its initial Arizona facility, TSMC has continued to scale its operations, adding new phases and significantly increasing production capacity. **The expansion reflects a long-term commitment backed by billions in capital investment**, as well as strong confidence in the region's workforce, infrastructure, and strategic importance within the U.S. semiconductor industry.

Impact on the Market

- Supports thousands of jobs and drives sustained economic activity across the surrounding area
- Increases demand from companies seeking proximity to major manufacturing and technology operations
- Reinforces North Phoenix as a leading destination for industrial and commercial development
- Strengthens the region's position within the U.S. and global semiconductor supply chain



ABOUT PHOENIX

Phoenix is the capital and largest city, in terms of population and size, in the state of Arizona. According to the 2020 Census, the city had over 1.6 million residents, making it the fifth-most populated city in the United States.

Home to approximately 4.85 million people, the Phoenix metropolitan area is the 11th largest in the United States when ranked by population. The area is one of the fastest growing metros in the country. Many individuals, families and businesses are relocating to the Valley of the Sun due to its strong economy, lower costs of living, beautiful weather, diverse geography and vibrant urban centers.

The area also boasts a strong tourism economy. Phoenix Sky Harbor International Airport is one of the top 10 busiest airports in the United States, serving hundreds of thousands of people on over 1,000 daily flights.

The Phoenix metro area boasts a strong economy to support its growing population. Top industries include real estate, financial services, manufacturing and healthcare.