



Menlo Group



FREESTANDING PHOENIX OFFICE BUILDING

1725 E Osborn Rd Phoenix, AZ 85016

Available for Sale

Exclusively listed by:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777

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PROPERTY SUMMARY

SALE PRICE	\$1,900,000.00
PRICE PSF	\$387.52
APN	119-32-126A
BUILDING SIZE	+/- 4,903 SF
LOT SIZE	+/- 1.043 Acres
YEAR BUILT	1973
YEAR LAST RENOVATED	2014

PROPERTY HIGHLIGHTS

- Freestanding Office Building in Downtown Phoenix Submarket
- Large 1.04 acre lot with plentiful parking and beautiful landscaping
- Beautiful build-out with attractive mix of brick, stucco, and exposed wooden beams
- Building and Monument Signage Opportunities Available
- Frontage on Osborn Rd with exposure to over 18,000 Vehicles Per Day
- Close Proximity Medical Business and Phoenix Children's Hospital
- Close Proximity to SR-51, I-10, & Loop 202
- Less than 5-Miles from Downtown Phoenix and Phoenix Sky Harbor International Airport
- High population area with 5-Mile average Household Income of \$100,264

Property Photos



Property Description



PROPERTY DESCRIPTION

Ideally located at the SEC of Osborn Road & 16th Street, this freestanding office building offers approximately 4,903 square feet on a large 1.04-acre lot with plentiful parking. Featuring a beautiful build-out with a unique blend of brick, stucco, and exposed wooden beams, the property provides an attractive and professional environment for a variety of office users. Monument and building signage offer excellent branding opportunities, while frontage on Osborn Road provides exposure to more than 18,000 vehicles per day. Situated within the desirable Downtown Phoenix submarket, the property is just minutes from Phoenix Children's Hospital, the Phoenix Country Club, and a wide array of nearby business amenities. Convenient access to SR-51, I-10, and Loop 202 provides seamless connectivity throughout the Valley, while Downtown Phoenix and Phoenix Sky Harbor International Airport are both less than five miles away. The property also benefits from strong surrounding demographics, including an average household income of \$100,264 within a five-mile radius.

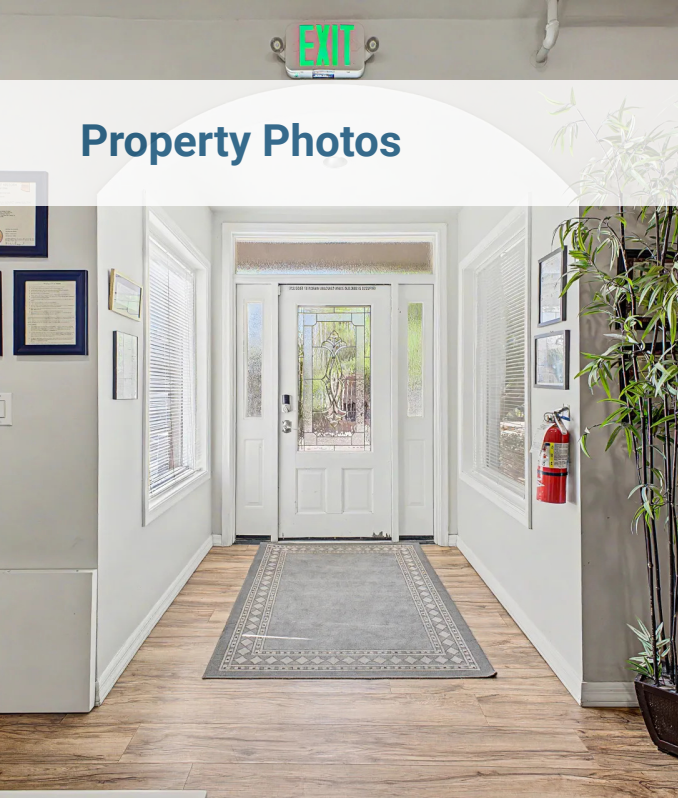
LOCATION DESCRIPTION

Phoenix is the fifth-largest city in the United States and the economic center of Arizona, with a metropolitan population exceeding 5 million residents. Known for its strong business climate, diverse workforce, and sustained population growth, Phoenix is home to major industries including healthcare, technology, finance, manufacturing, and professional services.

The city offers excellent connectivity through Interstates 10 and 17, Loop 202, Loop 101, State Route 51, and Phoenix Sky Harbor International Airport. Businesses and residents benefit from a wide range of amenities, including world-class healthcare, higher education institutions, professional sports, dining, entertainment, and outdoor recreation.

With strong demographics, a growing economy, and a strategic location in the Southwest, Phoenix continues to be one of the nation's most attractive markets for businesses, investors, and commercial real estate users.

Property Photos



Property Details

LOCATION INFORMATION

Building Name	1725 E Osborn Rd
Street Address	1725 E Osborn Rd
City, State, Zip	Phoenix, AZ 85016
County	Maricopa
Sub-market	Downtown Phoenix Submarket
Cross-Streets	East of the SEC of Osborn Rd & 16th St

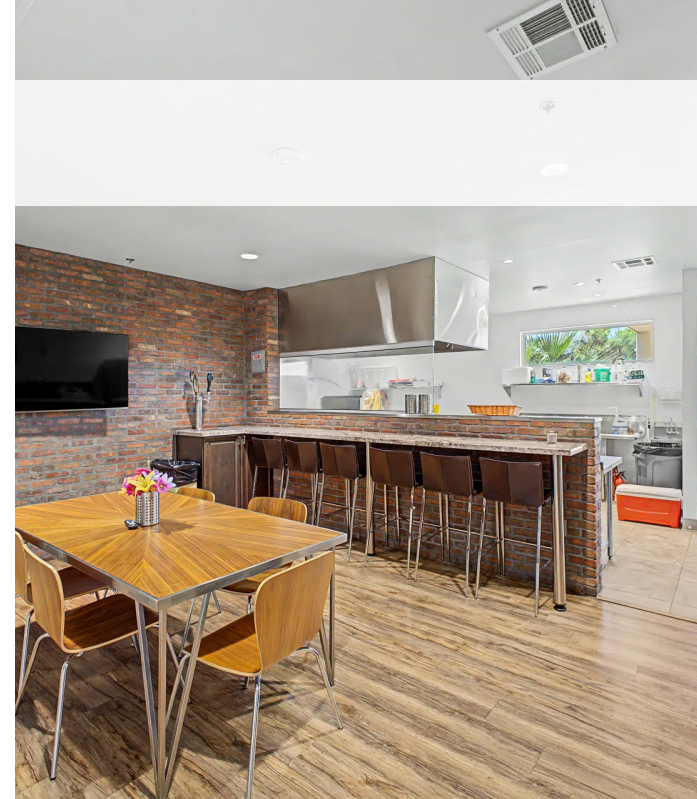
BUILDING INFORMATION

Building Size	4,903 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Year Built	1973
Year Last Renovated	2014
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 Neighborhood Commercial
Lot Size	1.04 Acres
APN #	119-32-126A

Additional Photos



Parcel Map

1725 E Osborn Rd
Phoenix, AZ 85016



Aerial Map

