

CENTRAL PHOENIX TWO-STORY OFFICE BUILDING

OFFICE/SCHOOL/REHAB/MEDICAL FOR SALE 13,660± SF

1212 WEST CAMELBACK | PHOENIX, AZ | 85013

~~\$4,750,000~~

~~\$4,375,000~~

PRICE DROP!

\$3,950,000

HIGHLY  
MOTIVATED  
SELLER!!!



EXCELLENT CAMELBACK ROAD VISIBILITY

PHOENIX LIGHT RAIL



FOR ADDITIONAL INFORMATION PLEASE CONTACT



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# BUILDING FEATURES

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EXTENSIVE RENOVATIONS BY OWNER/USER IN 2020, TO INCLUDE NEW FLOORING AND FINISHES. INTERIOR GLASS AND OPEN DUCTWORK PROVIDE A CLEAN, OPEN, CONTEMPORARY FEEL TO THE SPACE.

- BUILDING SIZE:** 13,660± SF
- PROPERTY TYPE:** SINGLE-TENANT TWO-STORY OFFICE BUILDING
- COURTYARD:** OPEN AIR COURTYARD IN CENTER OF BUILDING WITH GREEN TURF FOR RELAXING OR PLAY AREA
- ELEVATORS:** ONE (1)
- LOT SIZE:** 1.0± ACRE
- AMPLE PARKING:** 54 PARKING STALLS (INCLUDES 8 COVERED RESERVE PARKING STALLS AND EXTRA LAND FOR PARKING OR PLAYGROUND)
- SIGNAGE:** CAMELBACK ROAD FRONTAGE FOR GREAT SIGNAGE!
- ZONING:** C-0, CITY OF PHOENIX



# IMAGES

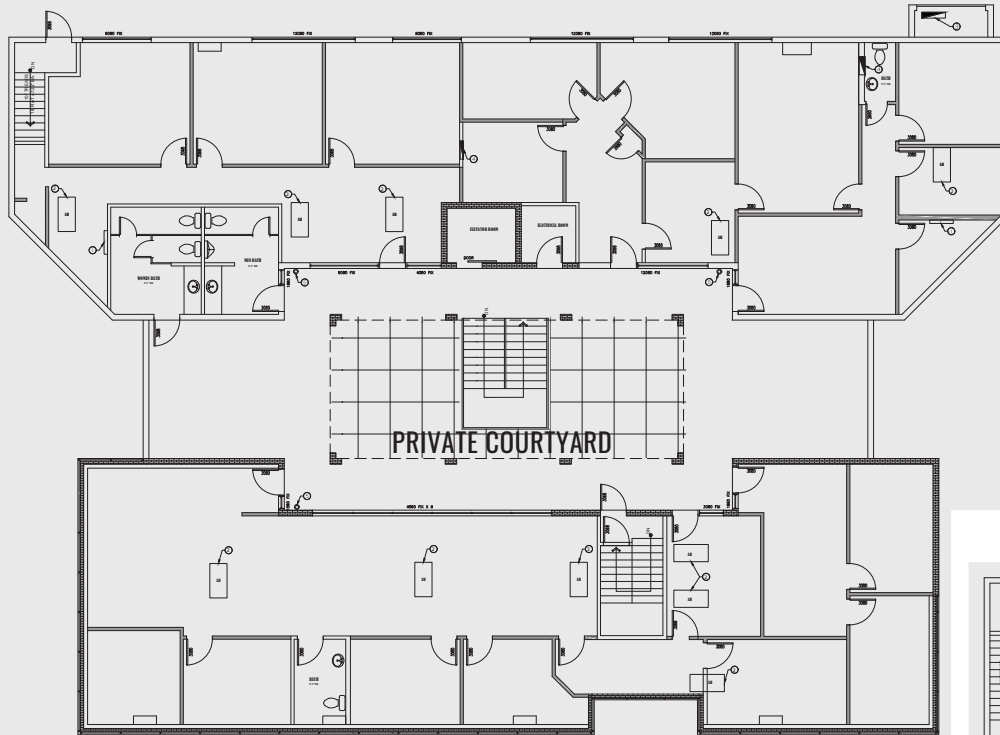
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# FLOOR PLANS

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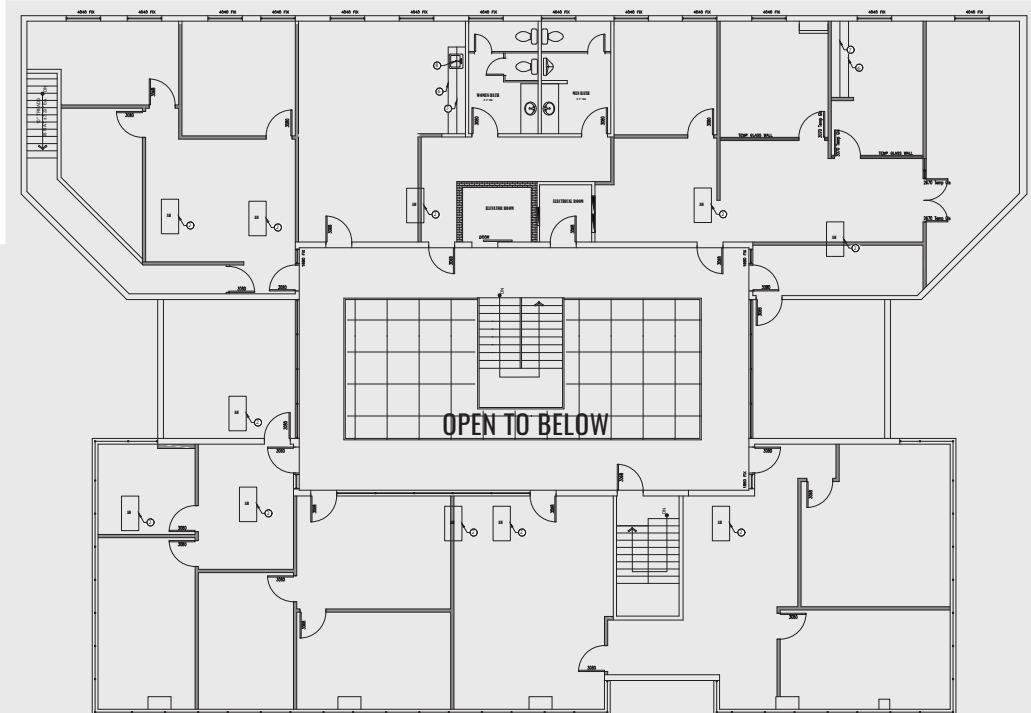


## FIRST FLOOR:

- 6,000± SF
- INCLUDES LOBBY, RECEPTION, CONFERENCE, SEVERAL OFFICES/TRAINING ROOMS, MULTIPLE RESTROOMS
- CENTRAL COURTYARD
- ONE (1) ELEVATOR

## SECOND FLOOR:

- 7,660± SF
- INCLUDES CONFERENCE, SEVERAL OFFICES/TRAINING ROOMS, TWO (2) RESTROOMS, BALCONY OVERLOOKING THE COURTYARD
- ONE (1) ELEVATOR



NOT TO SCALE



AERIAL

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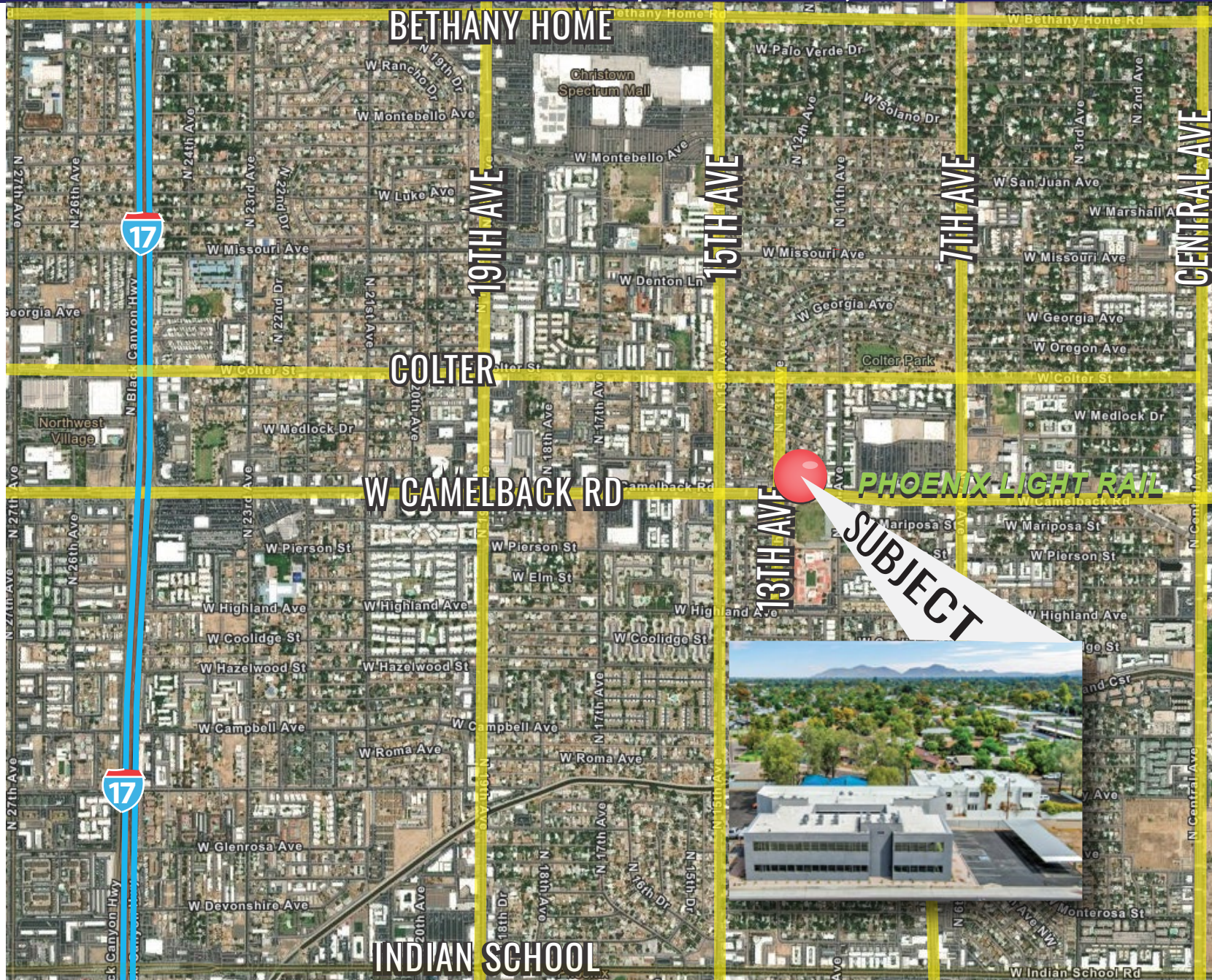


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# LOCATION MAP

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