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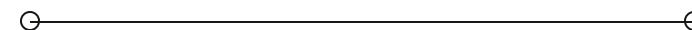
LA LIGA DEF
ABOGAD
2727 N 3RD

FOR SALE

The Citadel

2727 N. 3RD ST.

Phoenix, AZ 85004



PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$3,700,000 \$295 PSF
BUILDING SIZE	±12,502 SF
LOT SIZE	±0.32 AC
YEAR BUILT	1985
RENOVATED	2018
ZONING	R-5, City of Phoenix
APN	118-45-010A
2025 TAXES	\$22,024.66
PARKING	29 exclusive spaces 18 non exclusive street parking spaces
FLOORS	3 total Ground Level - Parking 2nd and 3rd Floors - Office
ELEVATOR	All floors served by elevator.



PROPERTY HIGHLIGHTS

- Ideal opportunity for an owner user and investor alike.
- The property can be fully occupied by a single operator or partially occupied allowing the ability to rent out space.
- The building was fully renovated in 2018 and has been exceptionally maintained ever since.
- The interior consists of high end finishes through out with a modern design and a functional layout.
- Located at 3rd St. and Thomas, the building is ideally situated in the heart of Midtown Phoenix.
- Convenient Access to Light Rail and I-10/51 Fwys.
- 29 Total Parking Spaces with an additional 18 stalls along 3rd St. immediately in front of the building.

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PROPERTY DESCRIPTION



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SVN is pleased to present to the market for sale The Citadel, an approximately 12,502 SF office building in the heart of Midtown Phoenix. The property features three levels with a below grade parking garage and two levels of newly renovated high end office space, all served with elevator accessibility. The building is currently fully occupied by the Seller with flexibility to fully vacate upon close of escrow or downsize and leaseback a portion of the building. Thus, there is the potential for an owner user to purchase an occupy anywhere from 1,583 SF to 8,247 SF of the property while driving rental income in the remainder of the building. In 2018, the building was fully renovated including a new roof, replacements of multiple AC units and extremely high end upgrades to the entire interior of the property making this a tremendous opportunity for an owner user wanting an upscale plug and play opportunity. Since then, the current owner has continued the exceptional maintenance of the property.

LOCATION DESCRIPTION

The subject property is located in the heart of Midtown Phoenix just south of 3rd St. and Thomas Rd. This location offers convenient access to both the 51 and I-10 freeways and is walking distance to the Central Corridor and the Metro Light Rail. Its close proximity to Downtown Phoenix combined with a waive of new developments to the immediate area results in an abundance of amenities including bars and restaurants as well as retail centers such as the fully improved Park Central Mall.

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E. ROANOKE AVE.

E. THOMAS RD.

N. 3RD STREET



STREET PARKING AERIAL



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FLOOR PLAN - 2ND FLOOR



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ADDITIONAL EXTERIOR PHOTOS



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CITY INFO - PHOENIX



PHOENIX, AZ

Downtown Phoenix is a center for employment, education, professional sports, living, arts, and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center Expansion, Valley Metro Light Rail, and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.

TOP PHOENIX EMPLOYERS

BANNER HEALTH	8,184 (Employees)
HONEYWELL	6,247
AMERICAN EXPRESS	5,880
ST. JOSEPH'S HOSPITAL	4,109

DT PHX HIGHLIGHTS

- 3,512 Businesses | 63,494 Employees
- ±6,000 Multi-Family units Existing, Under Construction, or in Planning
- Over 800,000 SF of Retail Space | 165+ Restaurants
- 9.8 million SF of Office Space | 880k SF of Convention Center Space
- 20,000+ Students at ASU, U of A, and NAU Downtown Campuses
- ±\$721 Million in Consumer Spending

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