



Menlo Group

COMMERCIAL REAL ESTATE



## MULTI-TENANT OFFICE BUILDING

INVESTMENT OPPORTUNITY

1100 E WASHINGTON ST  
PHOENIX, AZ 85034

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# PROPERTY INFORMATION

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## INVESTMENT SUMMARY

1100 E Washington Street presents an exceptional investment opportunity with an 11,784 square foot, two-story, multi-tenant office building in the heart of Phoenix. Zoned C-3, the property offers not only strong current income but also potential future redevelopment flexibility. The building features a modern aesthetic with a high-end build-out and has undergone significant updates in recent years, enhancing both functionality and curb appeal.

The property is leased by quality tenants with leases secured through 2027, the property benefits from a strong and diversified tenant mix, providing stable, long-term cash flow. Its prime location offers excellent accessibility and visibility, while the contemporary design and premium finishes make it a highly desirable workplace. Combining secure income, strong tenancy, recent capital improvements, and redevelopment potential, 1100 E Washington Street is a compelling addition to any commercial real estate portfolio.



## LOCATION SUMMARY

Ideally situated just east of Downtown Phoenix, 1100 E Washington Street offers unmatched accessibility to the region's most prominent business, transportation, and lifestyle amenities. The property is less than five minutes from Sky Harbor International Airport and is within close proximity to major freeways, including I-10, I-17, and State Route 51, ensuring convenient regional connectivity. Tenants benefit from the nearby Valley Metro Light Rail station, providing direct access to downtown, the airport, and surrounding communities.

The location is surrounded by a dynamic mix of retail, dining, entertainment, and hospitality options, as well as major sports and cultural venues. Chase Field (home of the Arizona Diamondbacks), Footprint Center (home of the Phoenix Suns and Mercury), and the Phoenix Convention Center are all within minutes, along with an array of museums, performing arts venues, and popular downtown districts. This prime urban setting combines the advantages of a central address with excellent transportation links, making it a highly desirable location for a wide range of office users.





1100









## OFFERING

Price	\$3,300,000.00
Net Operating Income	\$231,532.47
Cap Rate	7.02%
Tenants	Barrier Insulation, Photon AC, LLC & Energy and Reimagine Roofing
Lease Type	Modified Gross

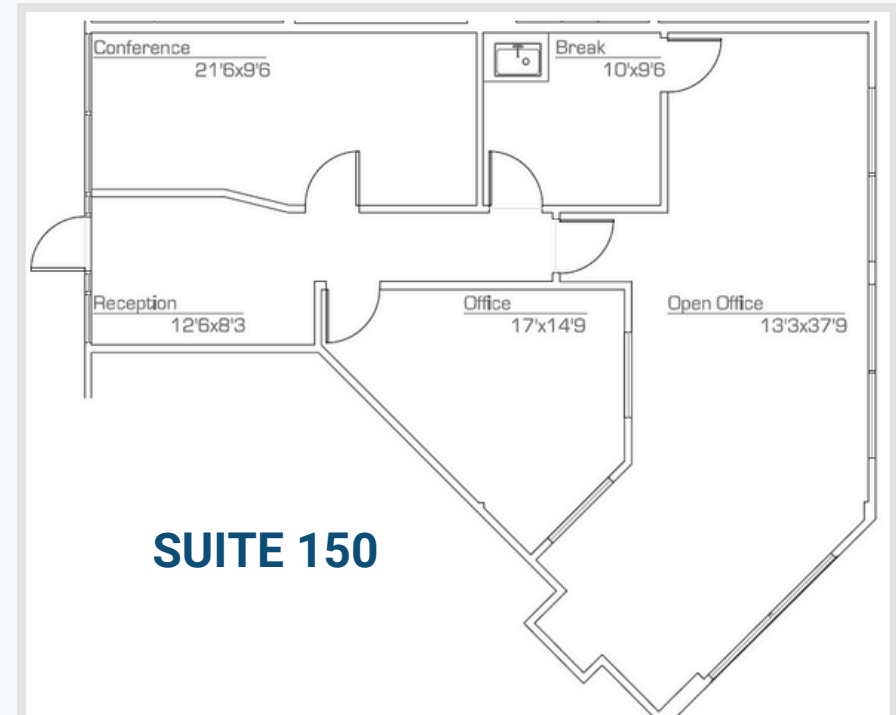
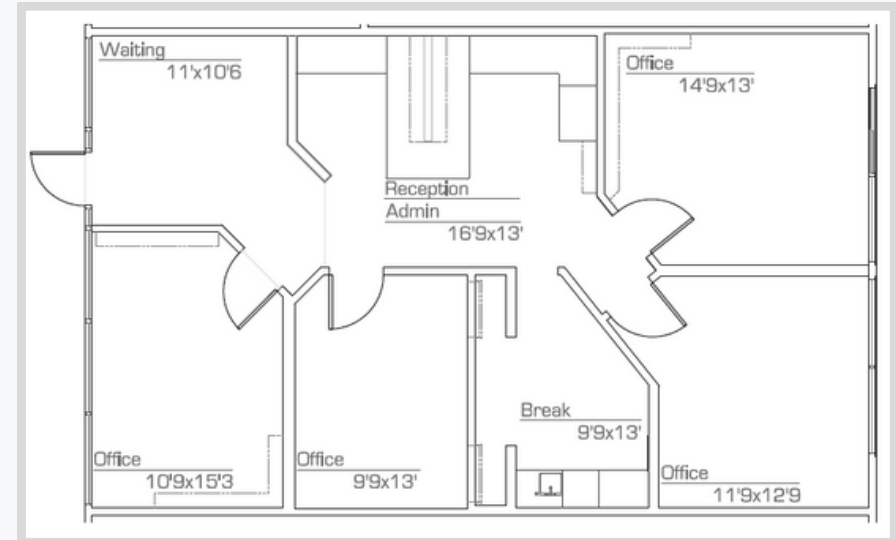
## PROPERTY SPECIFICATIONS

Size	+/- 11,784 SF
Land Area	+0.54 Acres
Property Address	1100 E Washington St Phoenix, AZ 85034
Year Built	1980
Year Remodeled	2021 & 2022
Parcel Number	116-43-068A
Ownership	Fee Simple (Land/Bldg.)
Zoning	C-3, City of Phoenix
Parking	20 covered, 12 uncovered
Additional Info	Two-story office building with basement

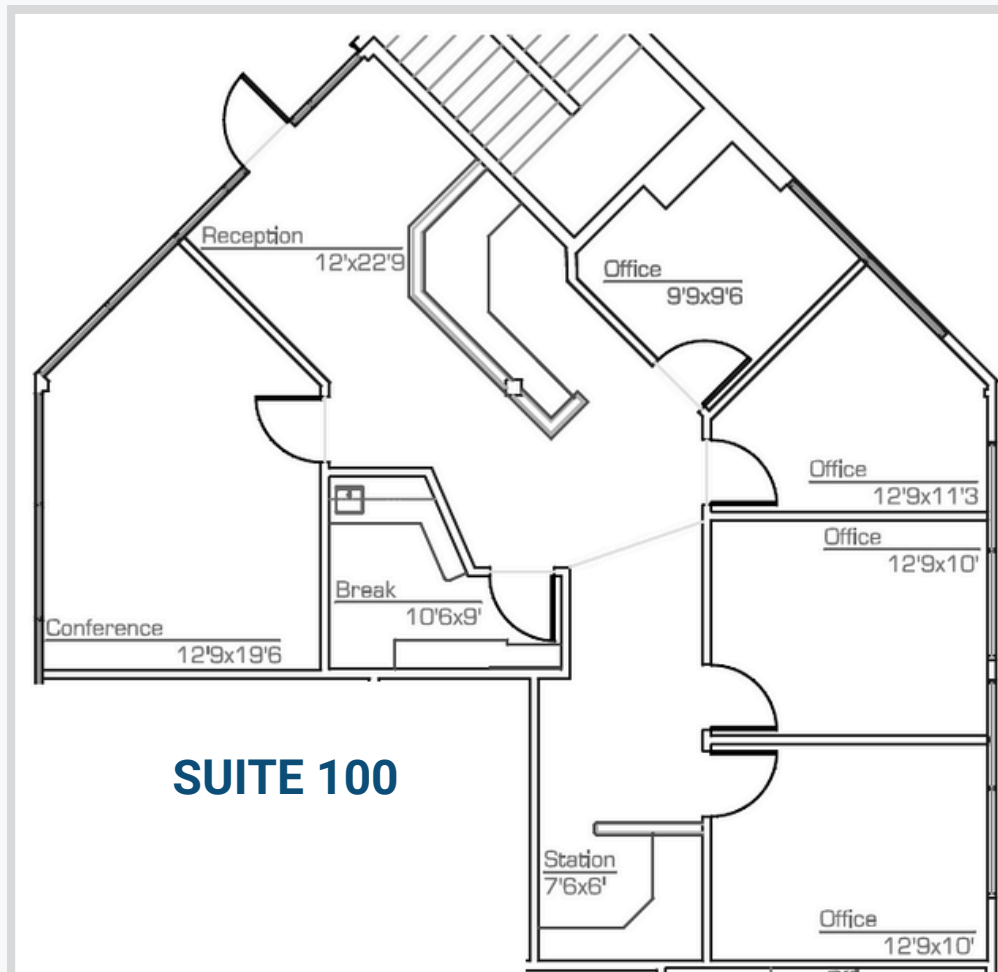


# FLOOR PLANS - FIRST FLOOR

## SUITE 125



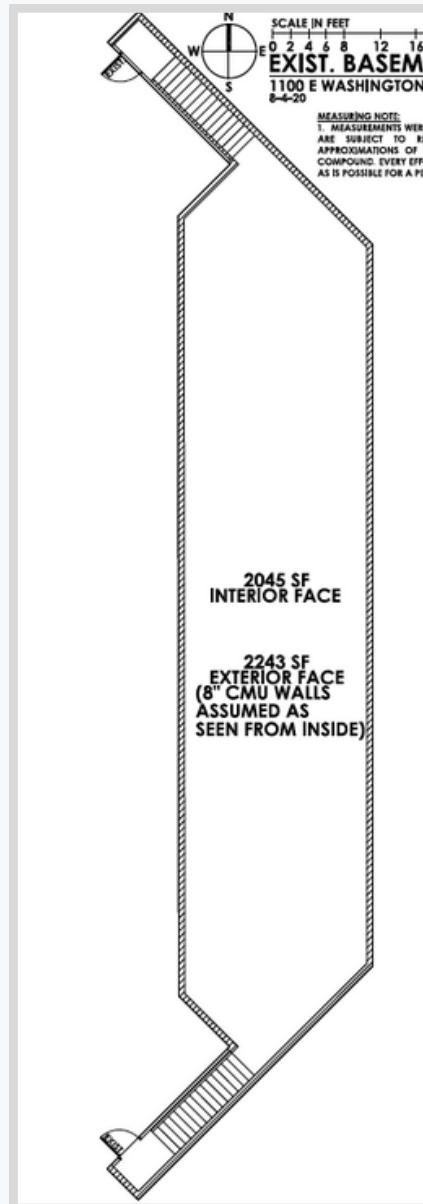
## SUITE 100



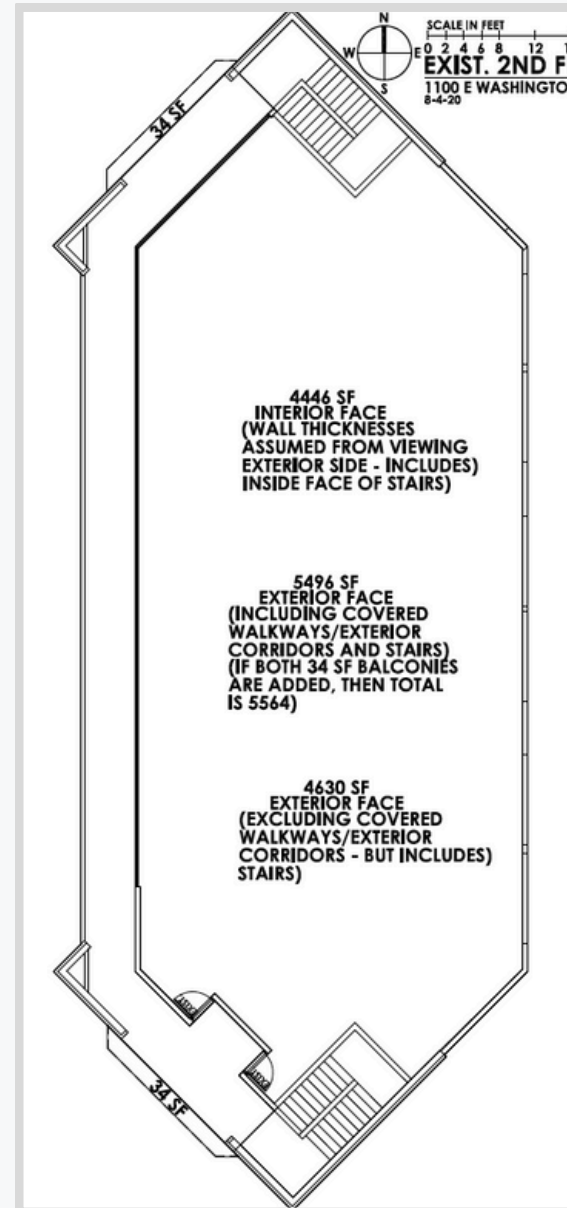


# FLOOR PLANS - BASEMENT & SECOND FLOOR

## BASEMENT



## SECOND FLOOR









# INVESTMENT HIGHLIGHTS

## Strong Tenant Mix

1100 E Washington Street is leased to a strong mix of established tenants. Reimagine Construction, LLC occupies Suite 100 through May 17, 2027 and the Second Floor and Basement Space. Suite 150 is home to Photon AC, LLC under a lease that extends through October 31, 2028.

This diverse and complementary tenant mix, paired with quality build-outs and long-term commitments, ensures consistent income and positions the property as a secure, investment-grade asset.

## Modern Design & Build-Out

1100 E Washington Street features a distinctive, high-end build-out that blends modern design with functional office layouts. The two-story, 11,784 SF building offers a contemporary aesthetic with premium finishes, open and private workspaces, and abundant natural light, creating an inviting and productive environment for tenants. This versatile space is ideal for traditional office or light manufacturing use, with a built-out basement gym and impressive second-floor entertainment space for hosting clients.

Over the past several years, the property has undergone extensive updates, enhancing both its appearance and operational efficiency. Each tenant space is tailored to the specific needs of its occupant, supporting a diverse mix of professional uses, including construction services, architectural design, and energy efficiency solutions. The building's modern design, quality materials, and recent capital improvements make it stand out in the Phoenix office market and contribute to strong tenant retention.

## Unbeatable Downtown Phoenix Location

Located just east of Downtown Phoenix, the property offers excellent connectivity to Sky Harbor International Airport, major freeways including I-10, I-17, and SR-51, and is just steps away from the Valley Metro Light Rail.

Tenants enjoy close proximity to Chase Field, Footprint Center, the Phoenix Convention Center, and a variety of retail, dining, and entertainment options. This prime urban location combines central convenience with exceptional transportation access, making it highly desirable for a wide range of office users.

## Excellent Trade Area & Demographics

The property is strategically positioned within a vibrant trade area that supports strong demand for office and commercial services. Within a two-mile radius, the population totals 50,041 with a median age of 34.7, reflecting a young, dynamic, and growing community. The average household income is \$69,275, supporting healthy consumer purchasing power, while the area's employment base is robust, with 108,084 employees across both service-producing and goods-producing industries. Annual consumer spending in this trade area exceeds \$622 million, underscoring the area's economic vitality.

In addition to its favorable demographics, 1100 E Washington Street benefits from outstanding visibility and accessibility, with traffic counts on Washington Street exceeding 11,000 vehicles per day and direct access to the Valley Metro Light Rail. This combination of strong market fundamentals, high exposure, and transportation connectivity positions the property for continued tenant demand and long-term value growth.



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## PROPERTY OVERVIEW

### LOCATION

Phoenix, Arizona  
Maricopa County  
Midtown/Central Phoenix  
Submarket

### PARKING

20 covered parking  
12 uncovered parking

### PARCEL NUMBER

APN 116-43-068A  
Land Size: 0.54 Acres

### ZONING

C-3, City of Phoenix

### IMPROVEMENTS

Approximately 11,784 SF of existing building area over 2 stories and a basement. Modern, newly renovated finishes

### TRAFFIC COUNTS

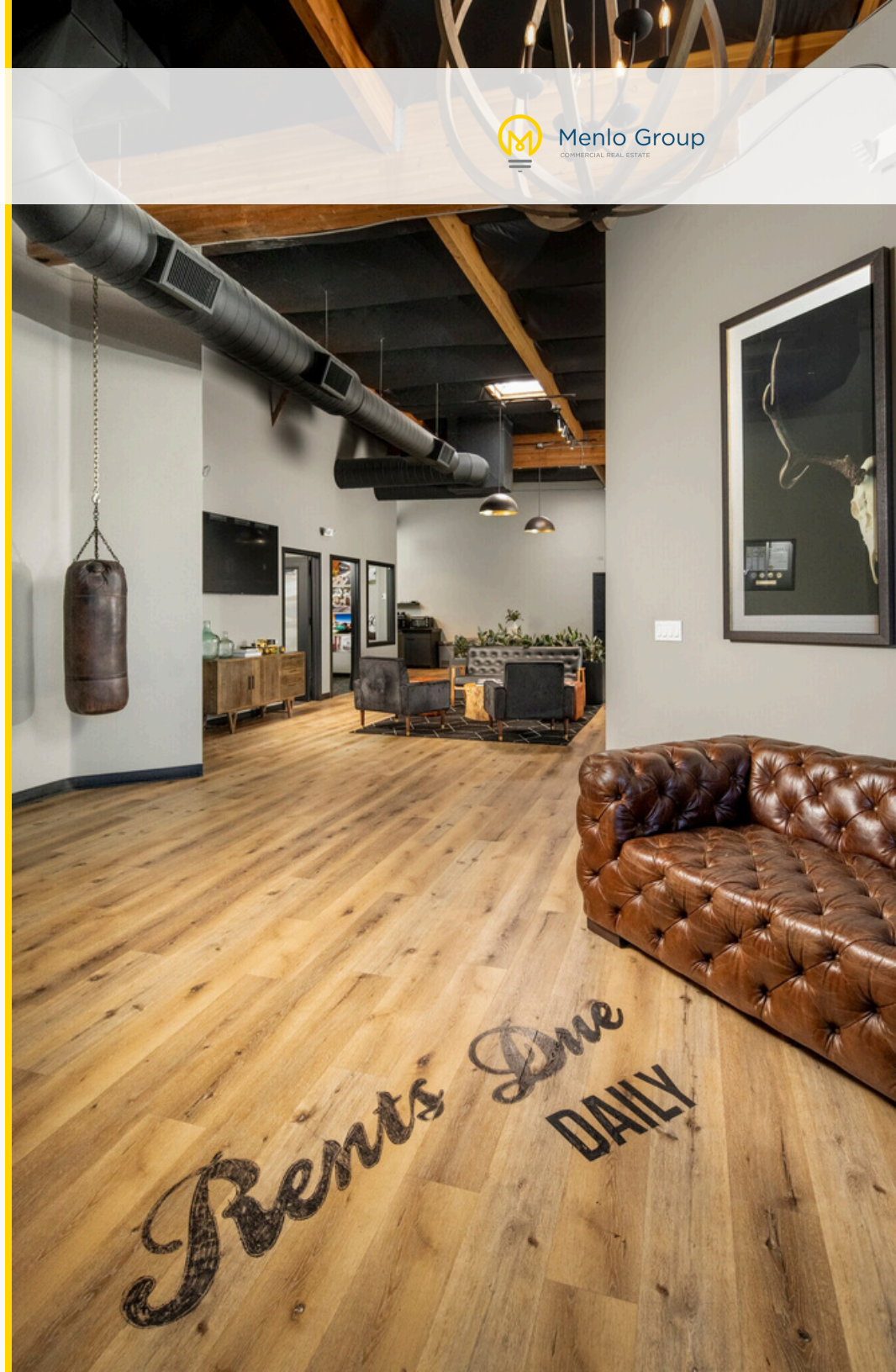
Washington St: 11,682 VPD

### ACCESS

Access point on Washington St and 11<sup>th</sup> St

### CONSTRUCTION

Year Built: 1980  
Remodeled: 2021 & 2022





# FINANCIAL INFORMATION

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# RENT ROLL

Tenant	Suite	Size (SF)	Lease Start	Lease End	Term	Annual Increase	Monthly	PSF	Annual	Recovery Type	Security Deposit
Reimagine Construction, LLC	100	1,439	5/18/22	5/17/27	60 Months	2%	\$3,181.41	\$26.53	\$38,176.96	Gross	\$3,245.04
Reimagine Construction, LLC	200	5,564	3/25/22	3/24/27	60 Months	2%	\$12,301.17	\$26.53	\$147,614.03	Gross	\$12,547.19
Reimagine Construction, LLC	BSMT	2,243	3/25/22	3/24/27	60 Months	2%	\$4,363.86	\$23.34	\$52,366.37	Gross	\$4,451.14
<b>VACANT (Proforma Rent)</b>	<b>125</b>	<b>1,745</b>	-	-	-	-	<b>\$3,926.25</b>	<b>\$27.00</b>	<b>\$47,115.00</b>	<b>Modified Gross</b>	-
Photon AX, LLC	150	1,367	11/1/25	10/31/28	36 Months	2%*	\$3,303.58	\$29.00	\$39,643.00	Modified Gross	\$3,718.12
<b>TOTAL (In Place)</b>		12,358			Avg of 18.8 months remaining		<b>\$23,150.02</b>		<b>277,800.36</b>		<b>\$23,961.49</b>
<b>TOTAL (Proforma)</b>		12,358			Avg of 18.8 months remaining		<b>\$30,257.68</b>		<b>\$324,915.36</b>		

Landlord Expenses	Annual	PSF
Electric	\$16,881.31	\$1.37
Dumpster	\$5,144.69	\$0.42
Landsacping	\$2,400.00	\$0.19
Water/Sewer	\$3,632.17	\$0.29
Insurance	\$4,544.04	\$0.37
Real Estate Taxes	\$13,665.68	\$1.11
<b>TOTAL</b>	<b>\$46,267.89</b>	<b>\$3.74</b>

# FINANCIAL INFORMATION

Price	\$3,300,000.00
Price/SF	\$280.04/SF
Net Operating Income (Actual)	\$231,532.47
Cap Rate (Actual)	7.02%
<b>Net Operating Income (Proforma)</b>	<b>\$278,647.47</b>
<b>Cap Rate (Proforma)</b>	<b>8.44%</b>
Lease Type	Modified Gross



## TENANT PROFILES

**1100 E Washington St** is leased to a strong mix of established businesses, each with lease terms extending through 2027, providing stable, long-term income.

**Reimagine Construction, LLC** occupies the largest amount of SF at the premises with leases for Suite 100 (1,439 SF), Suite 200, and the Basement with term through March and May of 2027. The company provides residential and commercial roofing services, including inspections, installations, repairs, and solar system installations.

Suite 150 is home to **Photon AC, LLC**, occupying 1,367 SF under a lease that extends through October 31, 2028.

This diverse and complementary tenant mix, paired with quality build-outs and long-term commitments, ensures consistent income and positions the property as a secure, investment-grade asset.





# LOCATION INFORMATION

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# PARCEL MAP



N 11<sup>TH</sup> ST

E WASHINGTON ST



