

For Sale or Lease

3820 N 3RD STREET, PHOENIX, AZ 85012



FREESTANDING OFFICE BUILDING



Kim Soulé

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- Immediately available - located south of Indian School Rd on 3rd Street
- Previously used as a behavioral health facility
- Recently Reduced to \$2,500,000
- Rental Rate of \$15.00 NNN

Freestanding Office Building

3820 N 3RD STREET, PHOENIX, AZ

Property is available for immediate occupancy

FOR SALE

\$2,500,000

FOR LEASE

\$15.00 NNN / SF



**Information obtained from Maricopa County and City of Phoenix. Information is subject to change and must be independently verified as Colliers accepts no responsibility for its accuracy.*

Property Details

Sale Price \$2,500,000

Price per SF \$265.00

Asking Lease Rate \$15.00 NNN

Square Feet: ±9,435

Buildings One

Stories One

Parcel 118-25-043B

Parcel Size 41,649 sf or 0.96 AC

Parking 6.2/1000 SF

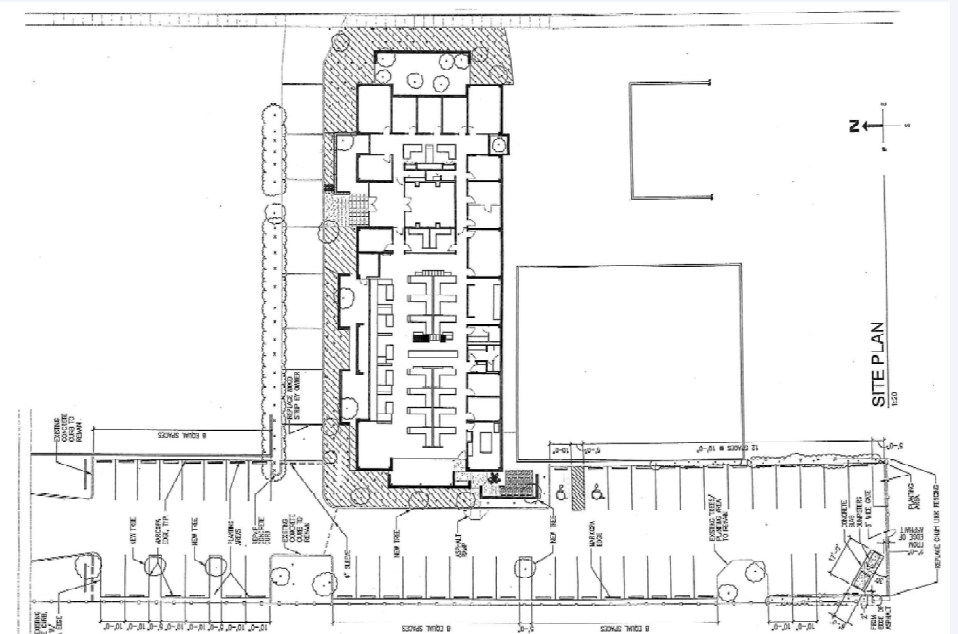
Age 1975

Zoning C-2, City of Phoenix

3rd Street Frontage 150 feet



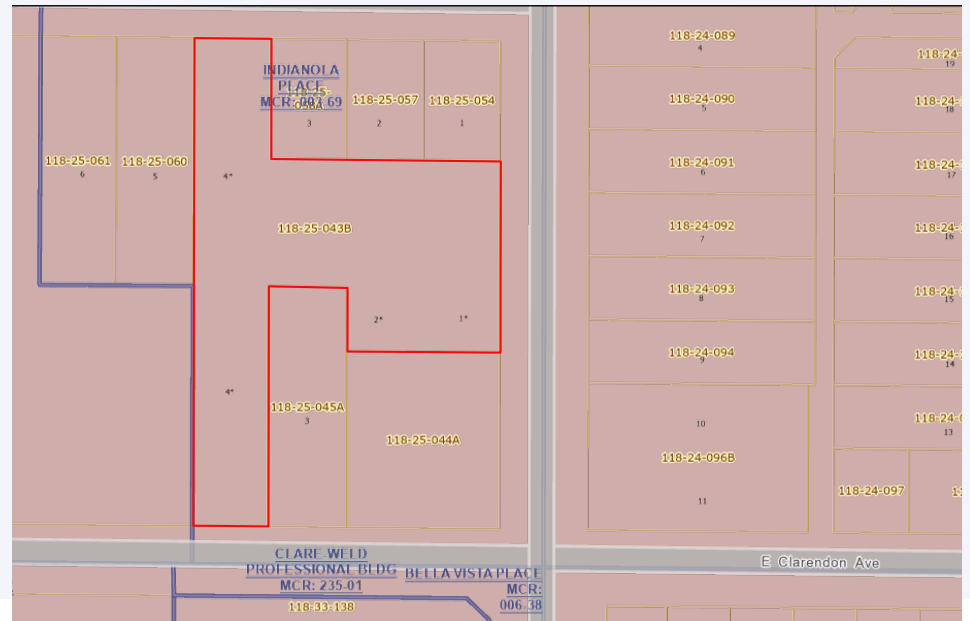
East-West View



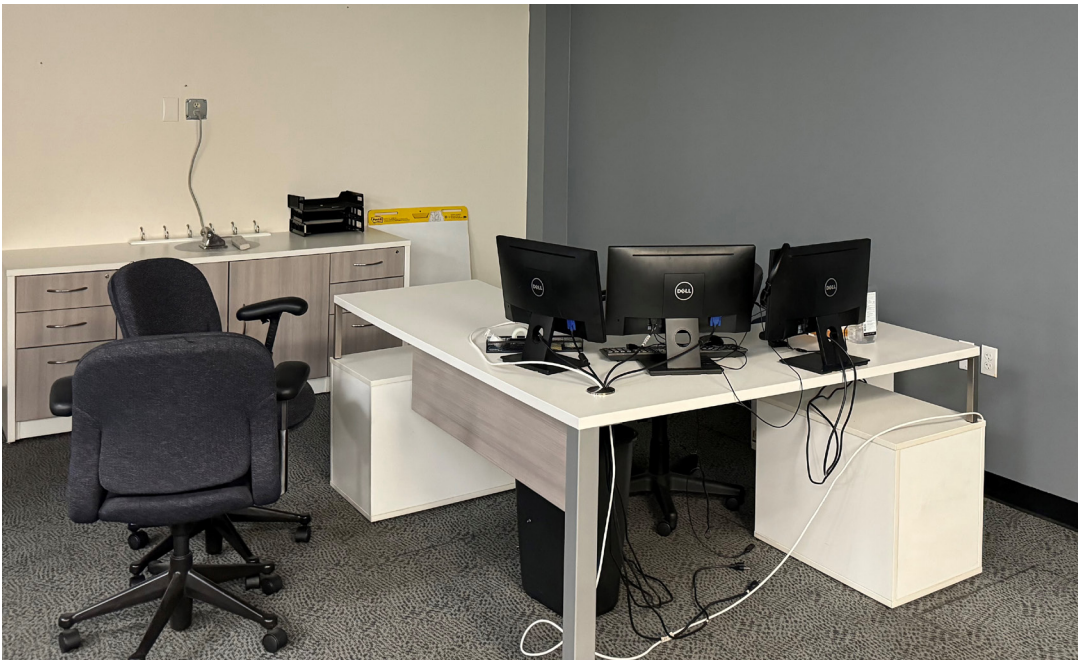
Site Plan
(not to scale)



Oblique View



Parcel Map







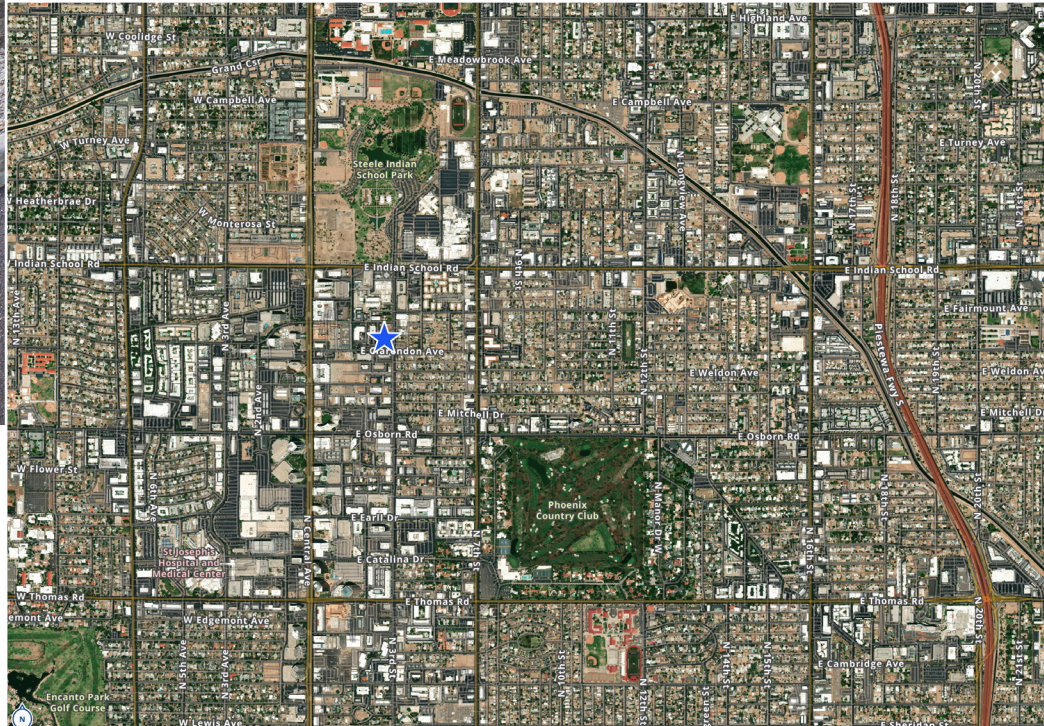
For more information, contact:

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