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Freestanding Office Building for Sale

3130 N 3rd Avenue
Phoenix AZ 85013

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Table of Contents

04 Executive
Summary

05 Location
Overview

07 Floor Plan and
Virtual Tour

08 Property
Photos





Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at **3130 N 3rd Avenue, Phoenix, AZ, (Property)**. Colliers, as agent, has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner's expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser's sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner's Agent.

For Sale | 3130 North 3rd Avenue, Phoenix, AZ

Executive Summary

Available for sale is 3130 N 3rd Avenue, Phoenix, AZ, a freestanding office building that has been completely renovated in 2025 with a speakeasy in the basement. The building features exposed ceiling, top-to-bottom glass walls and doors, exposed concrete, eight private balconies, two floors that mirror each other with seven offices, two conference rooms, two restrooms, and a kitchen. The bottom floor has a speakeasy with a full bar, open area, and three full size booths. Parking for the building is located under the building, which is covered. In terms of unique/desired space, this building is #1 on our list.

This is an opportunity to own a completely remodeled creative office building that has a speakeasy in the basement. The property is 8,870 SF in size and the reduced asking price is now \$2,800,000.



**Reduced
Sale Price**
\$2,800,000
(\$315.67/SF)



**Total
Available SF**
±8,870 SF



The Location

The property is located just west of the revitalized Park Central Mall, which includes retail, medical, office, storage, and hotel. Walkable retail amenities include First Watch, EOS Fitness, Fired Pie, Jamba, Jimmy John's, Zipp's Sports Grill, and Kobalt. Notable tenants in the within a .25 mile radius include St. Joseph's Medical Center, Barrow Neurological Institute, Dignity Health Regional Headquarters, and Creighton Medical Center.



Median HH Income
\$68,895



Population
358,843



Walk Score
65



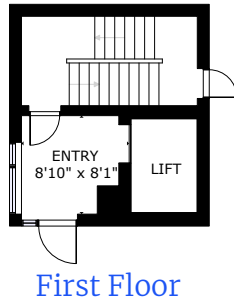
3130 North 3rd
Avenue, Phoenix



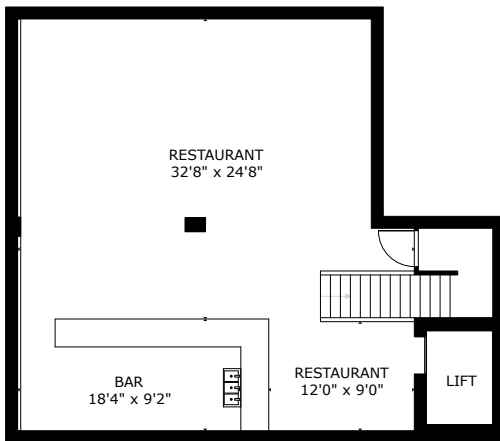
N 3rd Avenue



Floor Plan

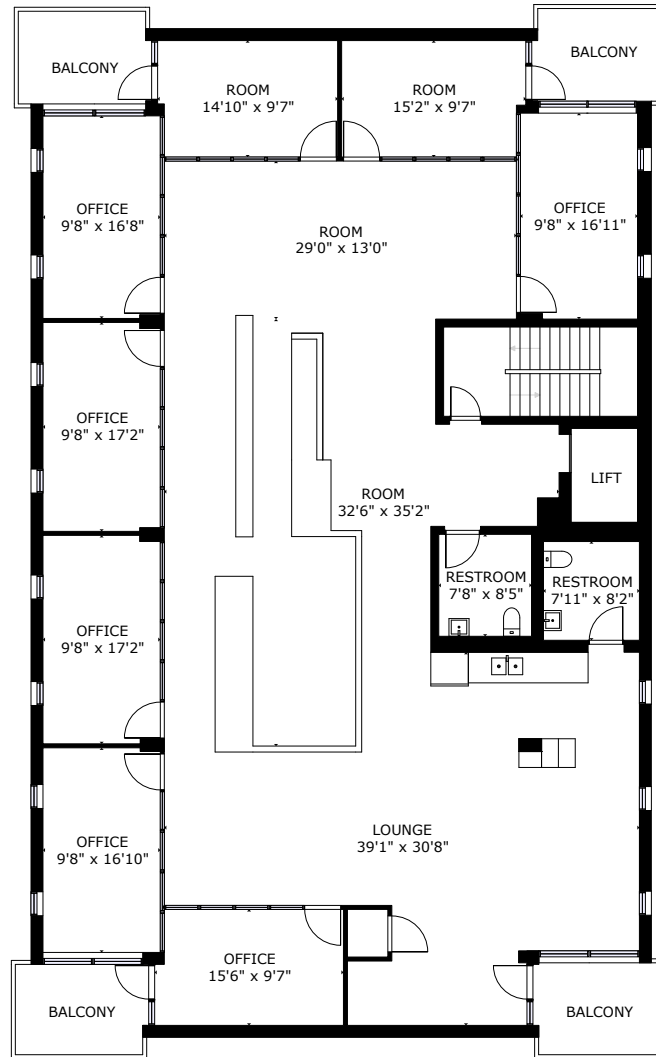


First Floor

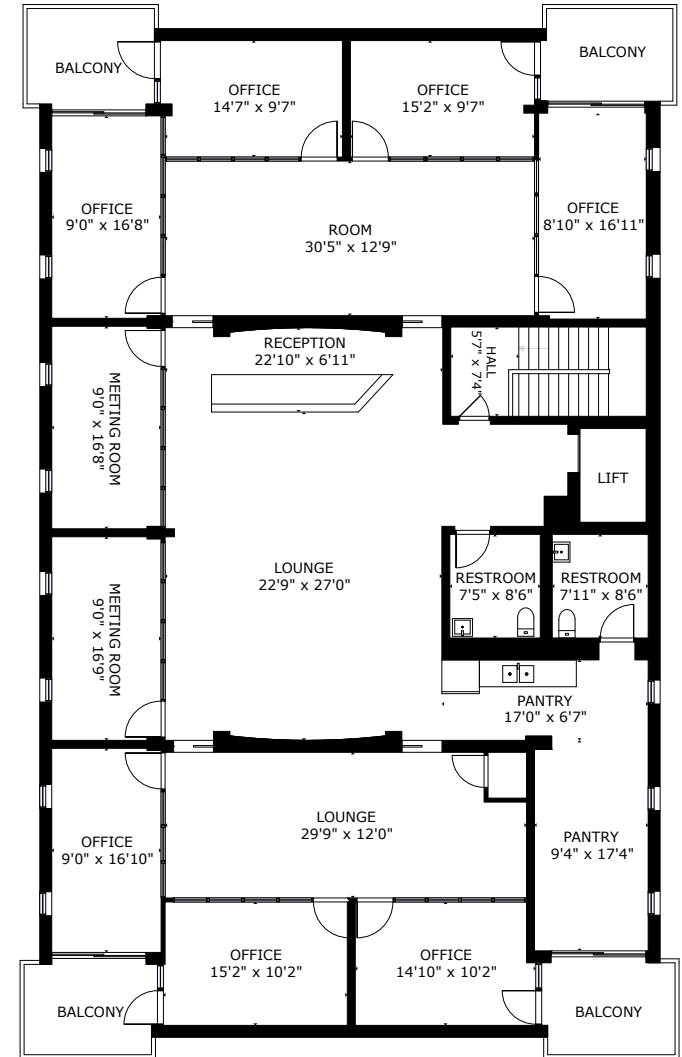


Basement

Second Floor



Third Floor













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