



Midtown Phoenix Office Condo For Sale



Earll Professional Plaza

202 E. EARLL DR. #370 & 370A
PHOENIX, AZ 85012



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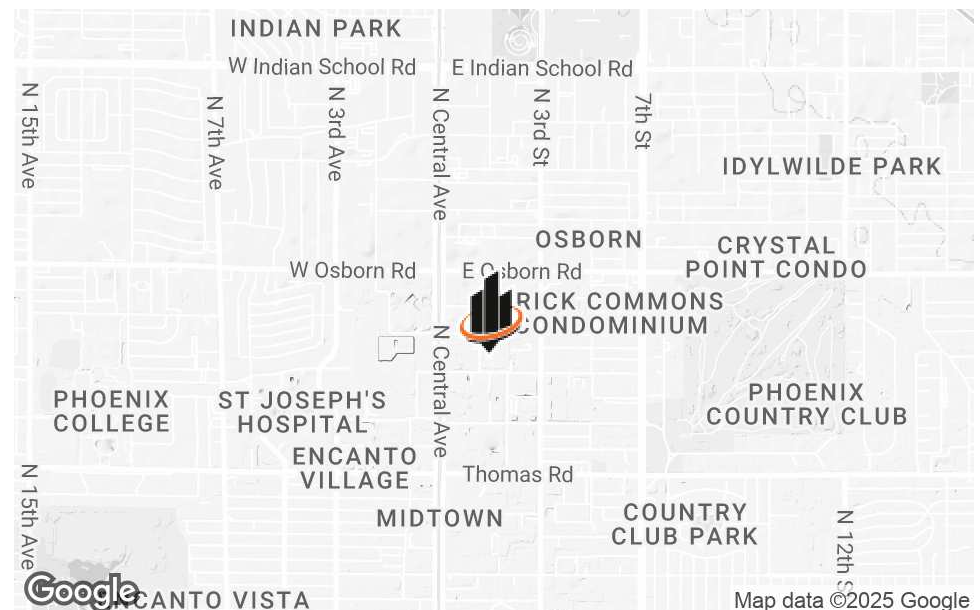
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$2,291,000
PRIC/SF	±\$185/SF
UNIT SIZE	12,386 SF *Divisible to 5,088 SF (Suite 370) or 7,298 SF (Suite 370A)
PARKING	3.8/1,000 SF ratio Garage and surface level parking 9 reserved parking space *No additional cost
BUILDING SERVICES	5 day janitorial service Electricity HVAC Repairs/Maint./Replacement Lobby and common area maintenance
APNS	118-34-282 118-34-644
2024 PROPRTY TAXES	\$28,474.10 ±\$2.30 PSF Annually
2025 ASSN. FEES	\$8,772.81/Mo. ±\$8.45 PSF Annually
CO-BROKE FEE	2.50%



PROPERTY HIGHLIGHTS



HIGHLIGHTS

- Move in ready office condo in the heart of the Central Corridor in Midtown Phoenix.
- There is potential to negotiate all existing furniture to be included with the sale of the premises.
- Highly functional general office layout with healthy mix of private offices, conference rooms, and open work space ideal for most every general office operator.
- The space is designed such that it can be demised to as little as 5,088 SF allowing an owner to rent out space or individual offices to drive supplemental income and offset expenses.
- Third floor balconies with views overlooking the central Phoenix skylines.
- Upscale multi-story building with remodeled lobby and professional services included with association.
- Convenient access to 51 and I-10 Freeways in addition to being walking distance to the Light Rail.
- Surrounded by countless amenities including hotels, shops, and restaurants.
- Minutes to Downtown Phoenix, home to Roosevelt Row, the Phoenix Suns, and the Arizona Diamondbacks.
- The building is in close proximity to many universities including the newly built Creighton University at Park Central as well as Arizona State University, U of A, and NAU's campuses in the heart of Downtown Phoenix.

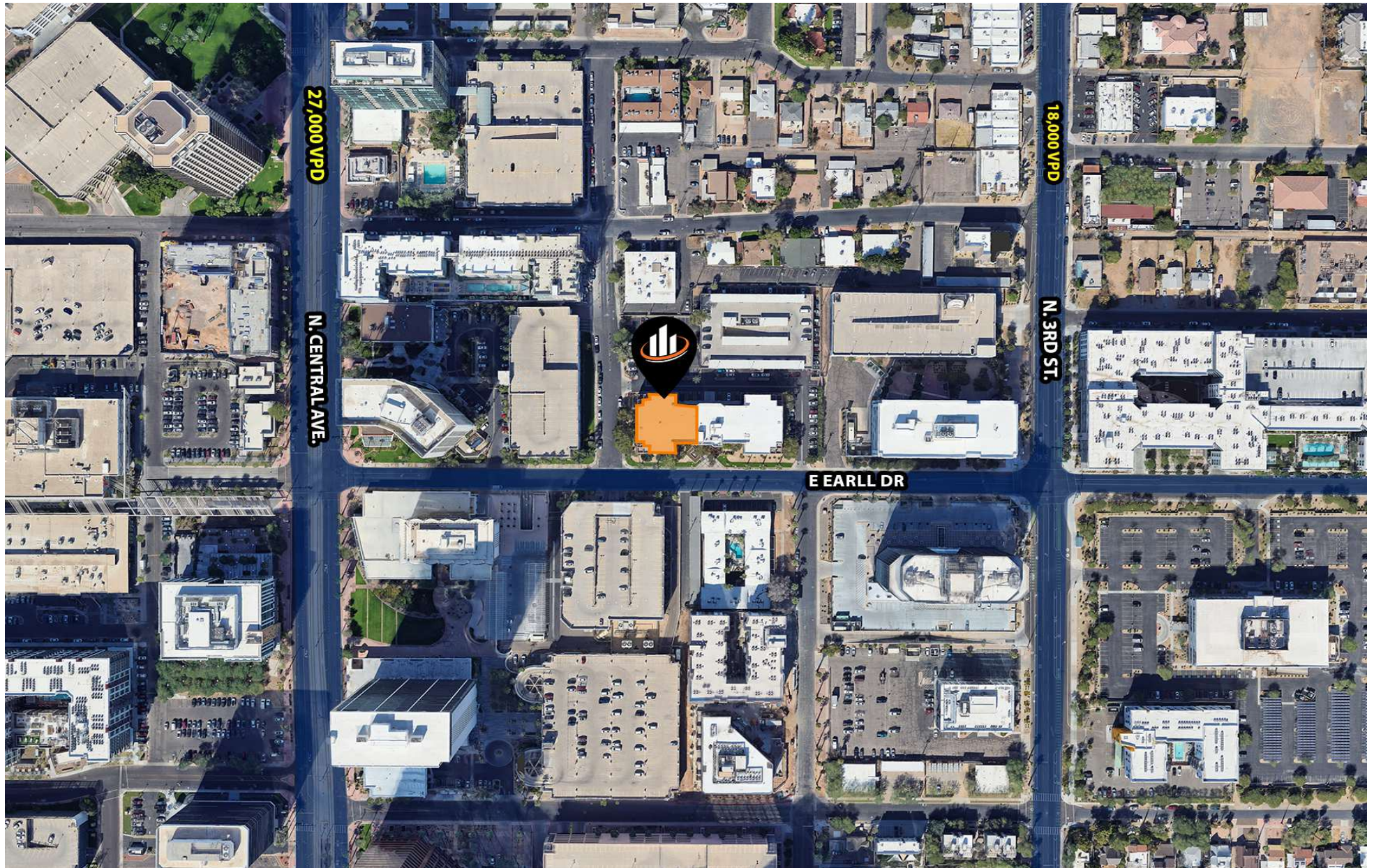
FLOORPLAN



ADDITIONAL PHOTOS



PROPERTY AERIAL



RETAILER MAP



