



FOR LEASE | OFFICE

824 E Washington: C-3 Lot With Office Building

824 E Washington Street | Phoenix, AZ 85034

PRESENTED BY:

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824 E Washington St, Phoenix
Office Building For Lease
3,276 Square Feet, 0.31 acres Fenced and Gated

Move In, Monthly costs

Tenant Requirements before move in:

1. Completed Credit & Background Information Form and Landlord Approval
2. Copy of State or Federal ID
3. Provide proof and General Liability Insurance policy naming 'Sheridan Properties Inc' as additional insured with coverage at \$2,000,000 overall / \$1,000,000 per occurrence
4. Fully executed Lease Agreement
5. Payment in full of all move-in costs

Tenant Move-In & 1st Month Cost:

1. Security Deposit	\$5,000.00
2. 1 st Month Base Rent	5,000.00
3. Phoenix/State Rental tax: 2.9%	145.00
4. Application Fee	<u>150.00</u>
Total Move-In Cost (including City/State tax)	\$10,295.00

Monthly Expense Breakdown:

1. Base Rent Months 01-12	\$5,000.00
2. Sales Tax	<u>145.00</u>
Total Monthly Expense	\$5145.00

Tenant pays for:

- Electric: APS Electric
- Gas: na
- Water/Sewer: City of Phoenix
- Tenant Cost: Janitorial, cleaning, weed control, pest control
- Tenant Cost: Building maintenance

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PROPERTY SUMMARY

Available SF:	3,276 SF
Lease Rate:	\$5,000.00 per month (MG)
Lot Size:	0.31 Acres
Building Size:	3,276 SF
Building Class:	C
Year Built:	1960
Renovated:	2015
Zoning:	C-3 General Commercial, Walkable Urban Zoning
Market:	Phoenix
Sub Market:	Phoenix Downtown
Cross Streets:	Washington St & 9th Street
Traffic Count:	29,500

PROPERTY OVERVIEW

Office space, 10 private offices, bullpen, gated parking lot. On Washington St, light rail, 1 block from Downtown Entertainment District.

Lease term: 1-2 years. \$5,000/month, tenant pays utilities.

LOCATION OVERVIEW

The City of Phoenix is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to the major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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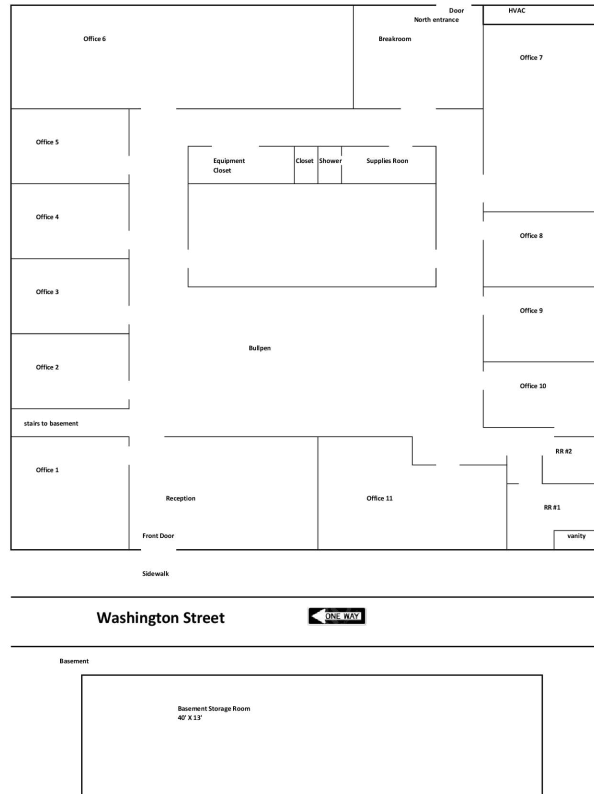
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824 E Washington St

Floorplan

Not to scale

Note: 7' ceilings





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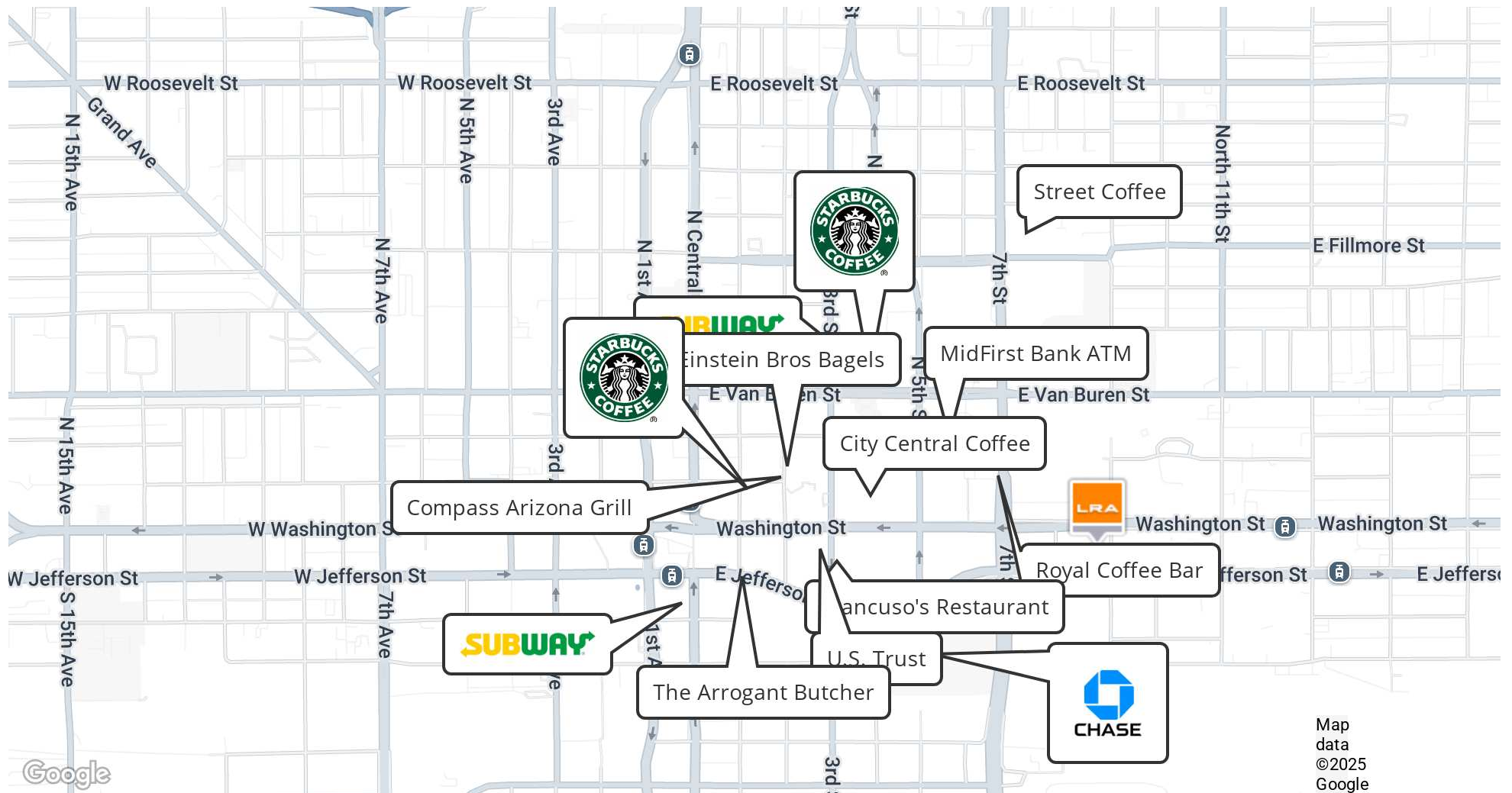
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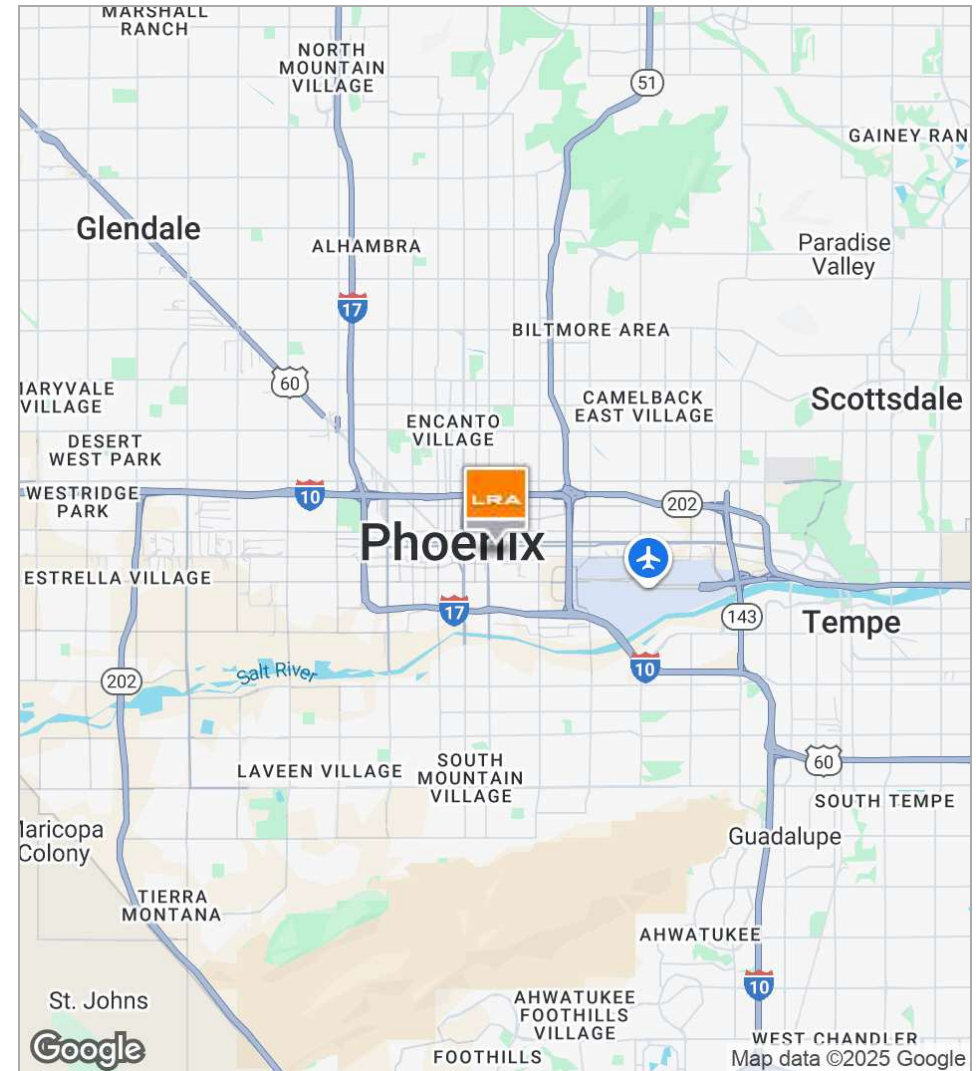
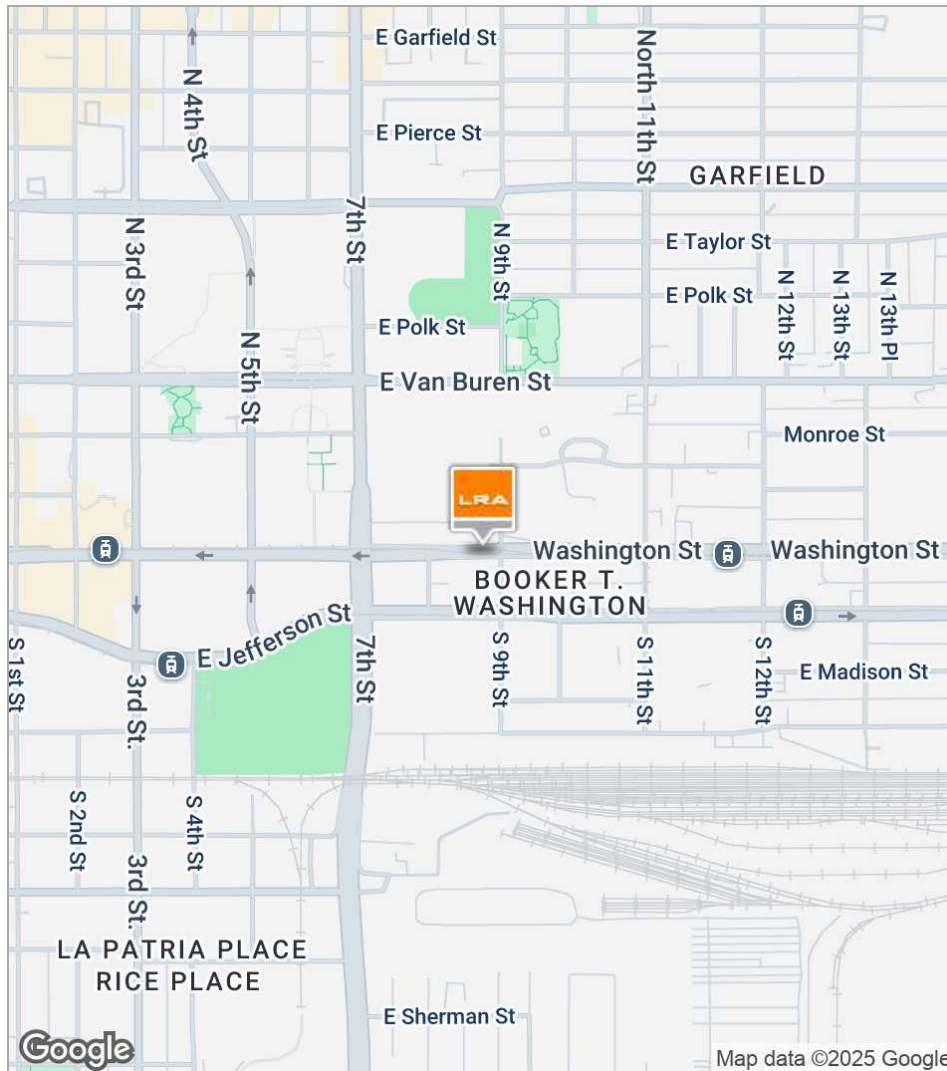
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	1 Mile	3 Miles	5 Miles
Total Population	12,275	91,697	326,560
Population Density	3,907	3,243	4,158
Median Age	27.6	30.7	30.1
Median Age (Male)	26.8	30.3	30.1
Median Age (Female)	27.7	30.6	30.2
Total Households	4,509	33,547	113,454
# of Persons Per HH	2.7	2.7	2.9
Average HH Income	\$32,663	\$42,296	\$46,699
Average House Value	\$219,187	\$339,197	\$253,761

* Demographic data derived from 2020 ACS - US Census