



For Sale

3131 E Clarendon Ave
Suites 107, 108 and 109
Phoenix, AZ 85016

±3,600 Total SF of Office Condominiums



Accelerating success.

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Executive Summary

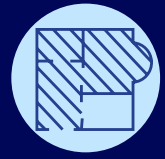
As the exclusive agent, Colliers is pleased to present for sale Suites 107, 108, and 109 at the Clarendon Corporate Park Condominium Development, an office condominium development located at 3131 E Clarendon Avenue, Phoenix, Arizona. This unit consists of ±3,600 square feet of space currently used as a law firm office, but can work well for many types of businesses. If desired, a buyer may purchase just 2,362 square feet of the space (Suites 108 & 109) and the owner will retain 1,238 square feet (Suite 107). The space is in “move-in” ready condition. If you are looking for an efficiently designed space in great condition, that is conveniently located near the visitor parking, this is the space.



\$900,000 for ±2,362 sf
or
\$1,375,00 for ±3,600 sf
asking price



Cable and Internet
Cox



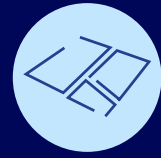
±3,600 Total SF
office condos



Year Built
2004



4 reserved spaces
Included with
transaction



Parcel Numbers
119-08-238
119-08-239
119-08-240



Zoning
C-0 City of Phoenix
G-0 City of Phoenix



The Location

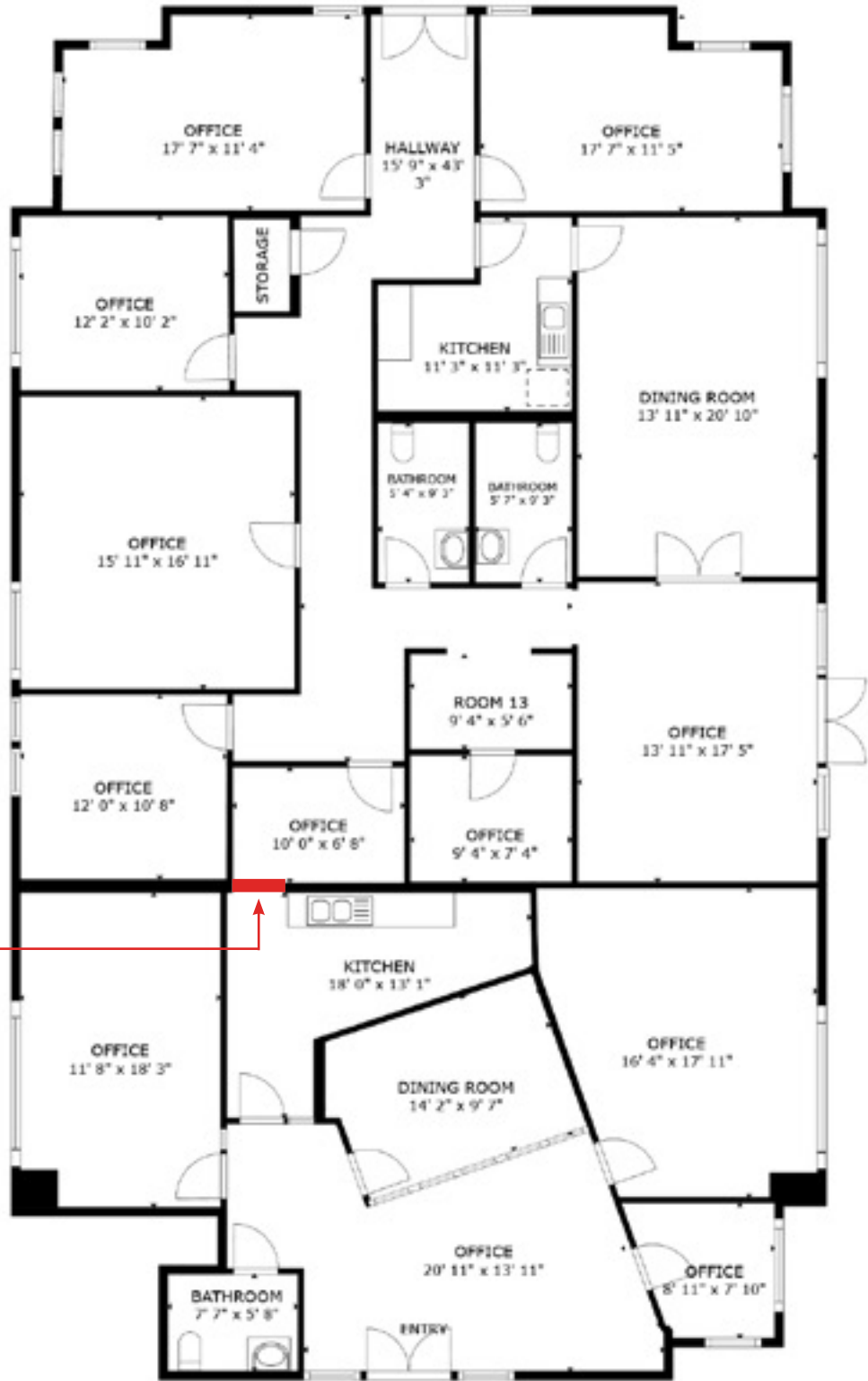
Clarendon Corporate Park Condominium Development is centrally located at the southeast corner of 32nd Street and Clarendon Avenue in Central Phoenix. This location offers an owner easy access in and out of the property. Major positive influences in this area include the Arcadia Fiesta Shopping Center at 32nd Street and Indian School Road and the Camelback Corridor with upscale office and retail. Many restaurants and retail amenities are located in this area. Interchanges for the SR-51 and Loop 202 are only a few minutes away.

The Property

Clarendon Corporate Park Condominium Development is a three-building professional office condominium development that was originally constructed in 2004. The development is relatively small, making it easy for visitors to find your office. The development is well maintained which is evident when you tour the property. Unit owners in the development include attorneys and medical offices. Located in the smallest of the three buildings, Units 107, 108, and 109 total approximately 3,600 rentable square feet and the space is currently used as law firm space. The suite is an efficient layout that could work for many different types of businesses. If you acquire all three suites, you will occupy the entire building. The suite features convenient access to parking for visitors and lots of windowed offices with natural light ([Click here to see the virtual tour](#)). The space is “move in” ready and available for occupancy in a relatively short period of time. If the current configuration works for you, you will save hundreds of thousands of dollars in renovation costs.



Take a Virtual Tour



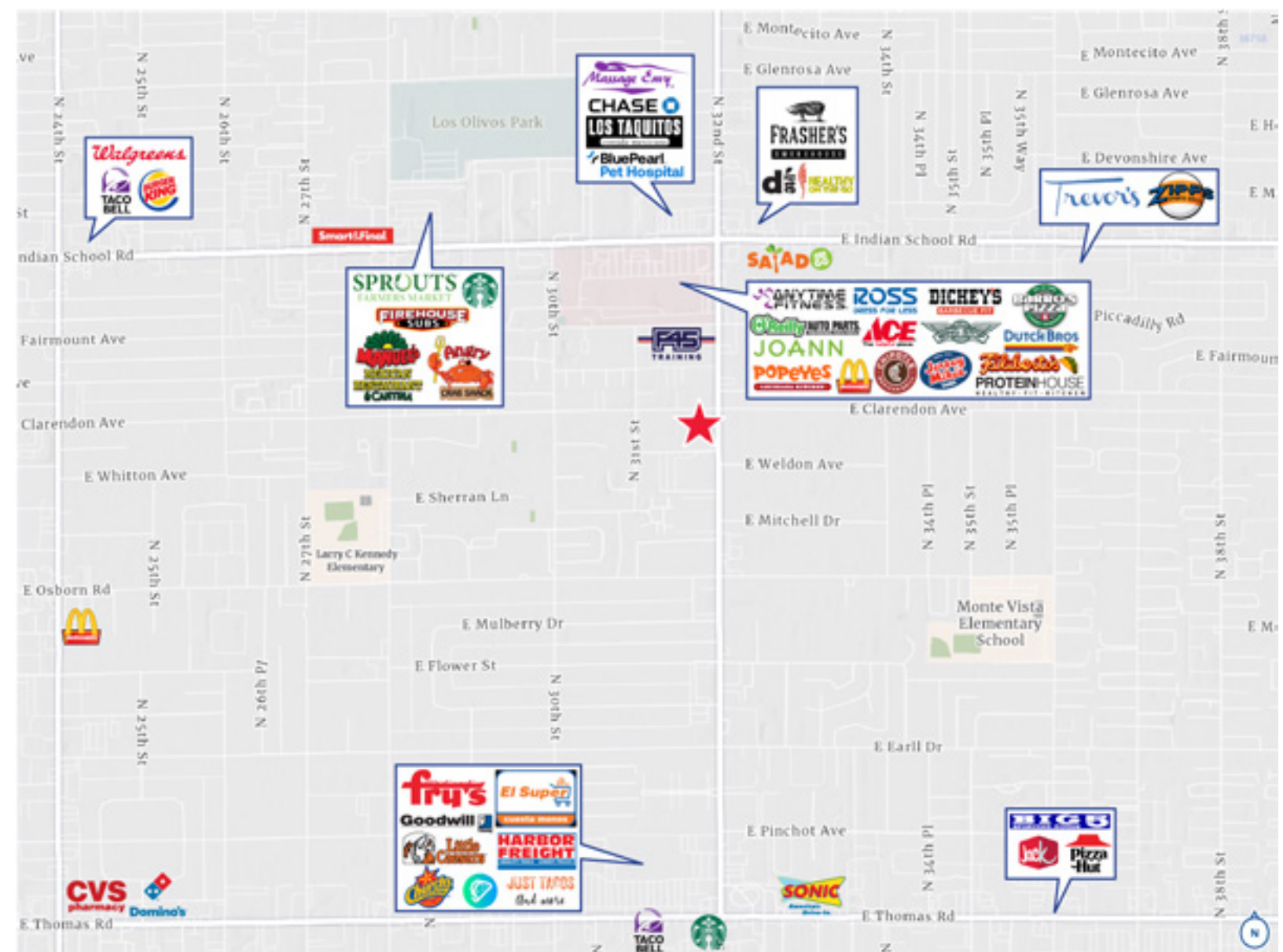


N 32nd Street

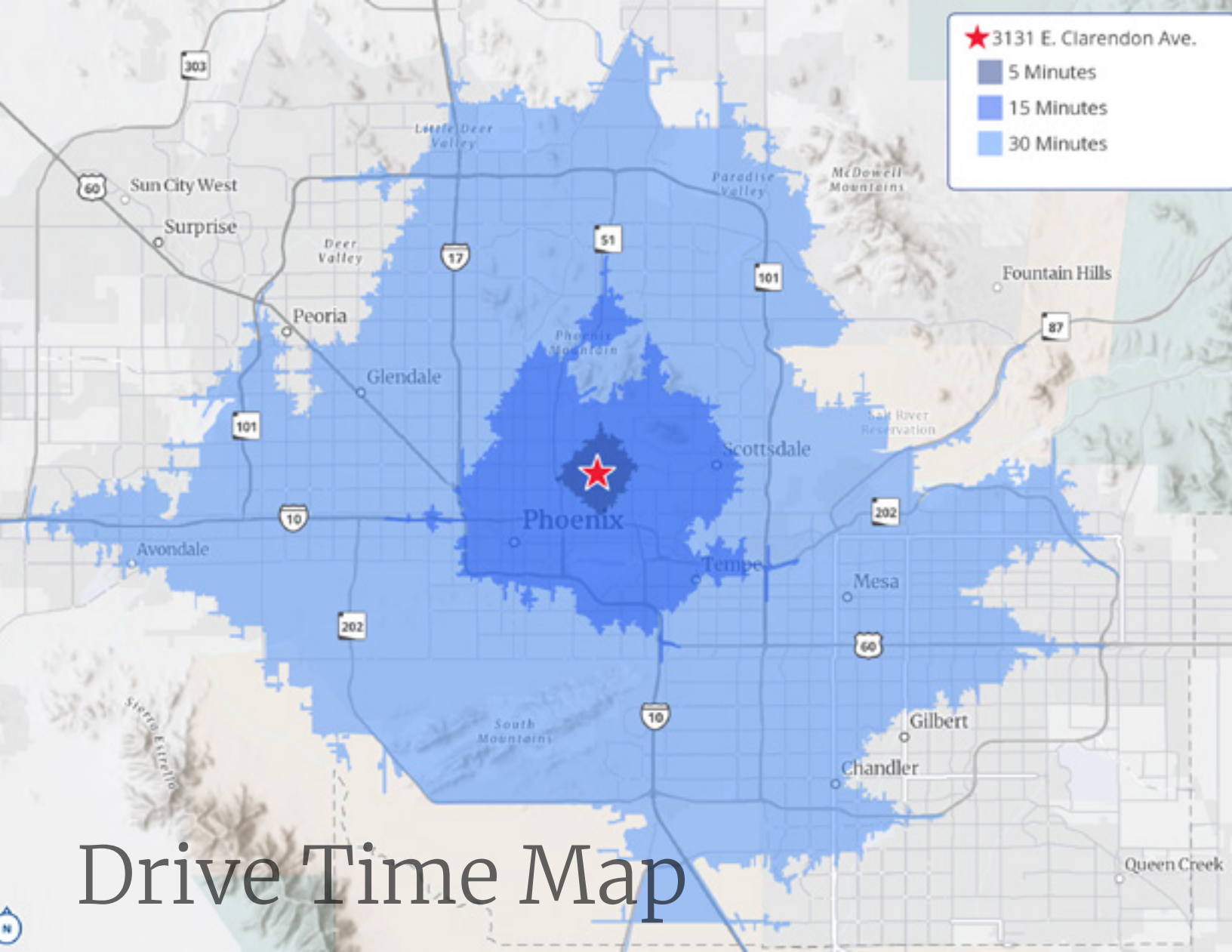
E Clarendon Avenue







Amenities Map



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