

MIDTOWN HISTORICAL OFFICE

OWNER/USER SALE | 335 East Palm Lane, Suite 100 - Phoenix, Arizona 85006



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PRICE: \$2,499,000

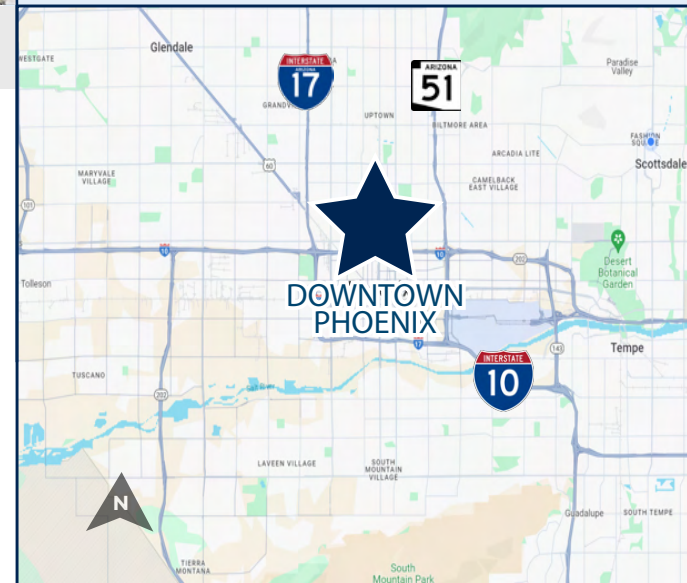
OFFICE SIZE: 7,700 SF

BUILT: 1930 / 1986 / 2020

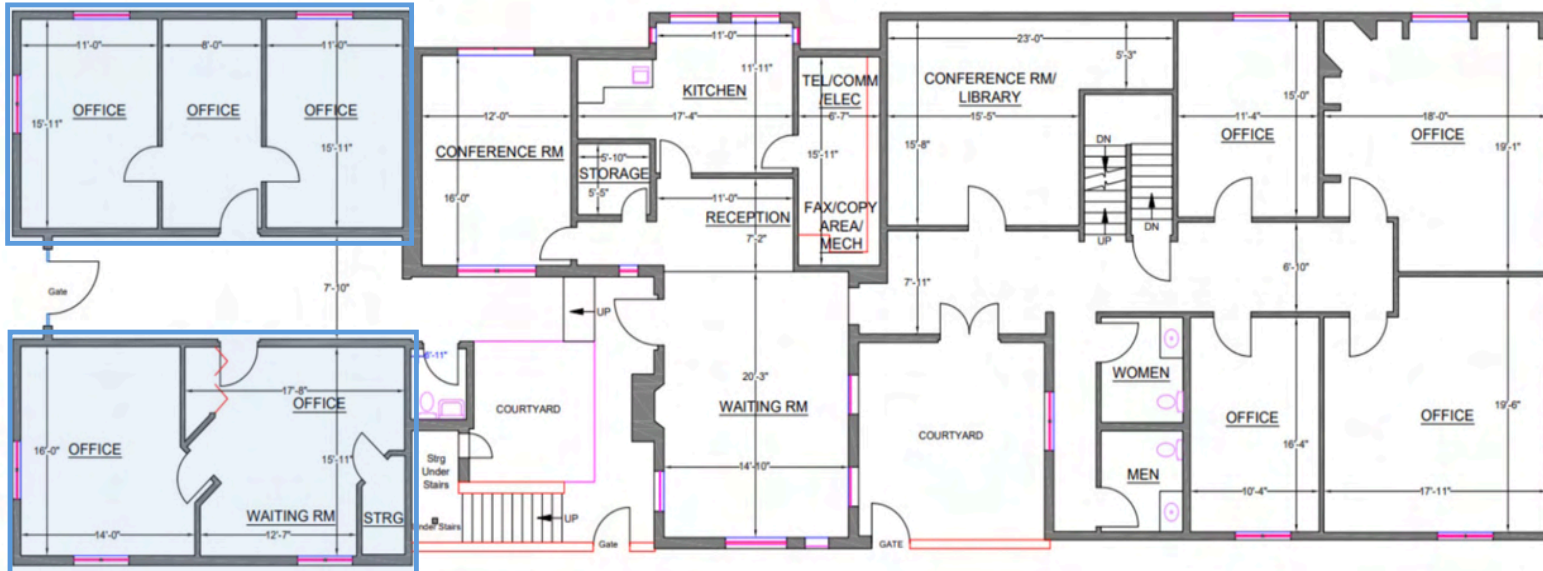
PARKING: 25 Total Parking Spaces / 23 Covered

PROPERTY HIGHLIGHTS

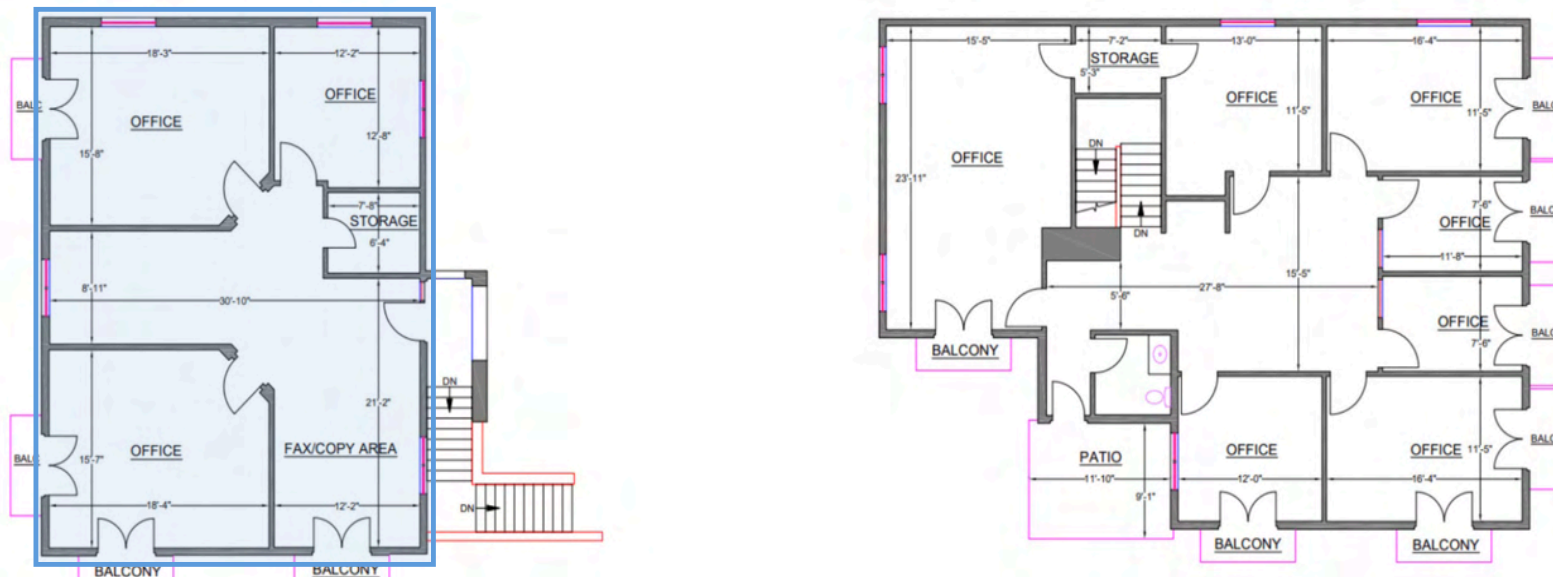
- Historic Boutique Office in Midtown, Phoenix
- Perfect for Owner/User + Potential of Additional Tenant Income
- Property Built/Renovated with High Quality Finishes
- Current Build Out Includes 18 Offices, 4 Restrooms, 2 Conference Rooms, Reception Area, Waiting Room, Break Room, Shaded Courtyard and Multiple Balconies
- Centrally located near Downtown & Midtown, less than a mile from I-10 Freeway



FIRST FLOOR



SECOND FLOOR



- The Entire Property Can be Made Available for Owner/User
- Existing Tenants in Blue Shaded Suites are MTM and Can Be Retained

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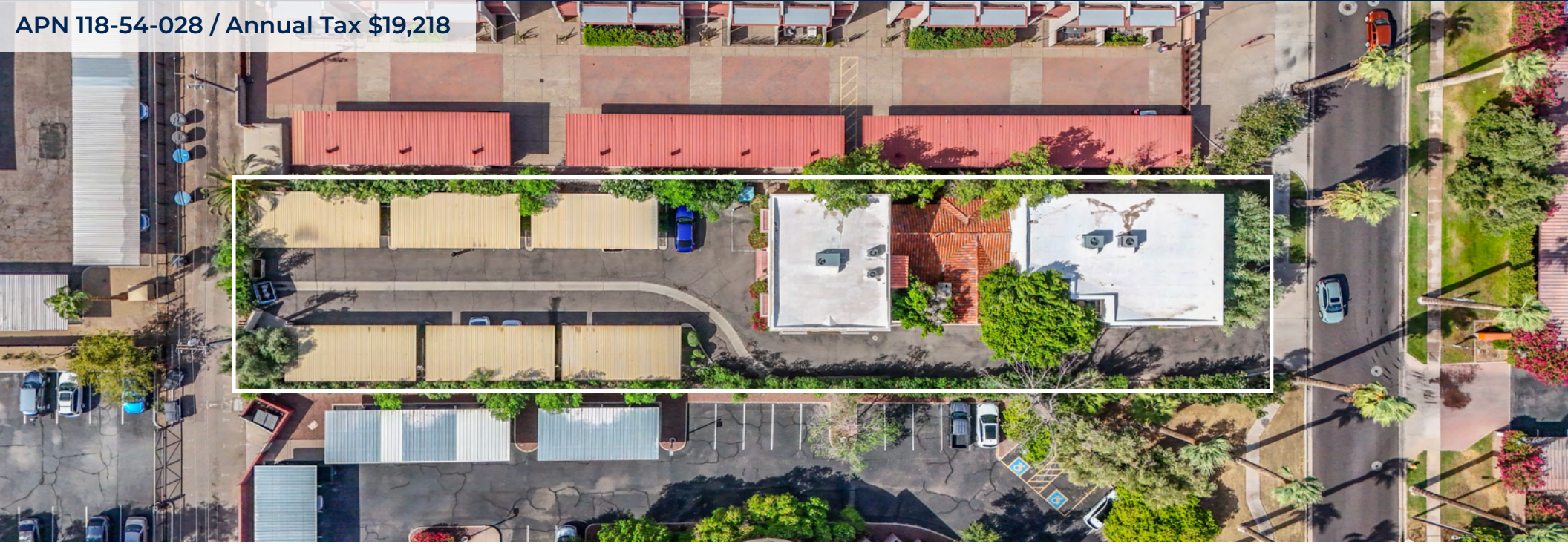
INTERIOR PHOTOS



MIDTOWN HISTORICAL OFFICE

EXTERIOR PHOTOS

APN 118-54-028 / Annual Tax \$19,218





PARK CENTRAL

PHOENIX COLLEGE
A MARICOPA COMMUNITY COLLEGE

Creighton
UNIVERSITY

Dignity Health
St. Joseph's Hospital and
Medical Center

PHOENIX CC
1899

PHOENIX CHILDREN'S
Hospital

ENCANTO

Phoenix Art Museum

Banner
University Medical Center
Phoenix

MCDOWELL RD

INTERSTATE
10

ARIZONA
51

DTPHX

College of Medicine
Phoenix

Reunion
Rehabilitation
Hospital
Phoenix

STATE
CAPITOL

VAN BUREN ST

Footprint
CENTER

CHASE FIELD
HOME OF THE
PHOENIX REDS

WASHINGTON ST



DEMOGRAPHICS

1, 3, 5 MILE RADIUS OF SITE



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	64,260	454,460	1,023,153
Residential Population:	18,732	147,581	388,497
2028 Proj. Residential Population:	19,735	153,973	399,850
Average Household Income:	\$106,700	\$77,700	\$81,400
Annual Consumer Expenditures:	\$522.1M	\$3.2B	\$8.1B
Median Age:	43	36	35
Housing Units:	11,789	72,455	167,668
Total Households:	10,012	64,413	150,587

