



±16,300 Square Feet

\$3.2 MILLION (\$196/SF)

Midtown Office for Sale

2715 N 3rd St
Phoenix, AZ 85004

GREAT MULTI-TENANT OPPORTUNITY



Ruth Darby
602.471.9758
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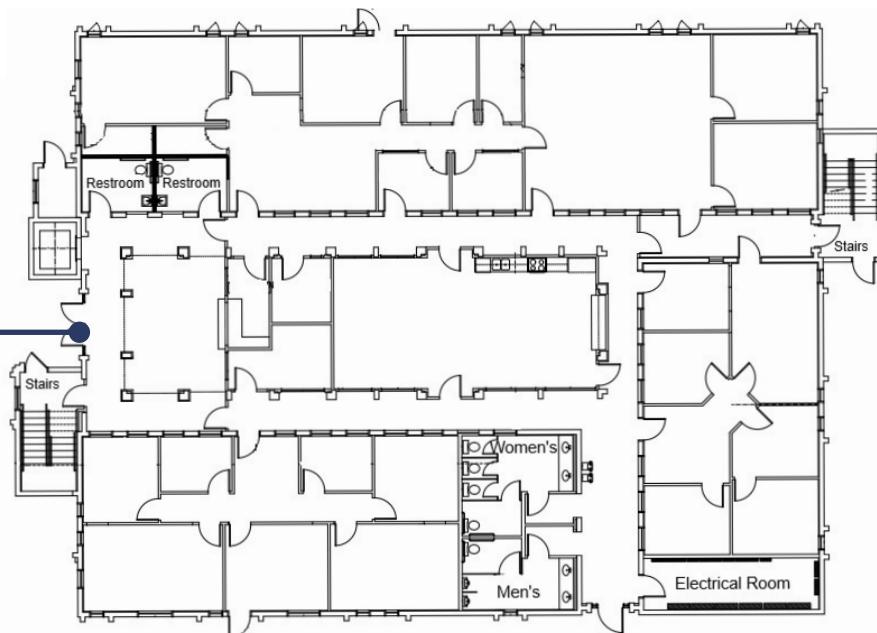
This Value-Add Office Building
is a Great Multi-tenant
Investment or Single Tenant
Owner/User Opportunity

Midtown Office for Sale

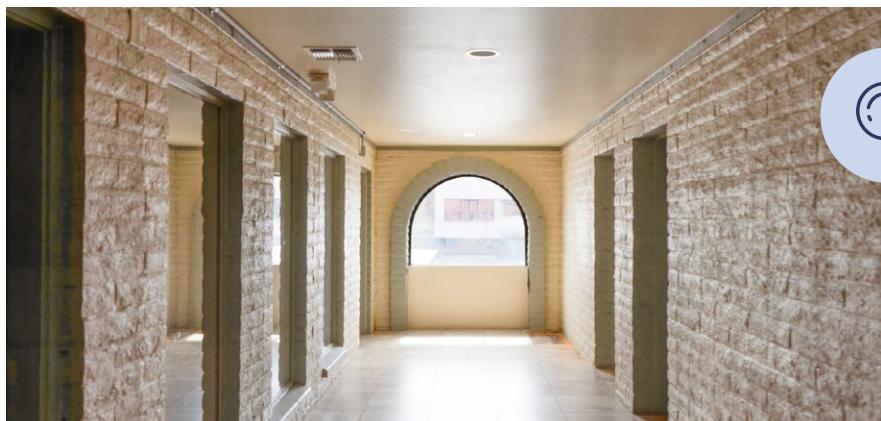
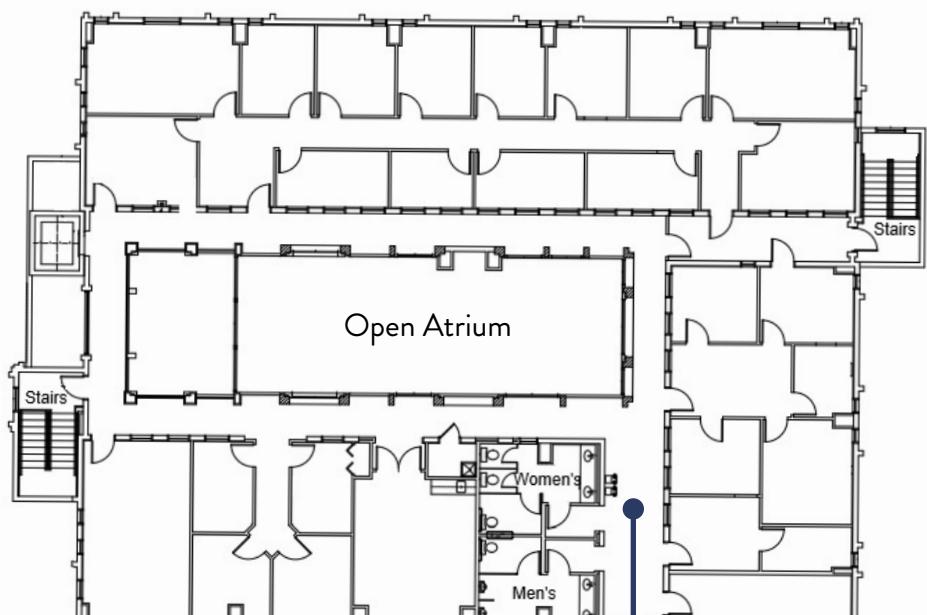
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1ST FLOOR



2ND FLOOR



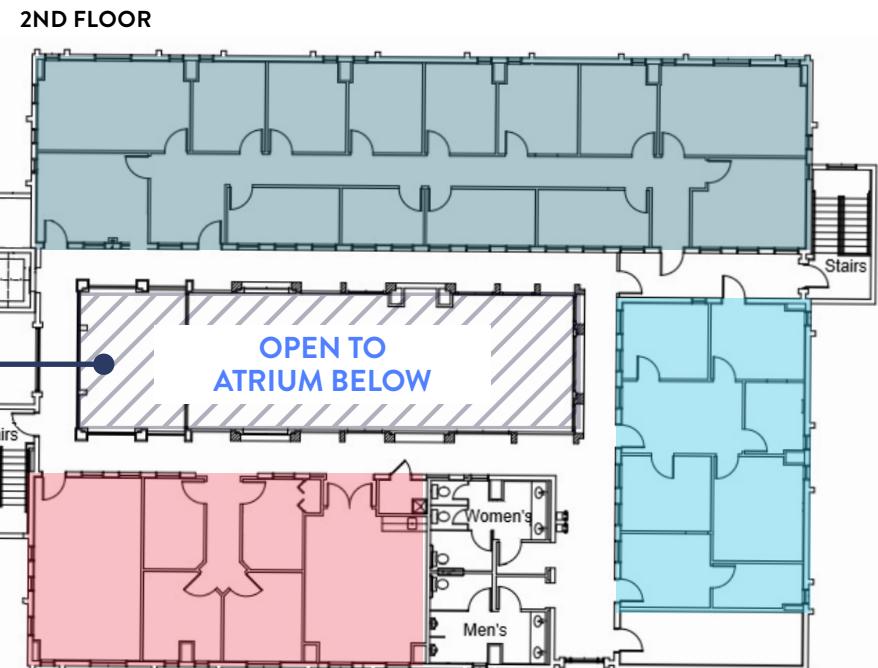
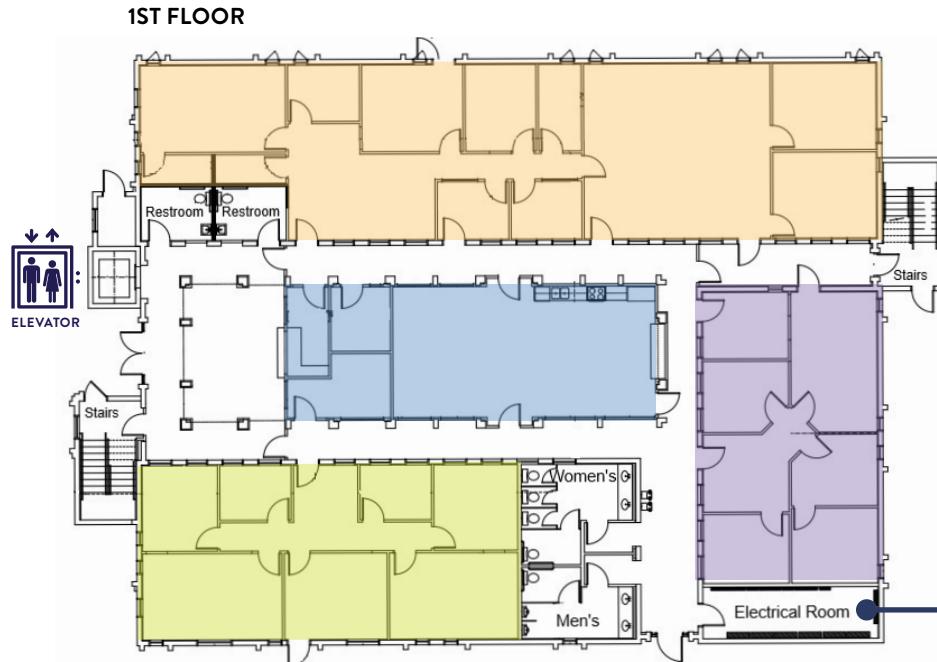
6400 E. McDowell Rd, Ste. 100, Scottsdale, AZ 85257



602.9.KEYSER (602.953.9737) | www.keyser.com | ©Keyser 2025

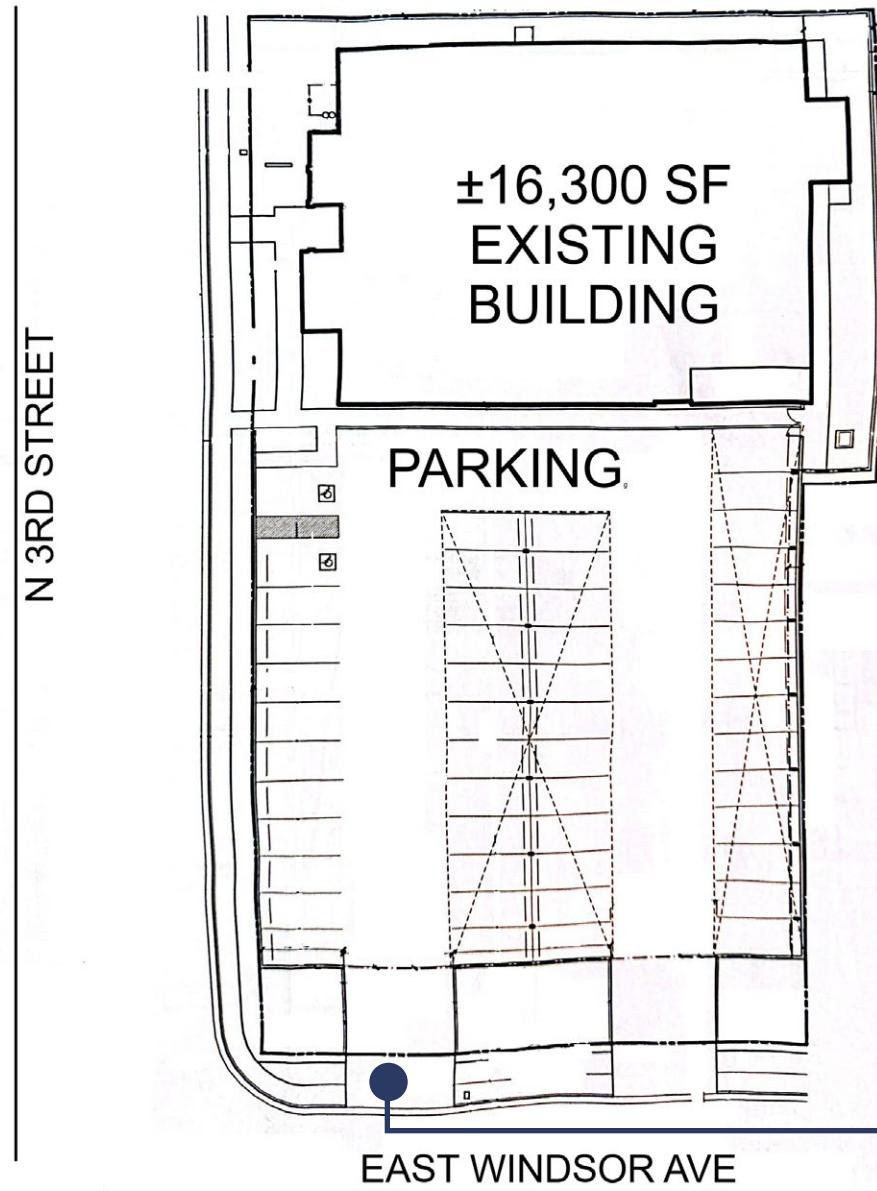
Potential Multi-Tenant Opportunities

► This is for marketing purposes only and buyer would need to verify exactly which suites are separately metered.



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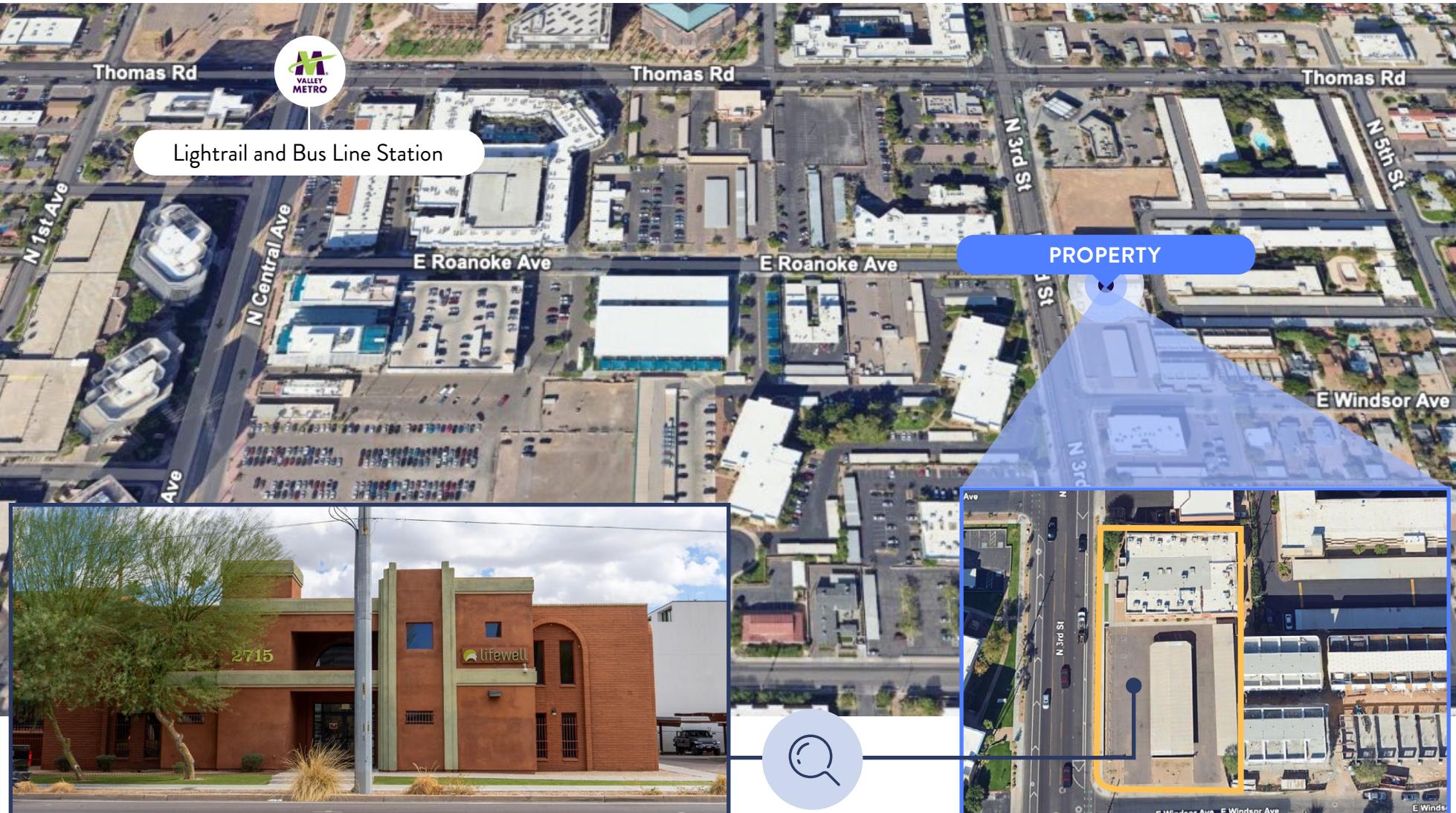


50 total spaces: 38 covered



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Public Transportation:
3 blocks off of Central Avenue and the Light Rail



Parking: 4/1,000
38 Covered Parking Spaces
12 Uncovered Parking Spaces



Pricing:
\$3,200,000 (\$196/SF)

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Separately metered for multi-tenant
leased space or office condo's



Lot Size
±1.04 Acres



(45,302 SF)
Zoning R-5,



City of
Phoenix



Masonry
construction



APN(s): 118-45-134,135,136,137,
138,139,140,141,142,143,144,145,
146,147,148,149,150,151,152,153



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Thank You

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CONTACT

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Midtown Highlights

LEGEND

- ★ 2715 N 3rd St. Phoenix, AZ 85004
- Light Rail Stop
- Public Space
- Bus Stop
- Medical
- Dining
- Large Corporate

★	2715 N 3rd St. Phoenix, AZ 85004
●	Light Rail Stop
●	Public Space
●	Bus Stop
●	Medical
●	Dining
●	Large Corporate
1	Taco Guild
2	Mi Patio Mexican
3	Alexi's Grill
4	First Watch
5	CC's on Central
6	The Wild Thaiger
7	Oven + Vine
8	Green New American Vegetarian
9	Forno 301
10	Taco Bell
11	Habit Burger and Grill
12	Vovomeena
13	Jack in the Box
14	Starbucks
15	Durant's
16	Fired Pie
17	First Watch
18	Kobalt
19	Panera Bread
20	Smoothie King
21	King Salmon
22	Subway
23	Horizon Eye Specialists
1	Heard Museum
2	Phoenix Art Museum
3	Burton Barr Central Library
4	Phoenix Center for the Arts
5	The Japanese Friendship Garden
6	The Phoenix Theatre Company
7	Playhouse on the Park
8	Arizona Opera
1	Trapp Technologies
2	Ronald McDonald House Charities
3	Frightvana
4	ION Arizona Magazine
5	Childhelp
6	Arizona Attorney General
7	DWL Architects + Planners
8	U-HAUL Corporate

CONTACT

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