

► **HIGHLY VISIBLE OFFICE BUILDING FOR SALE**



# 5300

**N. CENTRAL AVENUE • PHOENIX, AZ**

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## PROPERTY OVERVIEW

# 5300 N. CENTRAL AVENUE



## OVERVIEW

PROPERTY ADDRESS	5300 N. Central Avenue Phoenix, AZ 85012
CURRENT USE	Office & Medical Office
PARKING	67 Total, 30 Covered, 3.10:1,000
APPROX. BUILDING SIZE	19,975 RSF
LOT SIZE	0.97 Acres or 42,253 SF
YEAR BUILT	1984
ZONING	C-O

## OFFERING TERMS

PRICE	Call Broker for Pricing
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## PROPERTY SUMMARY

The Subject property is a multi-tenant office building with over 250 feet of frontage along Central Avenue. 5300 N Central Avenue provides a unique opportunity for unparalleled visibility and is surrounded by retail, restaurant, and other amenities. The entire 2nd floor can be made available in addition to a portion of the 1st floor for a total of ±15,000 SF of occupancy.

## HIGHLY VISIBLE OFFICE BUILDING FOR SALE IN PHOENIX

## LEASES & RENT ROLL

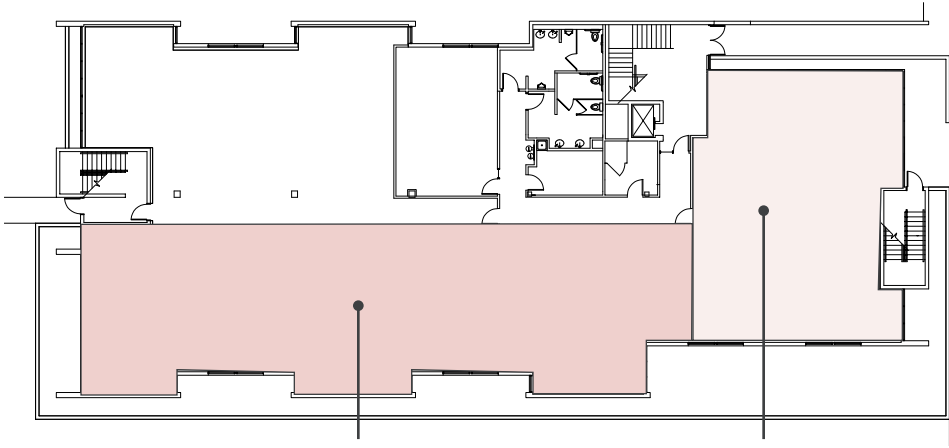
# 5300 N. CENTRAL AVENUE

UNIT	TENANT	MOVE IN	LEASE EXPIRATION	SIZE (SF)	IN-PLACE RENT (MONTHLY)	CURRENT RENT (PSF)	INCREASE DATE
100	AZ Perio, PLLC	March 2014	September 30, 2029	4,058 SF	\$9,975.92	\$29.50	November 1, 2025 (3% Bumps)
110	PK Financial Strategies, LLC	July 2017	June 30, 2027	2,226 SF	\$4,476.12	\$24.13	July 1, 2025 (2% Bumps)
			TOTAL SF (Currently Leased)	6,284 SF	\$14,461.04 (Monthly Rent)		

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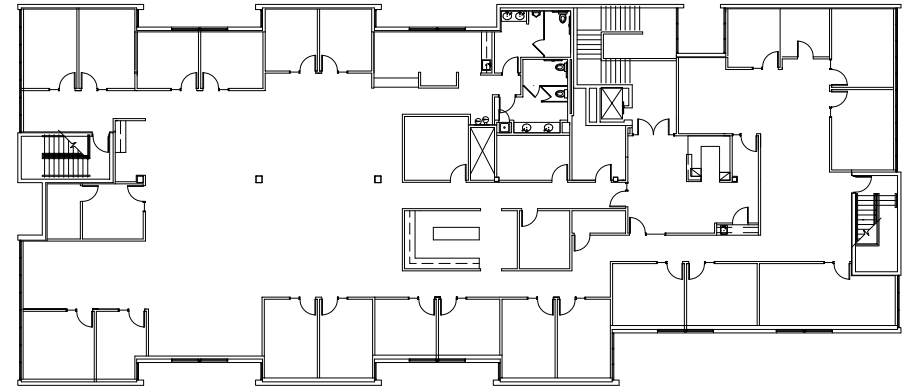


4,058 RSF  
AZ Perio, PLLC  
Expires: 9/30/2029

2,226 RSF  
PK Financial Strategies, LLC  
Expires: 6/30/2027

## FIRST FLOOR

- Approximately 3,500 SF vacant and available
- Can be increased to 5,500 SF.



## SECOND FLOOR

- 10,128 RSF
- 20 private offices
- Multiple conference rooms & meeting spaces
- Bullpen space
- Dedicated server room
- Ability to multi-tenant

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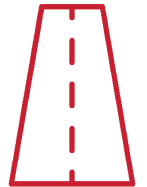
## LOCATION OVERVIEW

# 5300 N. CENTRAL AVENUE



## HIGHLY VISIBLE LOCATION

on Central Avenue in Phoenix



## PROXIMITY TO SR-51 HIGHWAY



## OUTSTANDING AMENITIES

Convenient nearby access to Restaurants, Shopping and more