

► HIGHLY VISIBLE OFFICE BUILDING FOR SALE



5300

N. CENTRAL AVENUE • PHOENIX, AZ

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

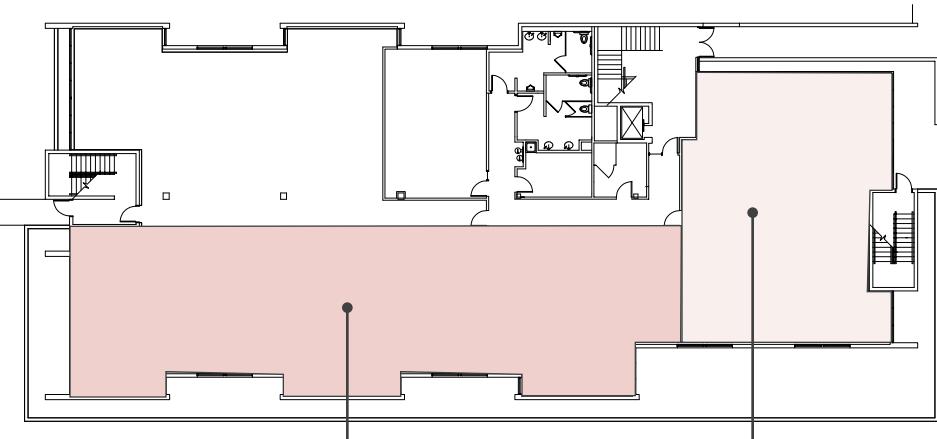
PROPERTY SUMMARY

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.

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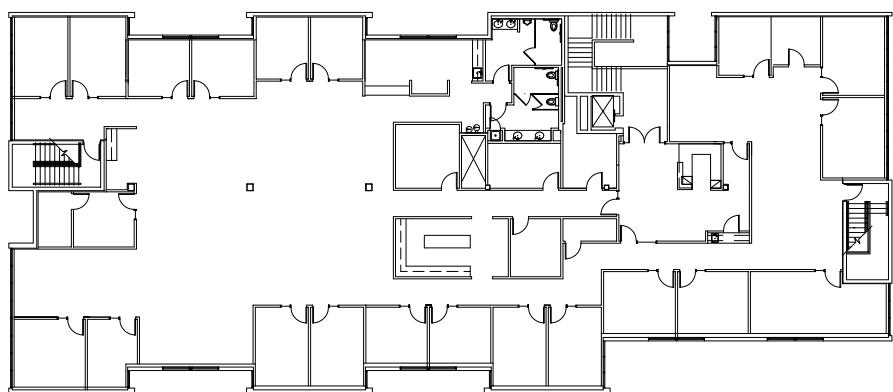
UNIT	TENANT	MOVE IN	LEASE EXPIRATION	SIZE (SF)	IN-PLACE RENT (MONTHLY)	CURRENT RENT (PSF)	INCREASE DATE
100	AZ Perio, PLLC	March 2014	September 30, 2029	4,058 SF	\$9,975.92	\$29.50	November 1, 2025 (3% Bumps)
110	PK Financial Strategies, LLC	July 2017	June 30, 2027	2,226 SF	\$4,476.12	\$24.13	July 1,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

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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

PROPERTY DESCRIPTION

5300 N. CENTRAL AVENUE



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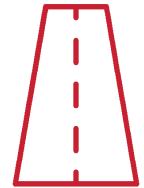
LOCATION OVERVIEW

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