



## Midtown Phoenix Office Condo For Sale



### Earll Professional Plaza

202 E. EARLL DR. #370 & 370A  
PHOENIX, AZ 85012



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE</b>	<b>\$2,043,690</b>
<b>PRIC/SF</b>	<b>±\$165/SF</b>
<b>UNIT SIZE</b>	<b>12,386 SF</b> <b>*Divisible to 5,088 SF (Suite 370) or 7,298 SF (Suite 370A)</b>
<b>PARKING</b>	<b>3.8/1,000 SF ratio</b> <b>Garage and surface level parking</b> <b>9 reserved parking space</b> <b>*No additional cost</b>
<b>BUILDING SERVICES</b>	<b>5 day janitorial service</b> <b>Electricity</b> <b>HVAC Repairs/Maint./Replacement</b> <b>Lobby and common area maintenance</b>
<b>APNS</b>	<b>118-34-282</b> <b>118-34-644</b>
<b>2025 PROPRTY TAXES</b>	<b>\$28,572.48</b> <b>±\$2.31 PSF Annually</b>
<b>2025 ASSN. FEES</b>	<b>\$8,772.81/Mo.</b> <b>±\$8.45 PSF Annually</b>
<b>CO-BROKE FEE</b>	<b>2.50%</b>





### HIGHLIGHTS

- Move in ready office condo in the heart of the Central Corridor in Midtown Phoenix.
- There is potential to negotiate all existing furniture to be included with the sale of the premises.
- Highly functional general office layout with healthy mix of private offices, conference rooms, and open work space ideal for most every general office operator.
- The space is designed such that it can be demised to as little as 5,088 SF allowing an owner to rent out space or individual offices to drive supplemental income and offset expenses.
- Third floor balconies with views overlooking the central Phoenix skylines.
- Upscale multi-story building with remodeled lobby and professional services included with association.
- Convenient access to 51 and I-10 Freeways in addition to being walking distance to the Light Rail.
- Surrounded by countless amenities including hotels, shops, and restaurants.
- Minutes to Downtown Phoenix, home to Roosevelt Row, the Phoenix Suns, and the Arizona Diamondbacks.
- The building is in close proximity to many universities including the newly built Creighton University at Park Central as well as Arizona State University, U of A, and NAU's campuses in the heart of Downtown Phoenix.

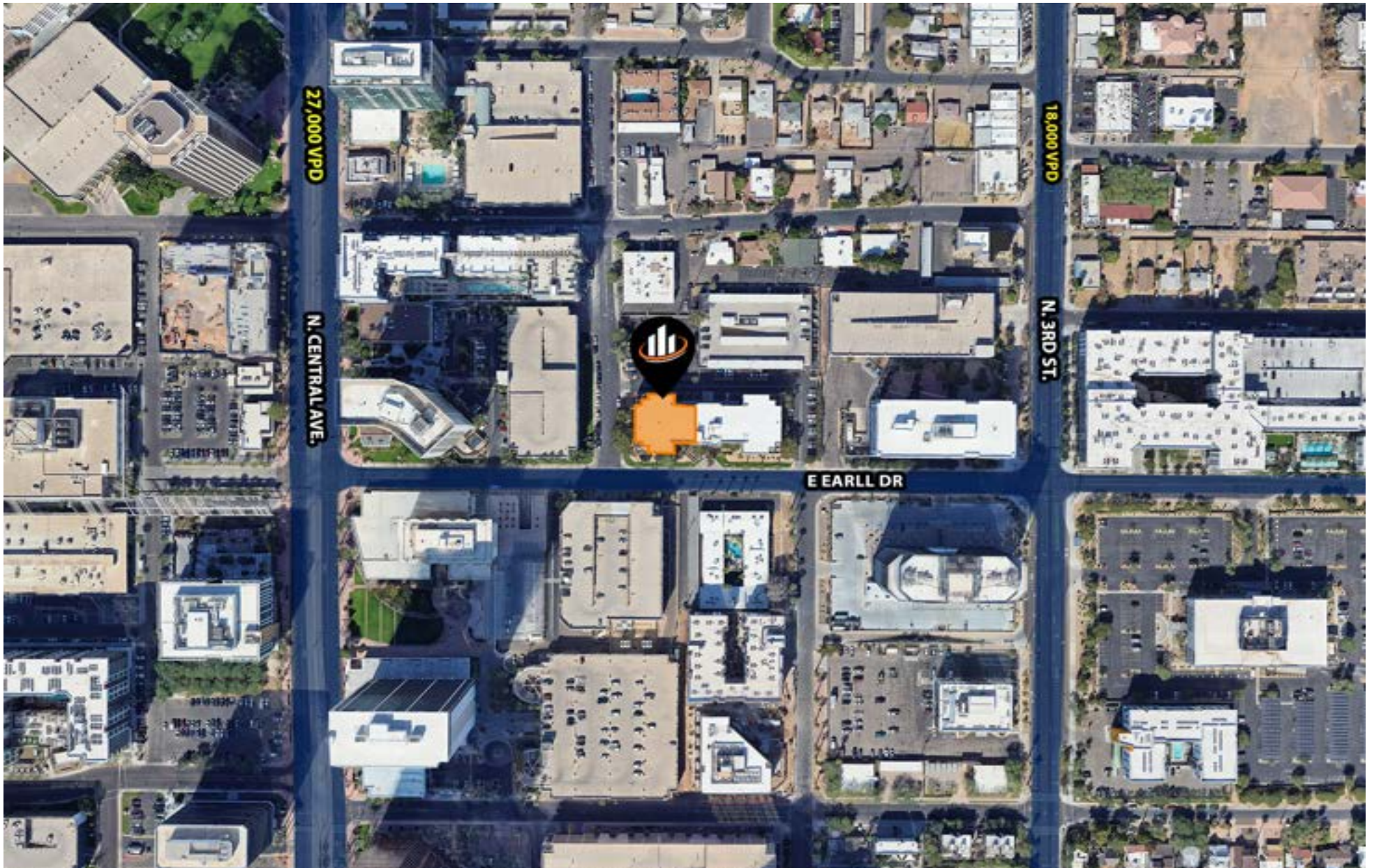
# FLOORPLAN



# ADDITIONAL PHOTOS



# PROPERTY AERIAL



# RETAILER MAP



