

OWNER/USER SALE OR LEASE OPPORTUNITY

±4,500 SF



1133 E INDIAN SCHOOL ROAD PHOENIX, ARIZONA

New Construction with A unique contemporary design.

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THE OFFERING



PROPERTY DETAILS

UP TO

±4,500 SF

PARKING

±3:1,000

SALE PRICE

\$1,575,000

RENTAL RATE

\$22.00/sf

RATE TYPE

TRIPLE NET



PROPERTY HIGHLIGHTS

THE PROPERTY

- Class A, office property located in Midtown.
- Extraordinary architecture and curb appeal.
- ±4,500 SF proposed in 2020.
- Configured perfectly suited to attract a single tenant and potentially multi tenants.

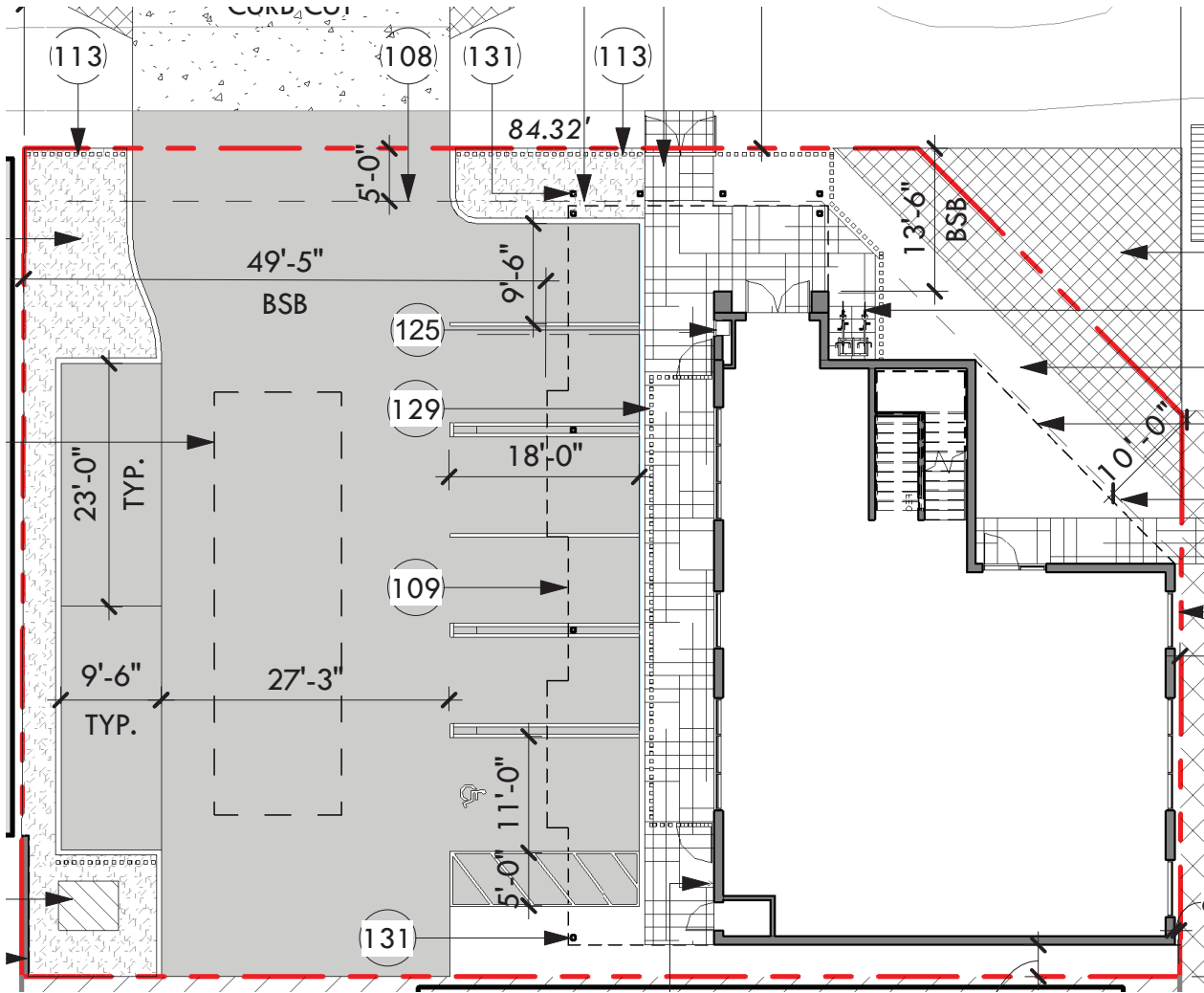


THE SITE

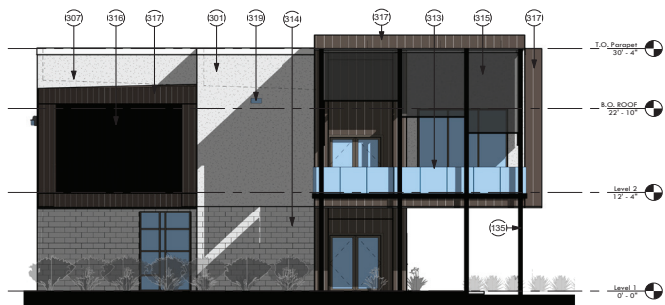
- Close proximity to some of the most upscale residential areas within Phoenix including Arcadia, Paradise Valley and the Biltmore.
- Cutting edge tenant improvements with a highly functional floorplan.
- Provided 14 Surface Spaces
- Covered parking ratio of ±3.0 spaces per 1,000 SF.
- Excellent freeway access to Arizona State Route 51.
- Great access to diverse labor pool.



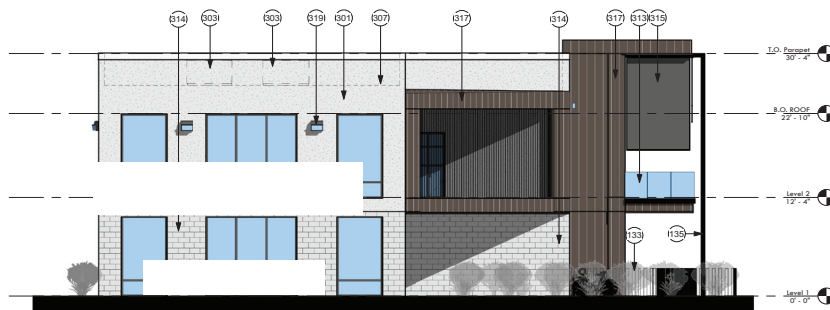
SITE PLAN



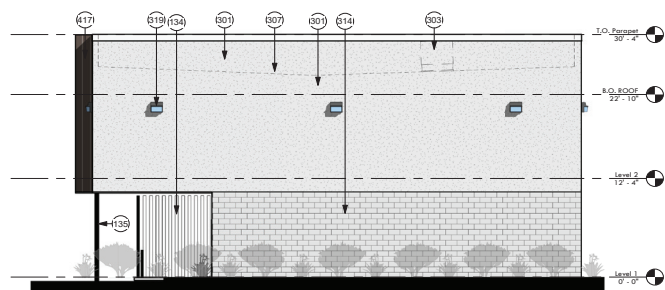
ELEVATIONS



① Retail North
1/8" = 1'-0"



② Retail East
1/8" = 1'-0"



③ Retail South
1/8" = 1'-0"



④ Retail West
1/8" = 1'-0"



— Core Mass



— Area

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