

# EARLL PROFESSIONAL PLAZA

APPROXIMATELY 5,088 RSF AVAILABLE FOR SALE OR LEASE

202



**202 E. Earll Drive; Unit 380; Phoenix, AZ 85012**

- 3RD FLOOR CORNER SUITE WITH EXCELLENT VIEWS
- FULLY FURNISHED SUITE WITH SHARED RECEPTION!!!!
- Perfect space for an attorney or insurance broker with lots of offices, conference space, lunch room and open cubicle areas
- RARE OPPORTUNITY FOR AN OWNER / USER IN THE CENTRAL CORRIDOR!!!!
- Surface and covered parking available on site, FREE OF CHARGE!!!
- TWO OUTSIDE BALCONIES WITH GREAT VIEWS OF THE CITY.



For Additional Information, contact:

Francis J. Marotta

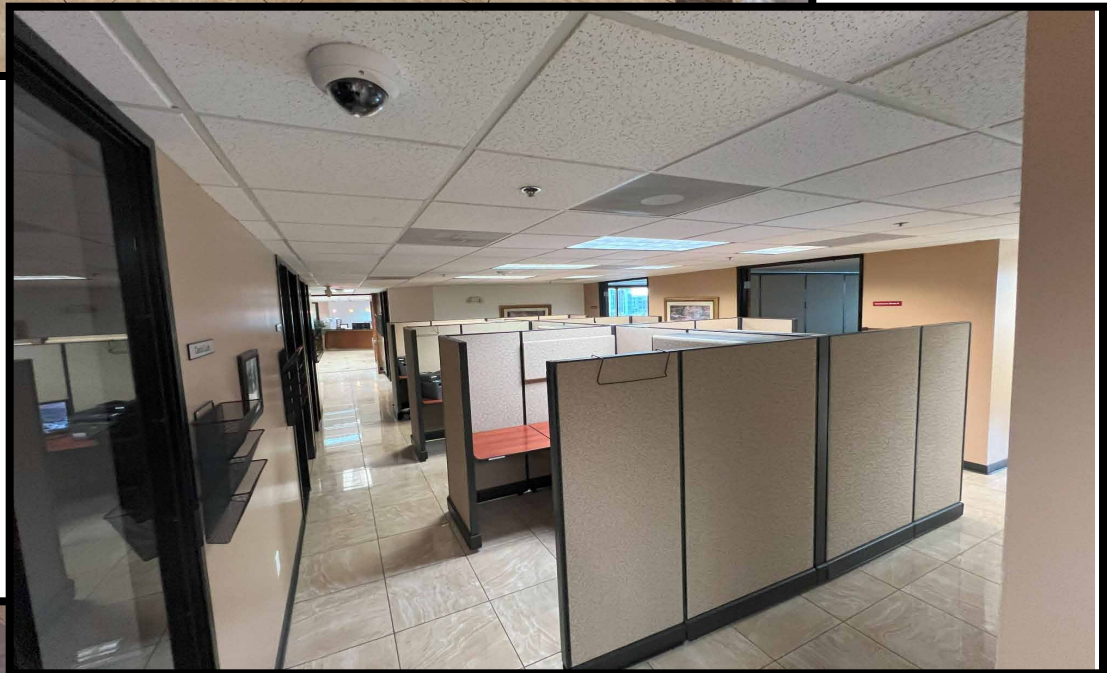
**MarCor Commercial Real Estate Services**

9383 E. Bahia Drive, Ste. 150; Scottsdale, AZ 85260

Email: [fmarotta@marcorcre.com](mailto:fmarotta@marcorcre.com)

**(480)607-9997**





**EARLL PROFESSIONAL PLAZA - UNIT FOR SALE OR LEASE**  
**1ST YEAR RENTAL RATE NOW JUST \$17.00 PSF - GREAT VALUE!!!!**  
**APPROXIMATELY 5,088 RSF - FULLY FURNISHED UNIT**

**202 E. Earll Drive; Phoenix, Arizona**

**Total SF and Location:** Four (4) story building of approximately 97,000 rentable square feet of elevator served office space.

**Available Space:** SUITE # SQUARE FOOTAGE  
**380** **Approximately 5,088 RSF**

**Zoning:** R-5, City of Phoenix

**Lease Rate:** **\$7,200.00 per month or approximately \$17.00 psf**

**Sale Price:** **\$1,200,000 or \$236 PSF**

**Lease Services:** Full Service including 5 day janitorial service

**Tenant Improvements:** Suite built out to attached floorplan

**Parking:** Garage and surface parking available at a ratio of 3.8/1,000 and four (4) covered, reserved spaces dedicated to this unit. FIVE COVERED, RESERVED PARKING stalls included with this unit.

- **3RD FLOOR CORNER SUITE AVAILABLE**
- **RARE SALE OPPORTUNITY FOR AN OWNER USER IN CENTRAL CORRIDOR**
- Great floorplan with a combination of smaller and larger multiperson offices. Corner suite provides office spaces with lots of glass
- **FULLY FURISHED SUITE**
- Professionally managed property with all of the amenities of a full service lease and the benefits of ownership.
- 1/2 mile to the light rail station at Central / Osborn
- Walking distance to hotels, restaurants and transportation
- 1/4 mile to Park Central Mall and the **the NEW Creighton University Medical School**

For Additional Information, Contact:

**Francis J. Marotta - 480-607-0320**

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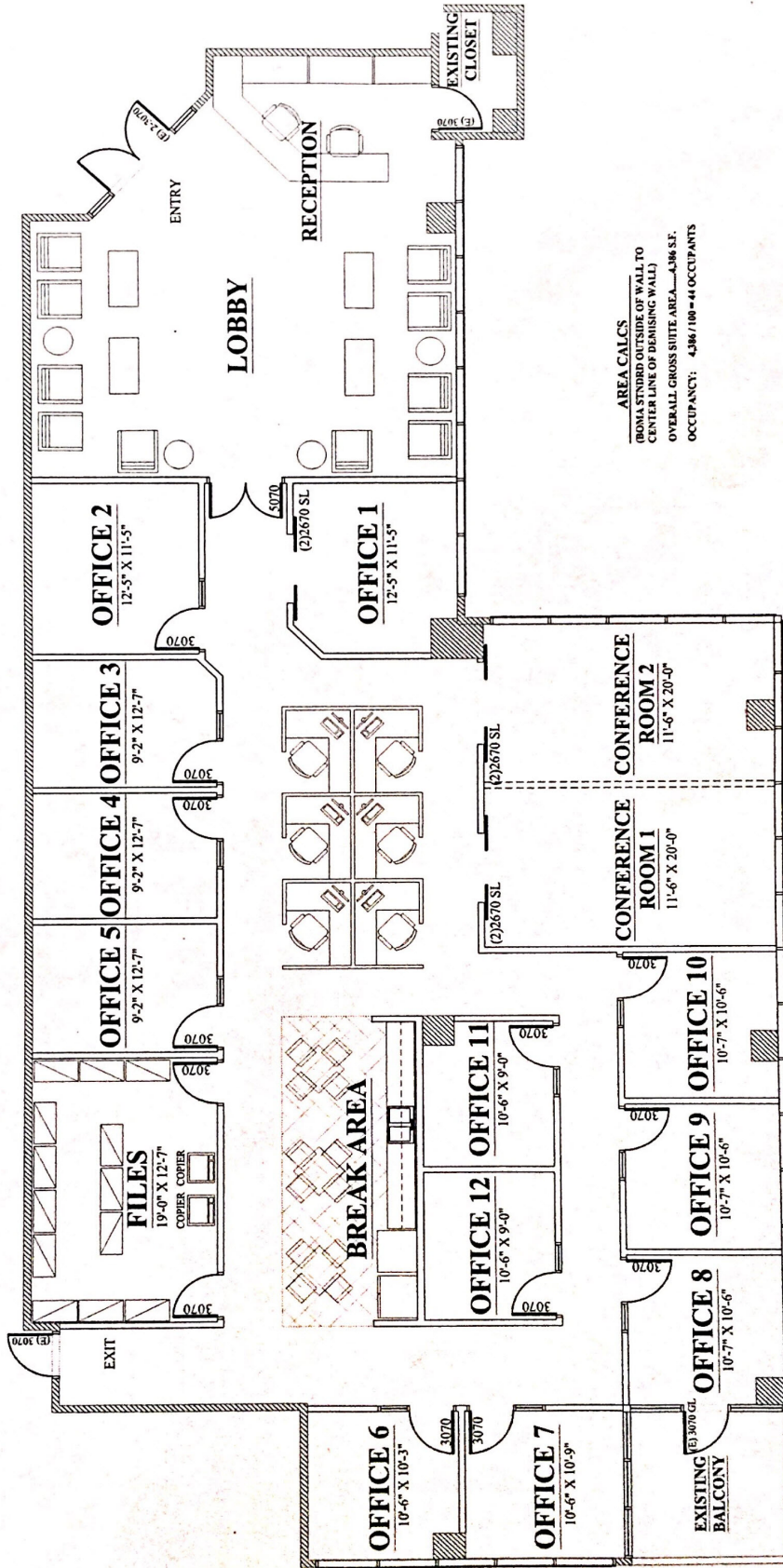
Fax 480-452-0350

The logo for MarCor Commercial Real Estate Services, featuring the word "MarCor" in a stylized, italicized font with a red underline.

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# SUITE 380 - Approximately 5,088 RSF

## Shared Lobby and Receptionist Included



**AREA CALCS**  
 (BOMA STANDARD OUTSIDE OF WALL TO CENTER LINE OF DEMISING WALL)  
 OVERALL GROSS SUITE AREA: 4,386 S.F.  
 OCCUPANCY: 4,386 / 100 = 44 OCCUPANTS