

ONE 21

East Buchanan Street



CREATIVE OFFICE
BUILDING AVAILABLE
FOR SALE

Located in an Opportunity Zone



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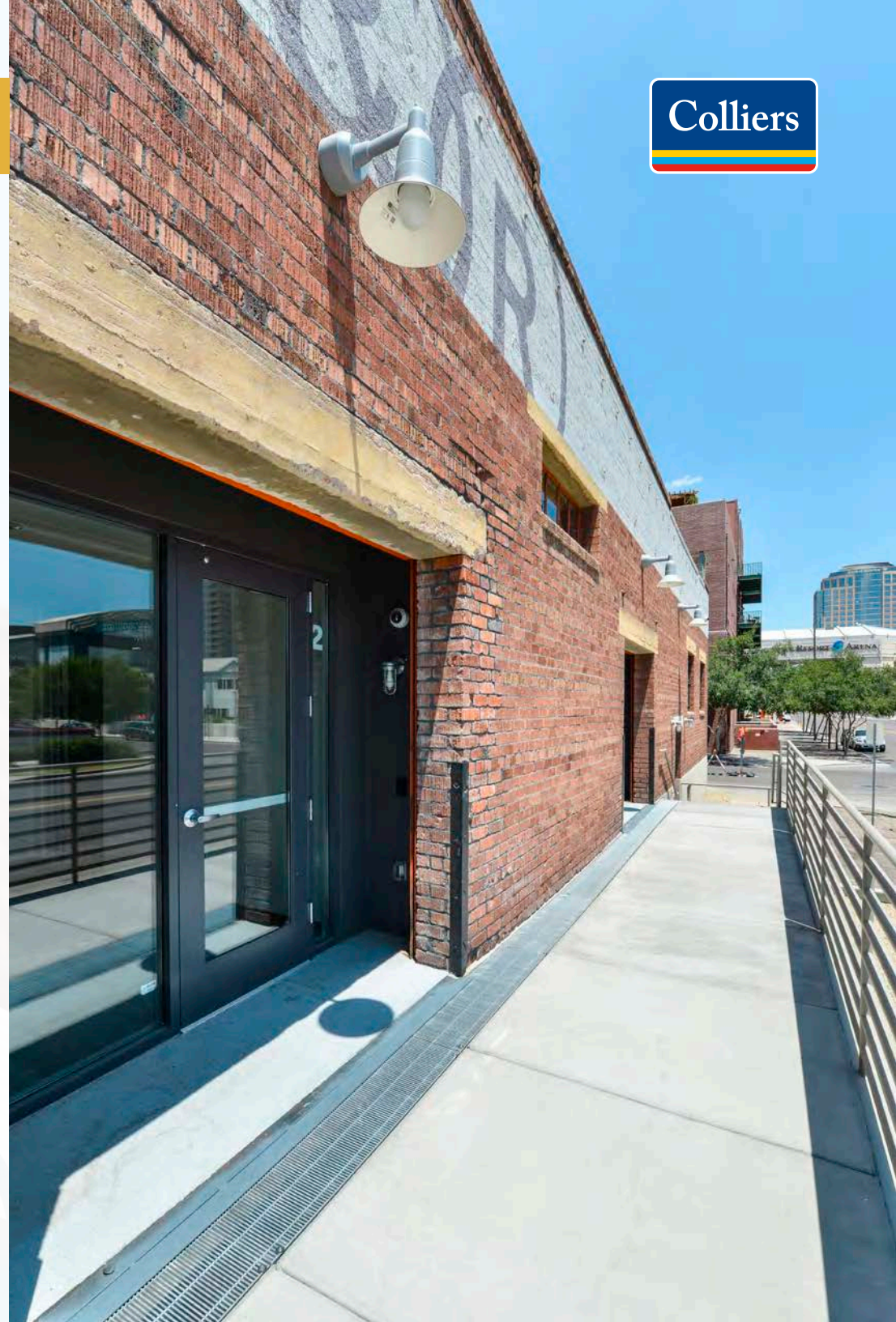
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Property Overview

121 E Buchanan Street is considered among the most comprehensively renovated office conversions in the Warehouse District of Downtown Phoenix. The two-story creative office building features an extensive glass line with high-end interior finishes, is in close proximity to abundant neighboring amenities and is easily accessible from the newly expanded METRO Light Rail and nearby freeways.

The plug and play office space, coupled with the adjacent parking lot, offers prospective tenants a move-in ready suite with secure on-site parking. The property was built in 1926 as a grocery warehouse for its nearby grocery store called Sun Wa Change, which was in operation from 1916 to 1928. 121 E Buchanan Street is listed on the National Register of Historic Places and is recognized as a historic property in Phoenix.

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THE OFFERING



Address

121 E Buchanan Street
Phoenix, AZ 85004



Sale Price

\$6,900,000



Building Size

±24,152 SF Building
with ±17,070 SF
Available



Lease Rate

\$25.00/SF
(net of janitorial)



Tax Incentives

Located in an
Opportunity Zone



Fully Furnished

Building selling
with furniture in
place



Private Parking Lot

Gated, private parking
lot with 23 spaces and
rare permitted parking
on street surrounding
building

(FF&E list available
upon request)

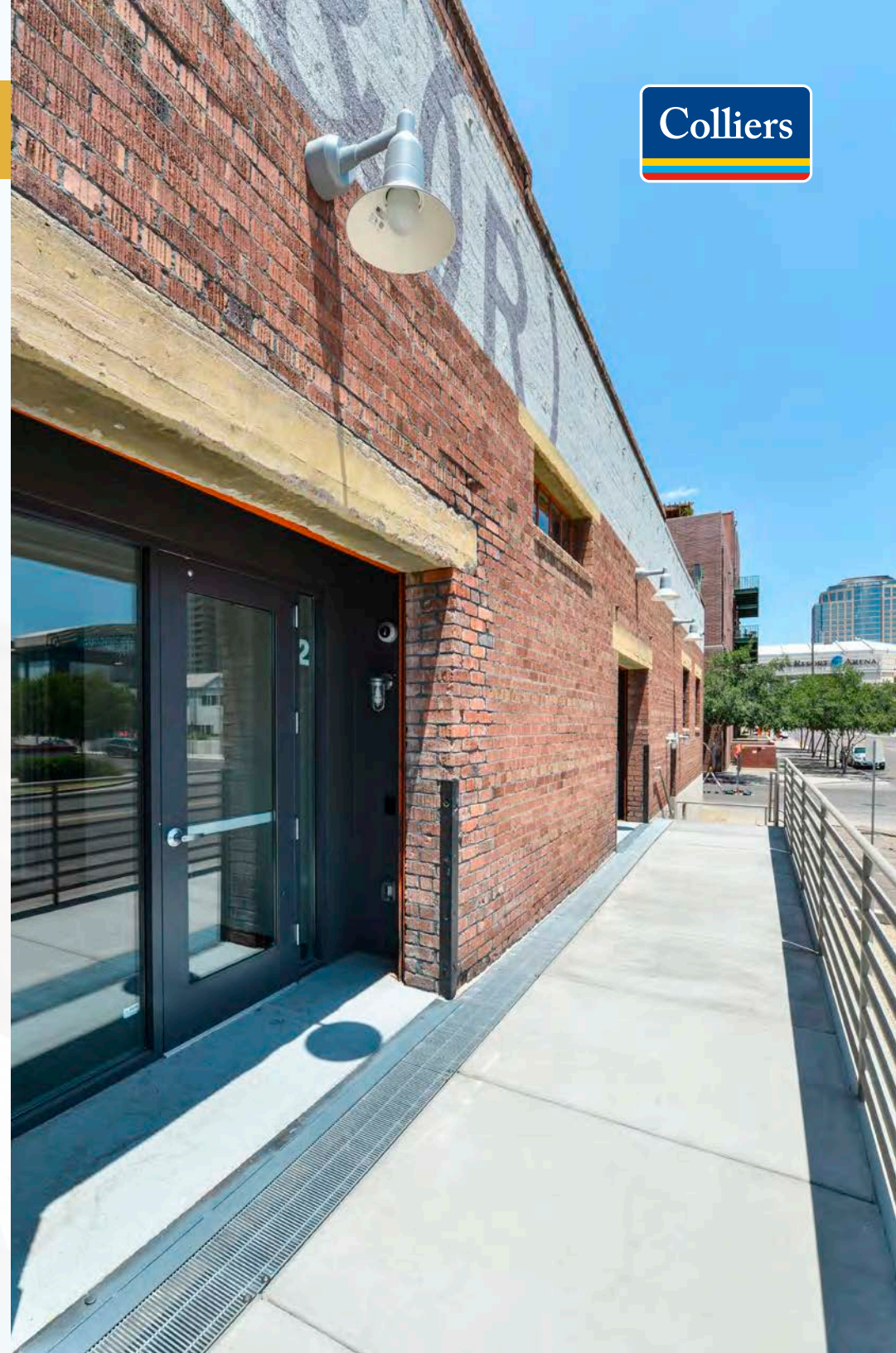


**CLICK FOR
VIDEO TOUR**



Property Description

Address	121 E Buchanan Street Phoenix, AZ 85004
Year Built	1926
Year Renovated	2014
Building Size	24,152 SF
Lot Size	15,508 SF/0.36 Acres
APN	112-26-052, 112-26-050, 112-26-048
Parking	23 reserved spaces in gated, private lot (includes rare permitted parking on street level surrounding building)
Zoning	DTC-WARE
Construction	Brick and Wood Trusses
Signage	Building signage available on Buchanan Street
Tax Incentives	Located in an Opportunity Zone



Floor 1

Suite 3

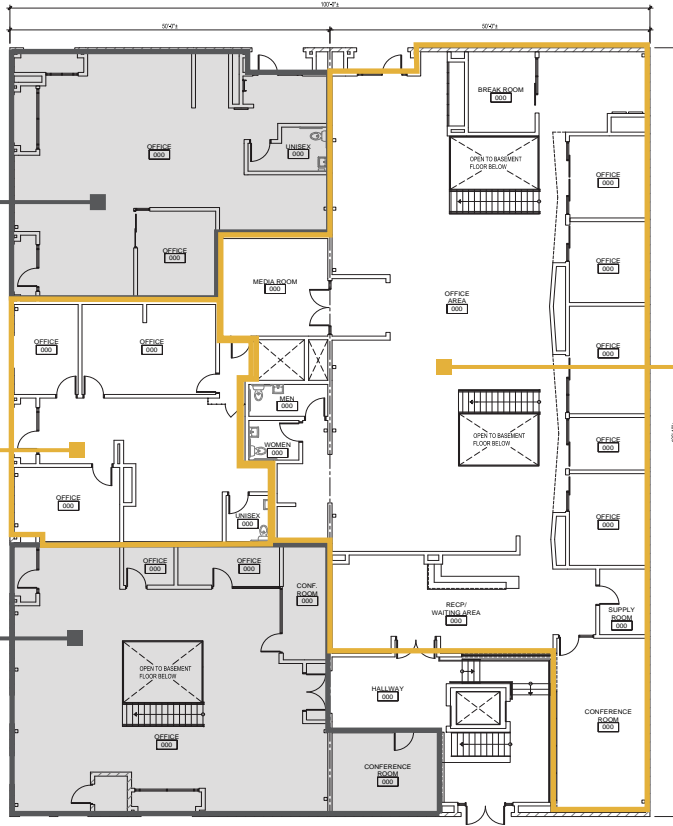
1,982 SF

Suite 2

1,589 SF

Suite 1

4,890 SF*
Coming Soon



Suite 4

15,481 SF*



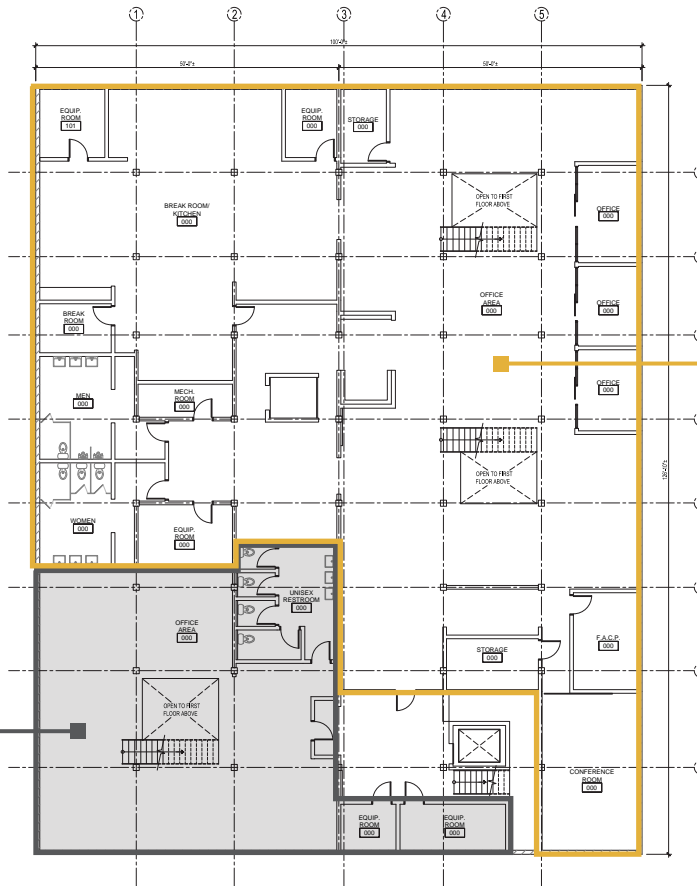
Occupied

Available

*Upper and lower level combined

Suite 1

4,890 SF*
Coming Soon



Suite 4

15,481 SF*

Lower Level



THE ONG YUT GEONG WHOLESALE MARKET BUILDING



Constructed in 1926 by Henry Ong, Sr. and added to the National Register of Historic Places in 1985, The Ong Yut Geong Wholesale Market building was a part of the Second Chinatown in Phoenix. The building was then leased to a produce company upon completion, Smart and Final in 1938 and sold to Maricopa Packing Company in the late 1950's. The building has traded hands multiple times and has since been restored (2014) and occupied by its owners, R&R Partners.





AMENITIES MAP



Best Donuts in AZ
BoSa DONUTS
Coffee & Smoothies

THE WESTIN
Sheraton

CHIPOTE
BAR smith
B H
BLUE HOUND
RENAISSANCE
HYATT PLACE
HYATT REGENCY PHOENIX
BLANCO
CINCO MARI
Hilton Garden
STARBUCKS COFFEE
FIVE GUYS
VALLEY METRO

HUSS BREWING CO. ARIZONA
KETTLE BLACK
THE WINNING DOG
STARBUCKS COFFEE
PIZZERIA BINCO
HANNY'S
DAPPER & STOUT
CITY CENTRAL COFFEE
PRESS

S

W

CARTEL

INGO'S
TASTY FOOD
Marketplace
MULTI-CULTURAL FOOD ADVENTURE

PALOMAR
PHOENIX

ANSWORTH
PHOENIX

PUBLIC HOUSE

TRAPPER'S
SUSHI CO
The ARROGANT BUTCHER
BOURBON ROOM

La Madeleine
COURTESY RESTAURANT

STARBUCKS COFFEE
The Yard
SERAFINA
COURTESY RESTAURANT

A

Wiltie's
TACO JOINT

GAME SEVEN GRILL
POIBELLY
MANCUSO'S RESTAURANT
YOGIS GRILL

MORRIS
HOT CHICKEN
BITTER & TWISTED

COURTYARD
Warrent

FOOTPRINT CENTER

CHASE FIELD
HOME OF THE DIAMONDBACKS

Funklet's Cafe
& BAKERY

HOME2
SUITES BY HILTON

Summit at
Copper Square

THE CROFT
COURTESY RESTAURANT

Stadium Lofts

CCBG
ARCHITECTS, INC.

BATTERY

CHIME

gouldevans
EQUALITY HEALTH
canary

W Lincoln St

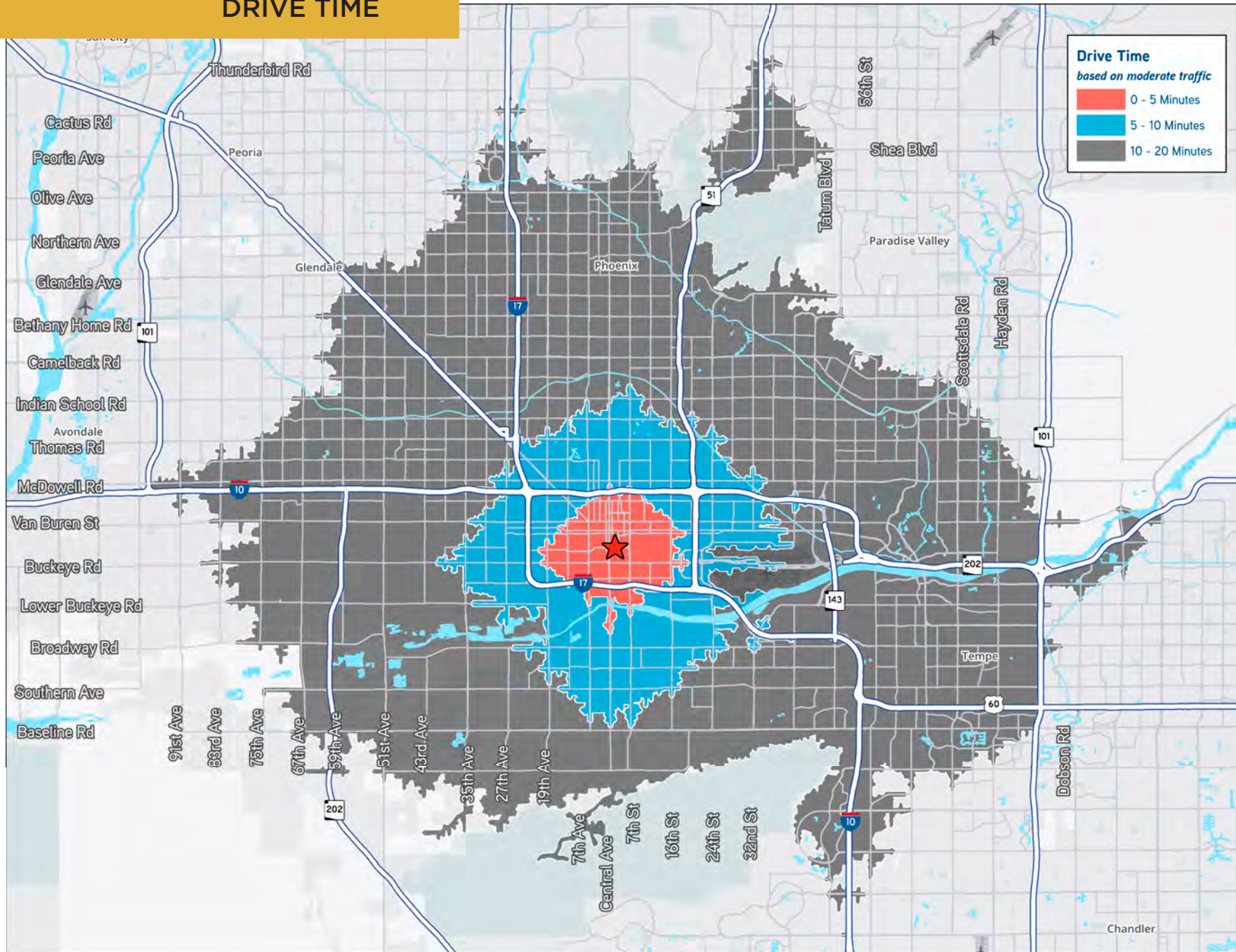
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GRANT STREET
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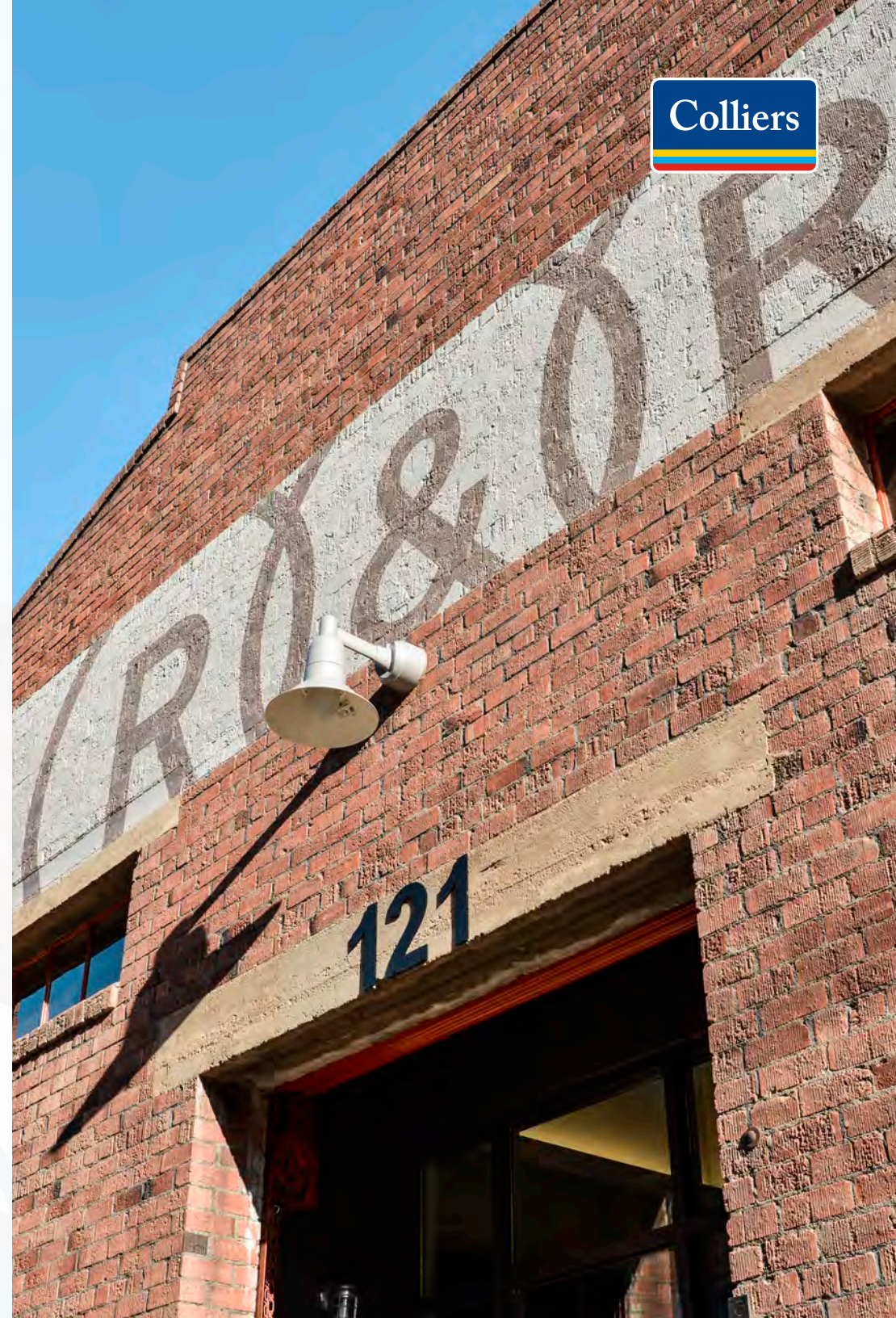
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