



Midtown Phoenix Office Condo For Sale



Earll Professional Plaza

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



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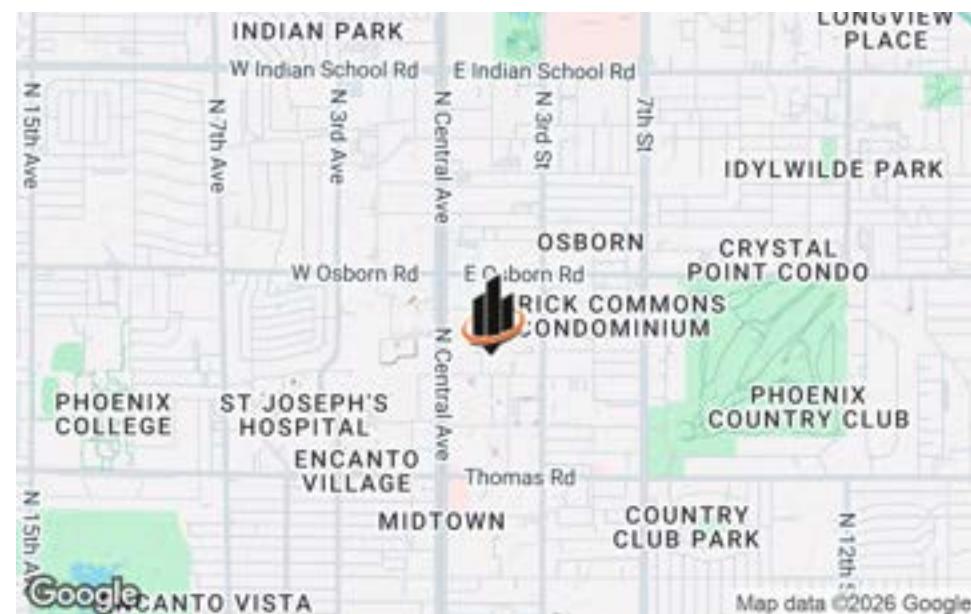
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$941,000
PRIC/SF	±\$185/SF
UNIT SIZE	5,088 SF *Contiguous to ±12,386 SF (Suite 370A also for Sale).
	3.8/1,000 SF ratio
PARKING	Garage and surface level parking Reserved parking space at no additional cost
BUILDING SERVICES	5 day janitorial service Electricity HVAC Repairs/Maint./Replacement Lobby and common area maintenance
APNS	118-34-282
2025 PROPERTY TAXES	\$10,927.46 ±\$2.15 PSF Annually
2025 ASSN. FEES	±\$3,582 per month ±\$8.45 PSF Annually
CO-BROKE FEE	2.50%



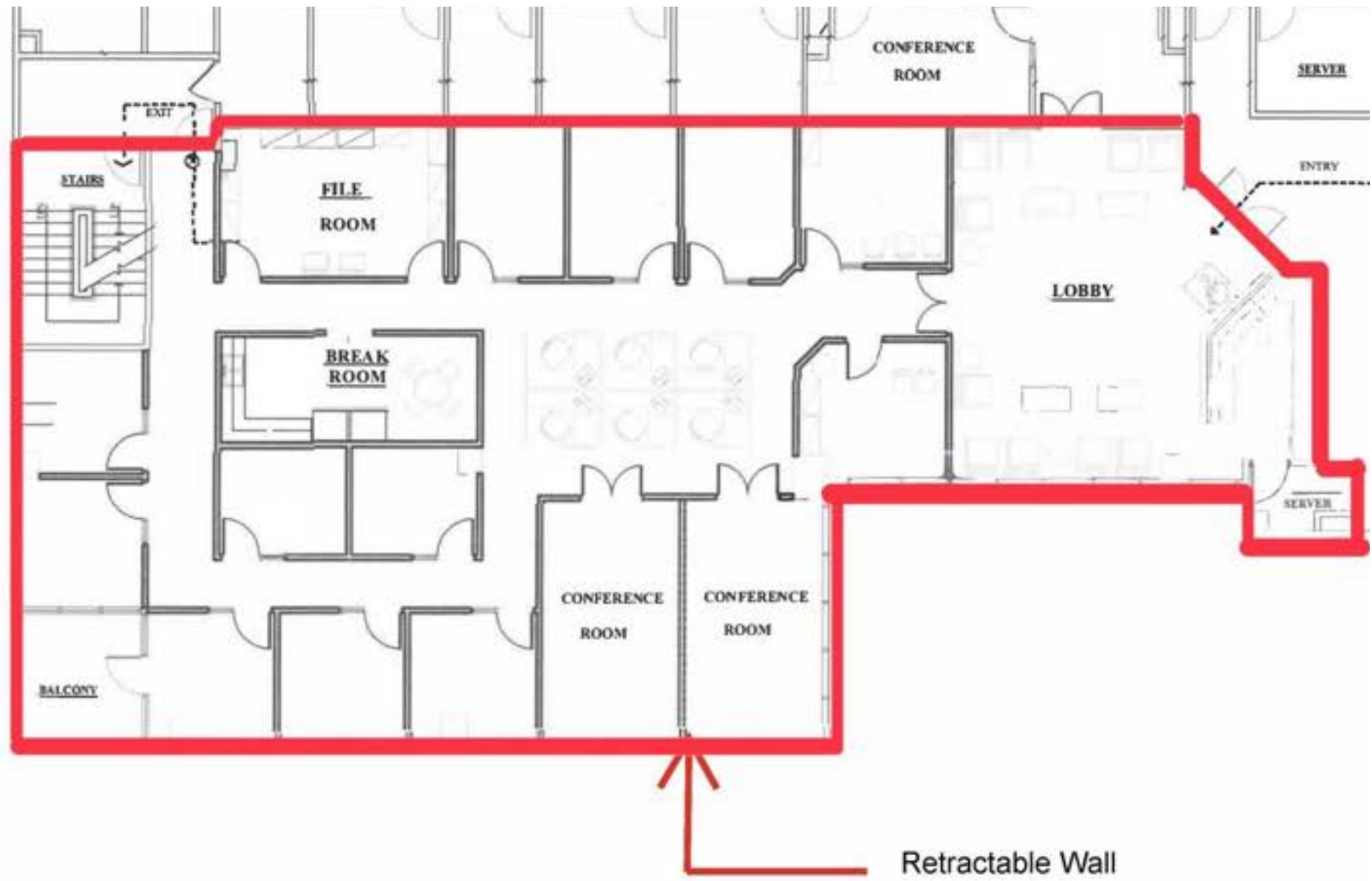
Map data ©2026 Google



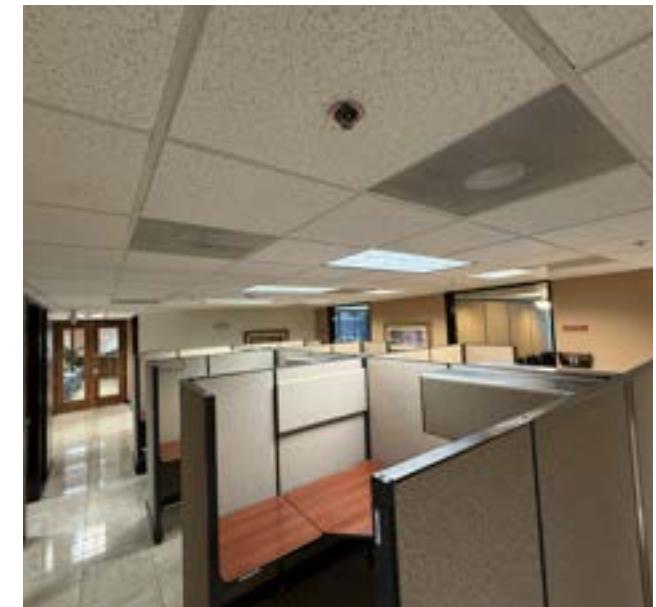
HIGHLIGHTS

- 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 neighboring Suite 370A is also for sale allowing for contiguous space up to ±12,386 SF.
- 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.

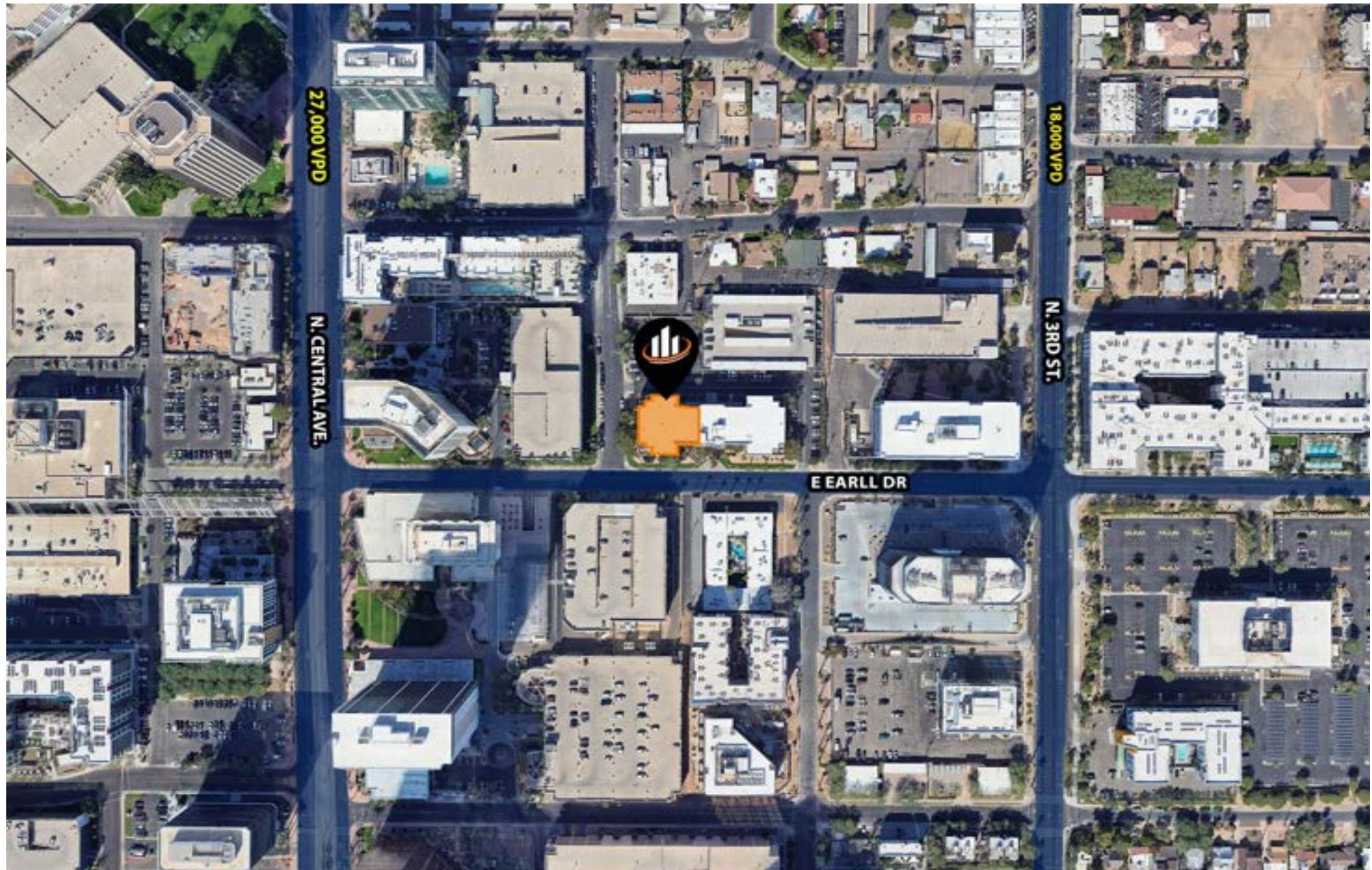
FLOORPLAN



ADDITIONAL PHOTOS



PROPERTY AERIAL



RETAILER MAP





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