

EAST BASELINE PROFESSIONAL PLAZA

1250 E BASELINE RD | TEMPE, AZ 85283

Multi-Tenant Office Building For Sale

OWNER/USER WITH INCOME

QUALIFIES FOR SBA FINANCING!



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

**ADDRESS**1250 E Baseline Rd
Tempe, AZ**PARKING**

5/1,000 SF

**TENANCY**

Multi-Tenant

**CONSTRUCTION**

Built in 1980

**OFFICE USE**

Office or Medical

**ZONING**

PCC-2, Tempe

Property Summary

Address	1250 E Baseline Rd, Tempe, AZ 85283
Location	Property is situated on Baseline ±0.5 miles South of US-60 between Rural Rd & McClintock Dr
Total Rentable SF	±10,272 SF (2 Stories with Elevator)
Total Site Size	±32,670 SF
Parking Ratio	5/1,000 RSF (20 Covered Spaces)
Available SF	±5,175, 1st Floor Space + up to additional ±1,000 SF
Stories	2
Parcel Number	133-38-003B
Zoning	PCC-2, City of Tempe

**LEASED INVESTMENT OPPORTUNITY
AVAILABLE FOR SALE**

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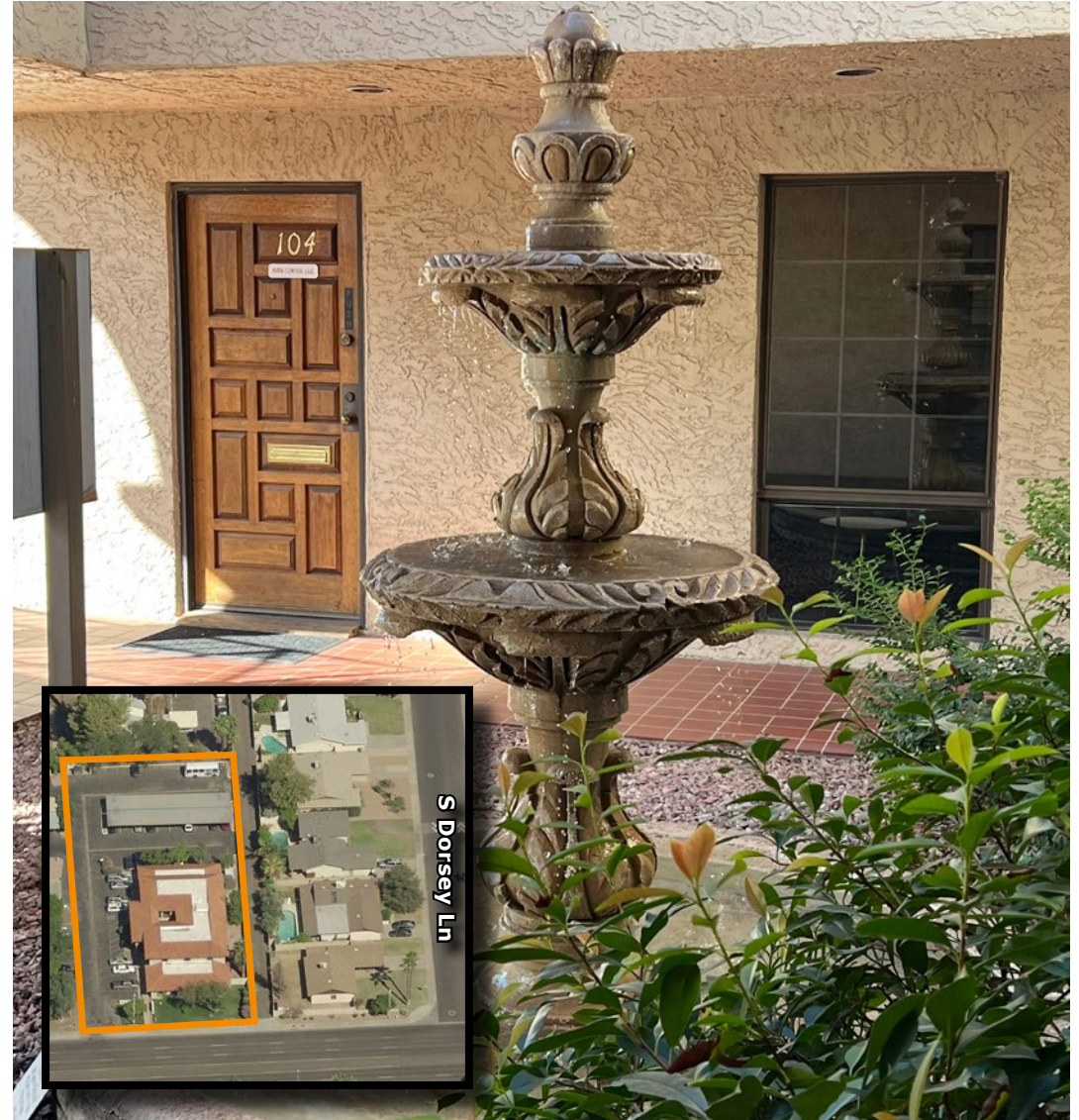
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Investment Summary

Address	1250 E Baseline Rd, Tempe, AZ 85283
Size	±10,272 SF
Site Area	±32,670 SF
NOI	\$49,603
Leased	45%
Expenses	\$51,193 (\$4.98/SF)
Sale Price	Contact Broker

Highlights

- Multi-tenant Property
- Qualifies for SBA Financing
- Wood frame and stucco construction
- 2 Stories with Elevator
- Well maintained courtyard
- 20 Covered Parking Spaces
- Rents are full service (net of janitorial) or modified gross lease.
- Prominent street frontage and buildings along Baseline Rd
- Each Suite has its own Bathroom
- New roof underlayment & parking lot coating March 2022



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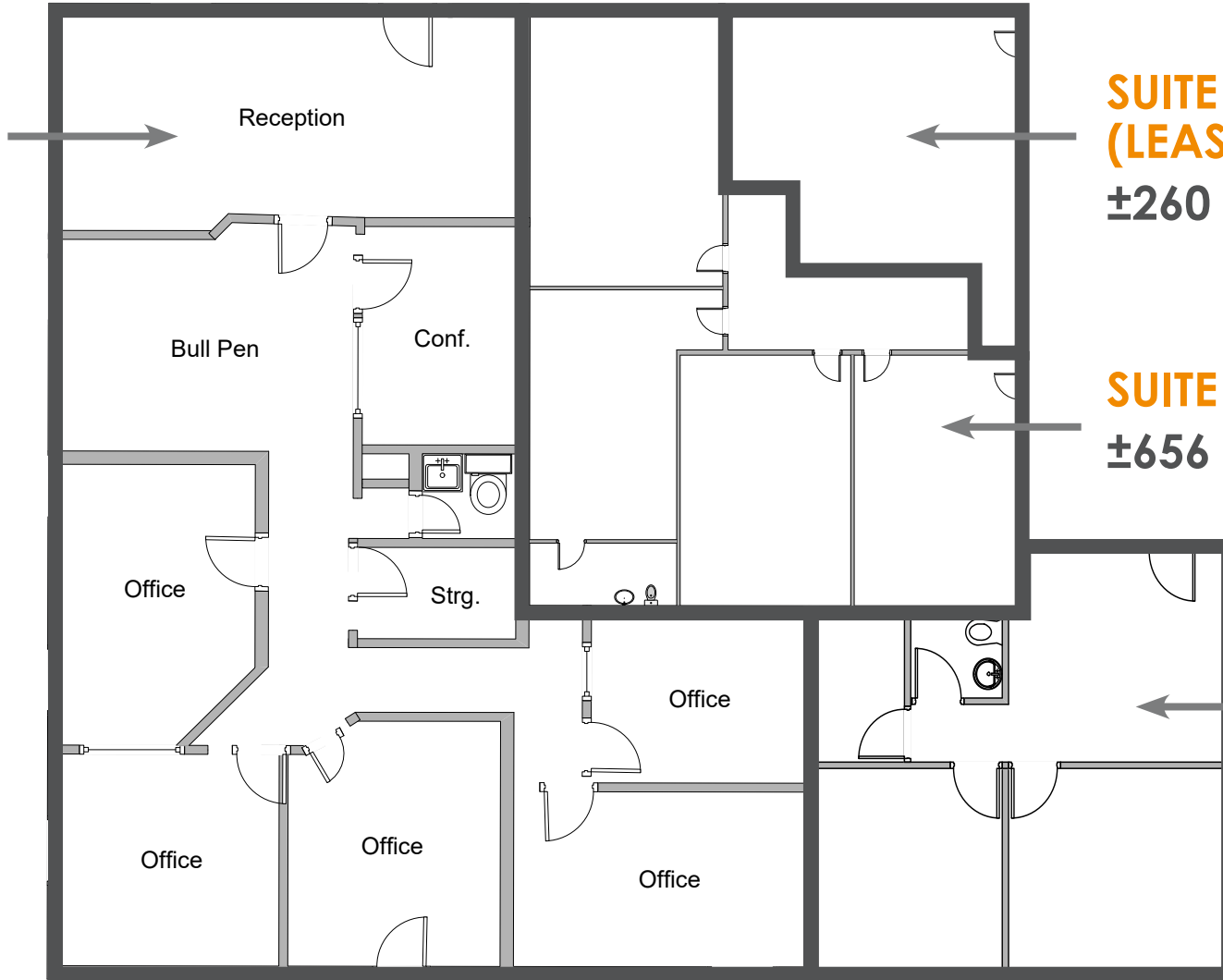
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MULTI-TENANT OFFICE BUILDING

SUITE 101
±1,646 SF



SUITE 102B
(LEASED)
±260 SF

SUITE 102A
±656 SF

SUITE 103
(LEASED)
±590 SF

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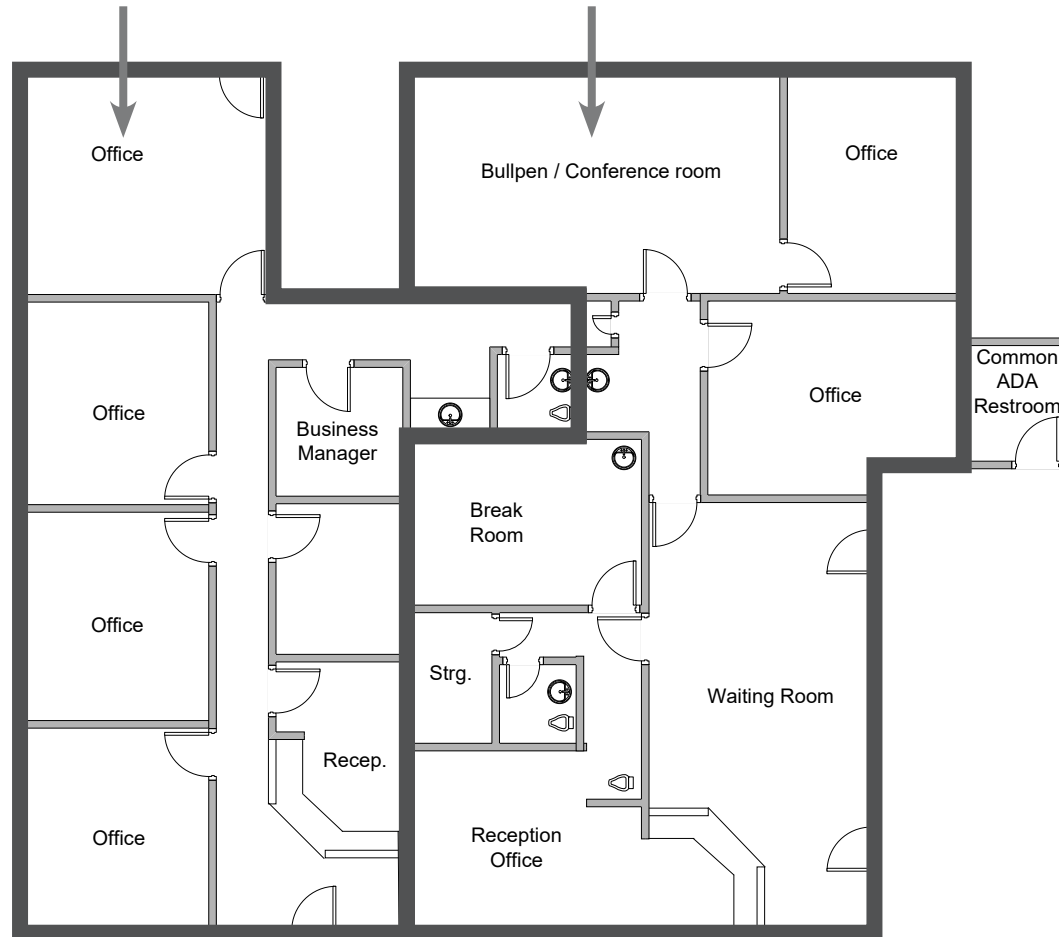
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MULTI-TENANT OFFICE BUILDING

SUITE 104
±1,619 SF

SUITE 105
±1,254 SF



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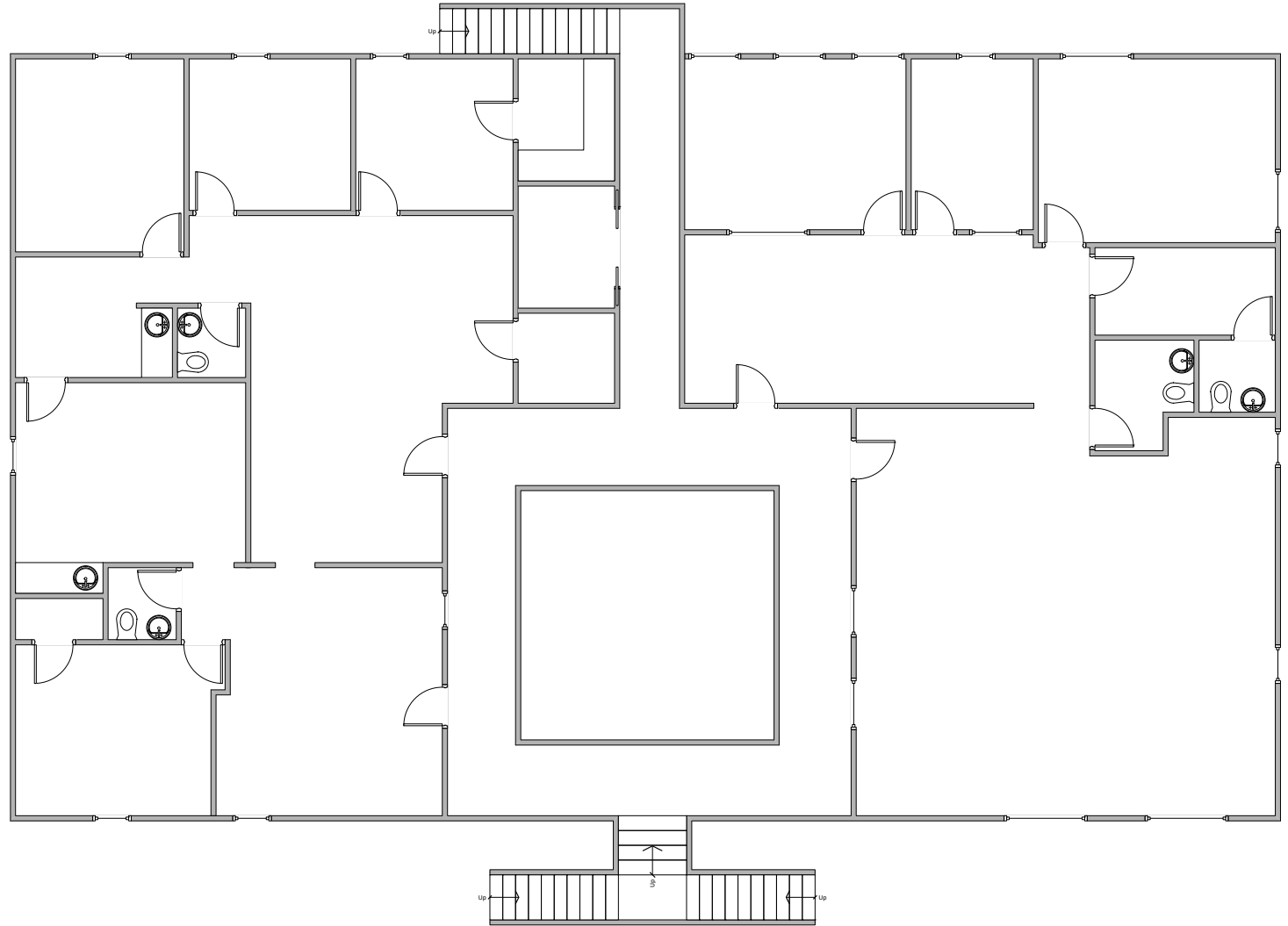
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MULTI-TENANT OFFICE BUILDING

SUITE 202-205
(LEASED)
±3,764 SF



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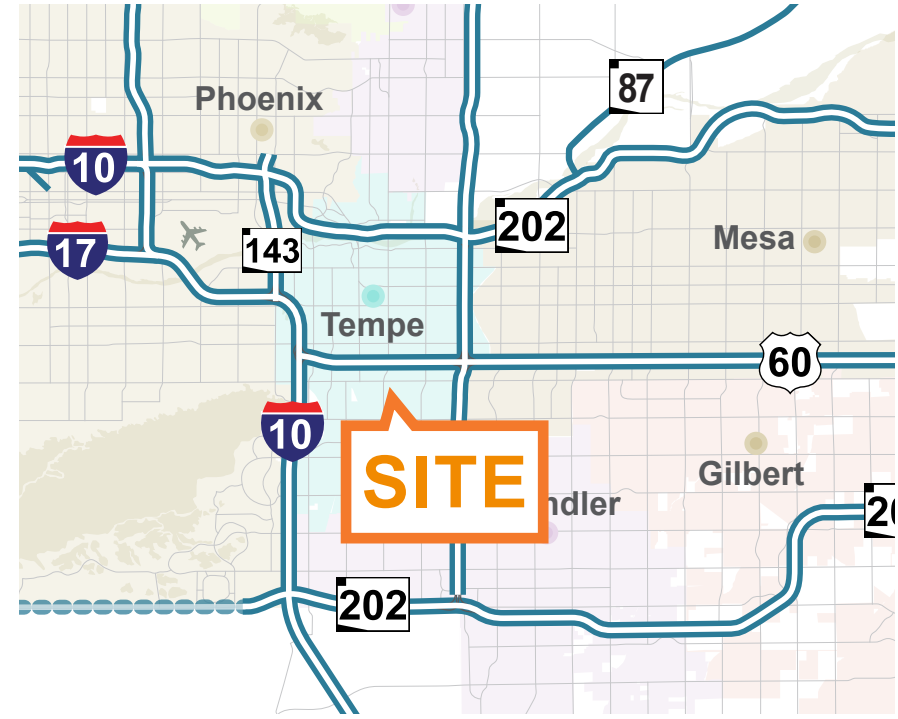
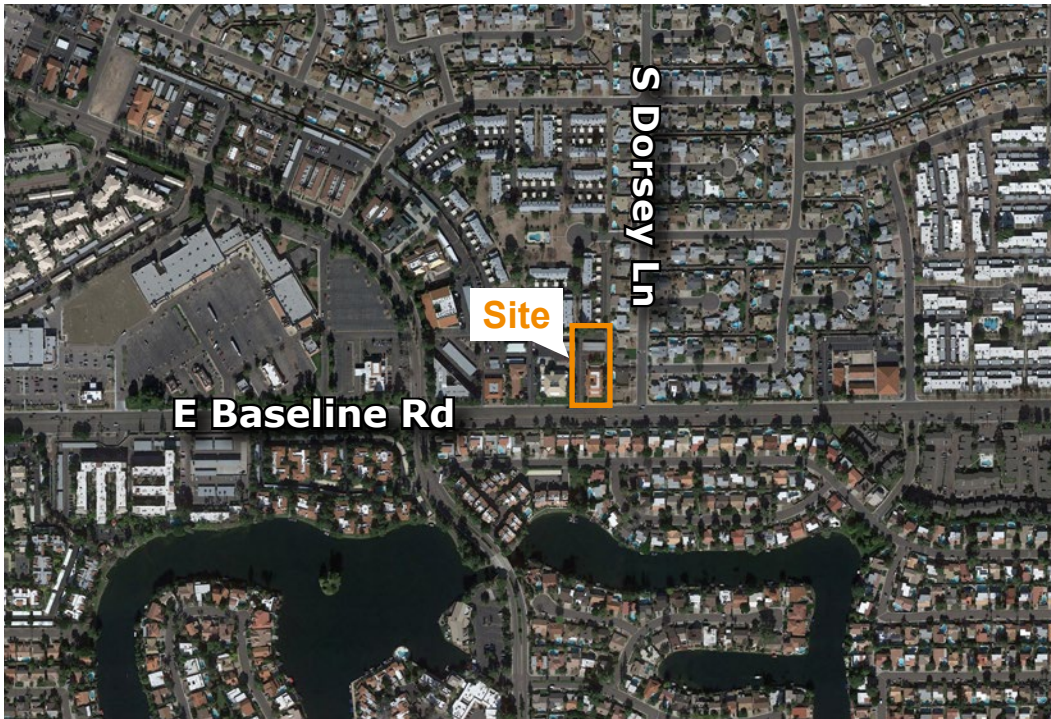
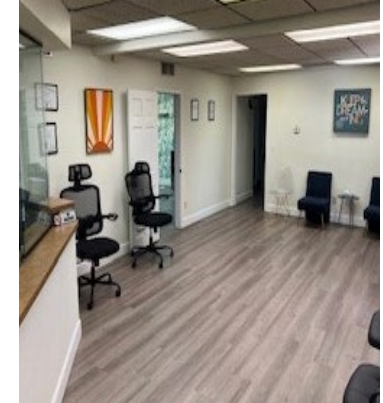
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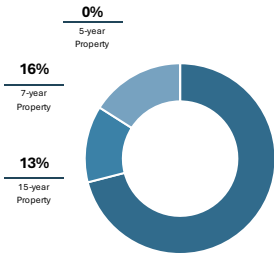


BENEFIT ANALYSIS SUMMARY

Prepared for:
1250 E Baseline Road, Tempe, Arizona 85283
Site Visit Type: In Person

Property Type	Office - Standalone Office Building
Depreciable Basis (Net of Land)	\$1,736,271
Land Value	\$458,729
Date Placed in Service	06/01/25
Net Rentable Area (ft ²)	10,272
Building Life	39 years
Effective Tax Rate	38%

ASSET CLASS DISTRIBUTION



SUMMARY OF BENEFITS		
Total Accelerated Depreciation	2025 Depreciation	Study Fee
\$503,519	\$520,666	\$5,200

HOW YOUR DEPRECIATION IS CALCULATED

WITHOUT COST SEGREGATION

The standard method incorrectly assumes all building components receive the same classification. With deductions spread evenly across the life of the property, your annual expense may not fully offset the depreciation of fixed asset values.

2025 tax savings:
\$9,178

WITH COST SEGREGATION

For income tax purposes, cost segregation studies involve the allocation of the total cost of property into the appropriate asset classes and recovery periods in order to properly compute depreciation deductions. We plan to take a detailed engineering approach to estimate the costs to acquire the subject property.

2025 tax savings:
\$197,853

ESTIMATED BENEFIT SCHEDULE

"East Baseline Professional Plaza"
1250 E Baseline Road, Tempe, Arizona 85283
Office - Standalone Office Building

SUMMARY	INPUTS	ASSUMPTIONS
Increased 2025 Depreciation	Depreciable Basis	Study Tax Year
\$ 496,514.62	\$1,736,271	2025
Total 2025 Tax Savings	In-service Date	Effective Tax Rate
\$ 197,853.14	06/01/25	38%
Catch-Up Depreciation	Rentable Area (ft ²)	Bonus Depreciation Rate
\$ -	10,272	100%
NPV First 5 Years of Tax Savings ¹		Discount Factor
\$ 172,426.65		8%

Tax Year	Before Segregation	After Segregation				Annual Depreciation
	Annual Depreciation	5-Year Property	7-Year Property	15-Year Property	39-Year Property	
2025	24,152	-	277,803	225,715	17,148	520,666
2026	44,518	-	-	-	31,608	31,608
2027	44,518	-	-	-	31,608	31,608
2028	44,518	-	-	-	31,608	31,608
2029	44,518	-	-	-	31,608	31,608
2030	44,518	-	-	-	31,608	31,608
2031	44,518	-	-	-	31,608	31,608
2032	44,518	-	-	-	31,608	31,608
2033	44,518	-	-	-	31,608	31,608
2034	44,518	-	-	-	31,608	31,608
2035	44,518	-	-	-	31,608	31,608
2036	44,518	-	-	-	31,608	31,608
2037	44,518	-	-	-	31,608	31,608
2038	44,518	-	-	-	31,608	31,608
2039	44,518	-	-	-	31,608	31,608
2040	44,518	-	-	-	31,608	31,608
2041	44,518	-	-	-	31,608	31,608
2042	44,518	-	-	-	31,608	31,608
2043	44,518	-	-	-	31,608	31,608
2044	44,518	-	-	-	31,608	31,608
2045	44,518	-	-	-	31,608	31,608
2046	44,518	-	-	-	31,608	31,608
2047	44,518	-	-	-	31,608	31,608
2048	44,518	-	-	-	31,608	31,608
2049	44,518	-	-	-	31,608	31,608
2050	44,518	-	-	-	31,608	31,608
2051	44,518	-	-	-	31,608	31,608
2052	44,518	-	-	-	31,608	31,608
2053	44,518	-	-	-	31,608	31,608
2054	44,518	-	-	-	31,608	31,608
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2057	44,518	-	-	-	31,608	31,608
2058	44,518	-	-	-	31,608	31,608
2059	44,518	-	-	-	31,608	31,608
2060	44,518	-	-	-	31,608	31,608
2061	44,518	-	-	-	31,608	31,608
2062	44,518	-	-	-	31,608	31,608
2063	44,518	-	-	-	31,608	31,608
2064	20,436	-	-	-	14,509	14,509
	1,736,271	-	277,803	225,715	1,232,752	1,736,271
	100%	0%	16%	13%	71%	100%

NOTES

1 - NPV of tax savings is calculated using the assumed marginal tax rate above and is subject to change if the property owner is taxed at a different effective tax rate.

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