


Agent Report (1)

515 W Buckeye RD 404, Phoenix, AZ 85003

\$1,704

	6692870	Comm/Industry Lease	Active
	Mntly Lse Prc P/SqFt: 1.58 Monthly Lease Price: 1,704 Ttl Apx Net Rnt Spc: 1,076 Type of Property: Office # of Buildings: 1 Ttl Apx SqFt Bldg: 46,088 Ttl Apx SqFt Land: Lot Size Dimensions: Total Parking Spcs: 99 Uncvr'd Parking Spcs: 69 Covered Parking Spcs: 30 Year Built: 1977 Volts/Amps: 600V/208A Zoning: Office Flood Zone: No	Subdivision: Memorial Hospital MCR 185/9 Tax Municipality: Maricopa - COUNTY Marketing Name: Suite 404 Planned Cmty Name: Type of Property: Office Hun Block: Map Code/Grid: City/Town Code: Phoenix County Code: Maricopa Legal: Memorial Hospital MCR 185/9	

Cross Streets: 7th Ave & Buckeye **Directions:** SE Corner of 7th & Buckeye. Building on the corner.

Public Remarks: Centrally located office spaces near Downtown Phoenix with renovated move-in ready suites or tenant improvement potential options for various businesses, including Behavioral Health Centers, Government agencies, dental offices, law offices, surgical centers and professional offices.

Features	Lease Information	Construction & Utilities	County, Tax and Financing
Building Type: Office Stories: 3-4 Stories Floor Location: Ground Floor Interior: Finished; Finished to Suit; Security System; Security Light(s); Alarm System; Private Restrooms; Public Restrooms Exterior: Corner Lot; Dual Street Frontage; Landscaping; Monument Sign Amenities: Freight Elevator(s); Public Elevator(s); Cafeteria; Fiber Optic Available Parking: Public Parking; Private Parking Loading Facilities: Grade Level Ceiling Height: 8.1 Feet to 10 Feet Freeway/Highway: Up to 1 Mile Current Use: Mixed Use; Office; See Remarks Use Restrictions: Airport Flight Zone	Type of Lease: Gross; Deposit Required; Full Service Lease Conditions: Will Remodel; TI Allowances Lease Includes: Building Only Annual Lease Price: \$20,444 Annual Lse Prc P/SF: \$19 Annual CAM/SqFt: \$0 Annual Exp Stop/SqFt: \$0 Base Rent Escalation: Yes Lease Year (Min-Max): 1-25 Space Divisible: No Suite Floor Location: 1,2,3,4 Suite Size Avail Max: 1076 Move in Costs: 1st Months Rent; Last Months Rent; Deposit(s) Landlord Pays: Electric; Water; Sewer; Trash; Fire Insurance-Bldg; Janitorial; Exterior Maint; Property Taxes Tenant Pays: Contents Insurance; Liability Insurance	Construction: Brick Roofing: Built-Up Floors: Concrete; Vinyl; Ceramic Tile Water: City Franchise; Master Meter Sewer: Sewer - Public; Sewer in & Cnctd Gas: None Electric: APS; Underground; 3 Phase Power Heating: Other Cooling: Central A/C; Chiller System Roads/Streets: Asphalt Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 112-36-045-H Town-Range-Section: -- Taxes/Yr: \$52,269.7/2023

Listing Dates	Price Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 04/17/2024 Expire Date: 10/31/2024 Status Change Date: 04/17/2024	Original List Price: \$1,704 List Price: \$1,704	SA: N / BB: Y / % 4 % Var: N Type: ER Renewal Comp: 0 Comp For Sale: 4 Special: Incorporated Area

Private Remarks: Offering full-service lease with ample parking. Additionally, the building features on-site security guards for added peace of mind. Take advantage of the cafe' located on the first floor for a quick break or a casual meeting spot.

Semi-Private Remarks: Asking rates are based on 3-10 years of tenancy terms, asking lease rates for shorter tenancy terms are \$22/sqft annually. Allowable tenant improvements based on tenancy terms. Office building available to purchase for \$10M.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call	Vacant: Yes Occupant - DND2: Vacant	Lockbox Type: None

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
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