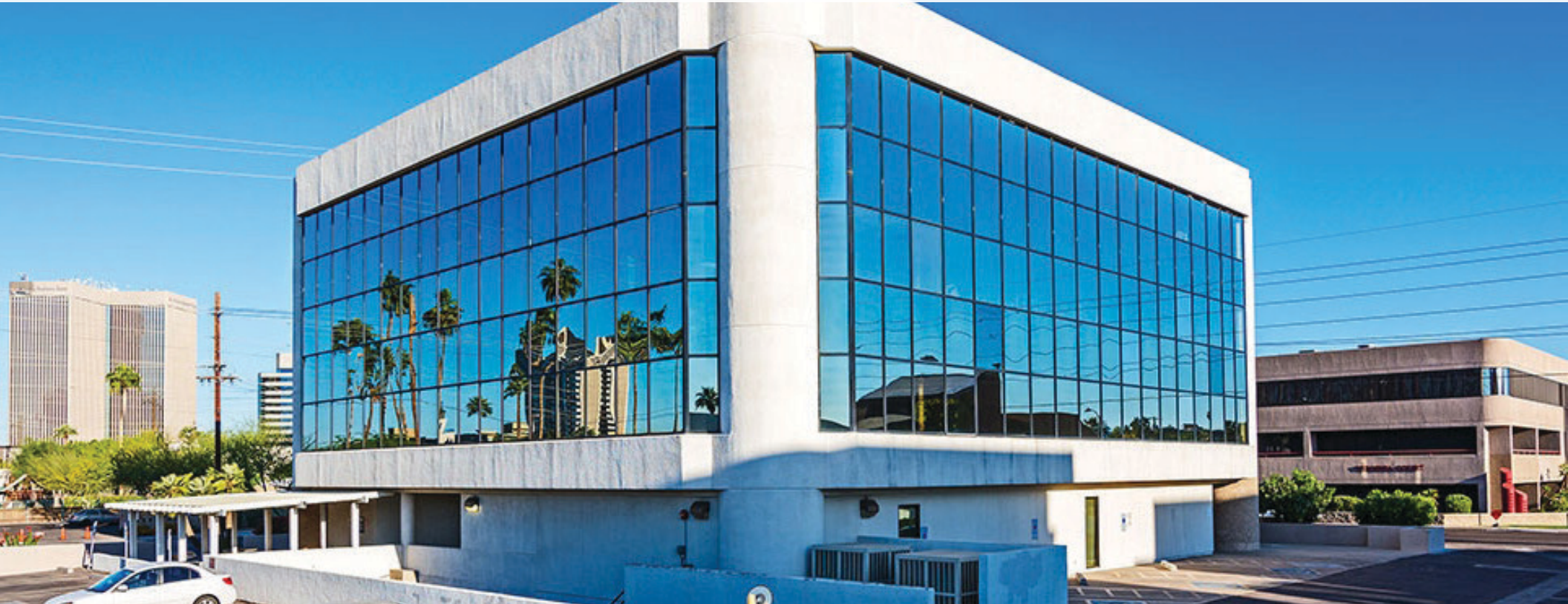


VIRGINIA FINANCIAL BUILDING

301 E Virginia Ave • Phoenix, AZ

PROPERTY FEATURES

- Available Suite 310: ±1,699 SF
Suite 320: ±1,269 SF
4th Floor: ±9,127 SF - AVAILABLE 01/01/21
- Lease Rate \$21.00 - \$22.00 PSF/FS
- Frontage 3rd Street and Virginia Avenue
- Amenities Near Retail, Restaurants and Transportation
- Parking Ratio of 5.00/1,000 SF
- Zoning R5
- Parcel 118-46-018A



±31,246 SF MULTI-TENANT CLASS A OFFICE BUILDING

Exclusive Contacts:

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Ganey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 06 29 20

VIRGINIA FINANCIAL BUILDING

301 E Virginia Ave • Phoenix, AZ

DEMOGRAPHICS



Population
1M: 13,518
3M: 167,819
5M: 414,594



Housholds
1M: 6,873
3M: 67,624
5M: 150,584



Avg HH Income
1M: \$95,178
3M: \$62,764
5M: \$65,910



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VIRGINIA FINANCIAL BUILDING

301 E Virginia Ave • Phoenix, AZ

AVAILABILITY:

\$21.00 - \$22.00 PSF/FS

Suite 310: ±1,699 SF

Suite 320: ±1,269 SF

LOCATED ON THE BUSY AND EXCITING CENTRAL AVE, CLOSE TO LOCAL SHOPS AND UNIQUE PHOENIX RESTAURANTS

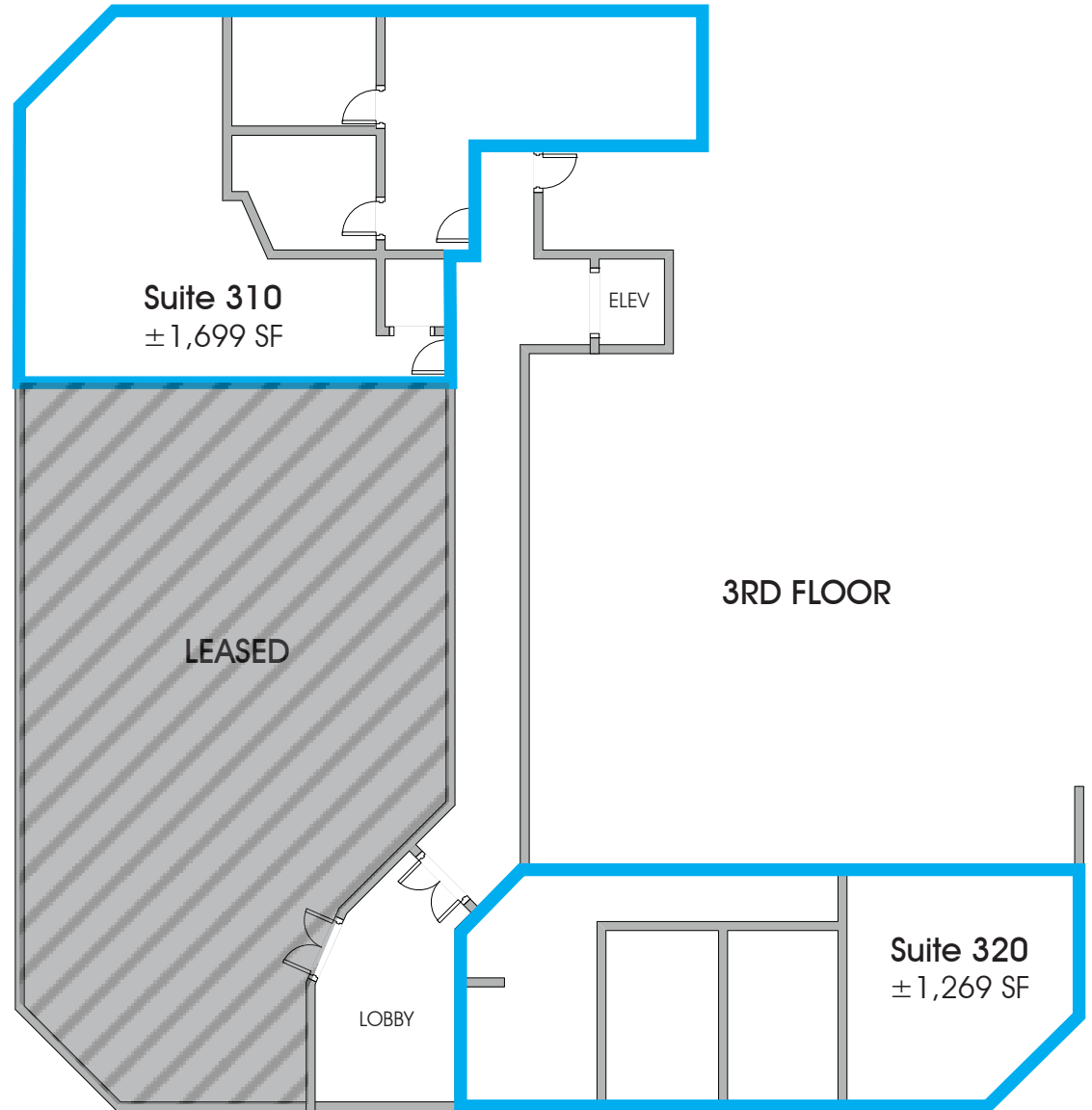
MINUTES FROM THE I-10

7 MILES TO PHOENIX SKY HARBOR AIRPORT

19.63% LEVERAGED IRR USING A 10-YEAR HOLDING PERIOD

SOUTHEAST CORNER OF 3RD STREET & VIRGINIA AVE

FOUR-STORY BUILDING



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06 29 20

VIRGINIA FINANCIAL BUILDING

301 E Virginia Ave • Phoenix, AZ

AVAILABILITY:

\$22.00 PSF/FS

4th Floor: ±9,127 SF - Divisible

AVAILABLE JANUARY 1, 2021

LOCATED ON THE BUSY AND
EXCITING CENTRAL AVE, CLOSE
TO LOCAL SHOPS AND UNIQUE
PHOENIX RESTAURANTS

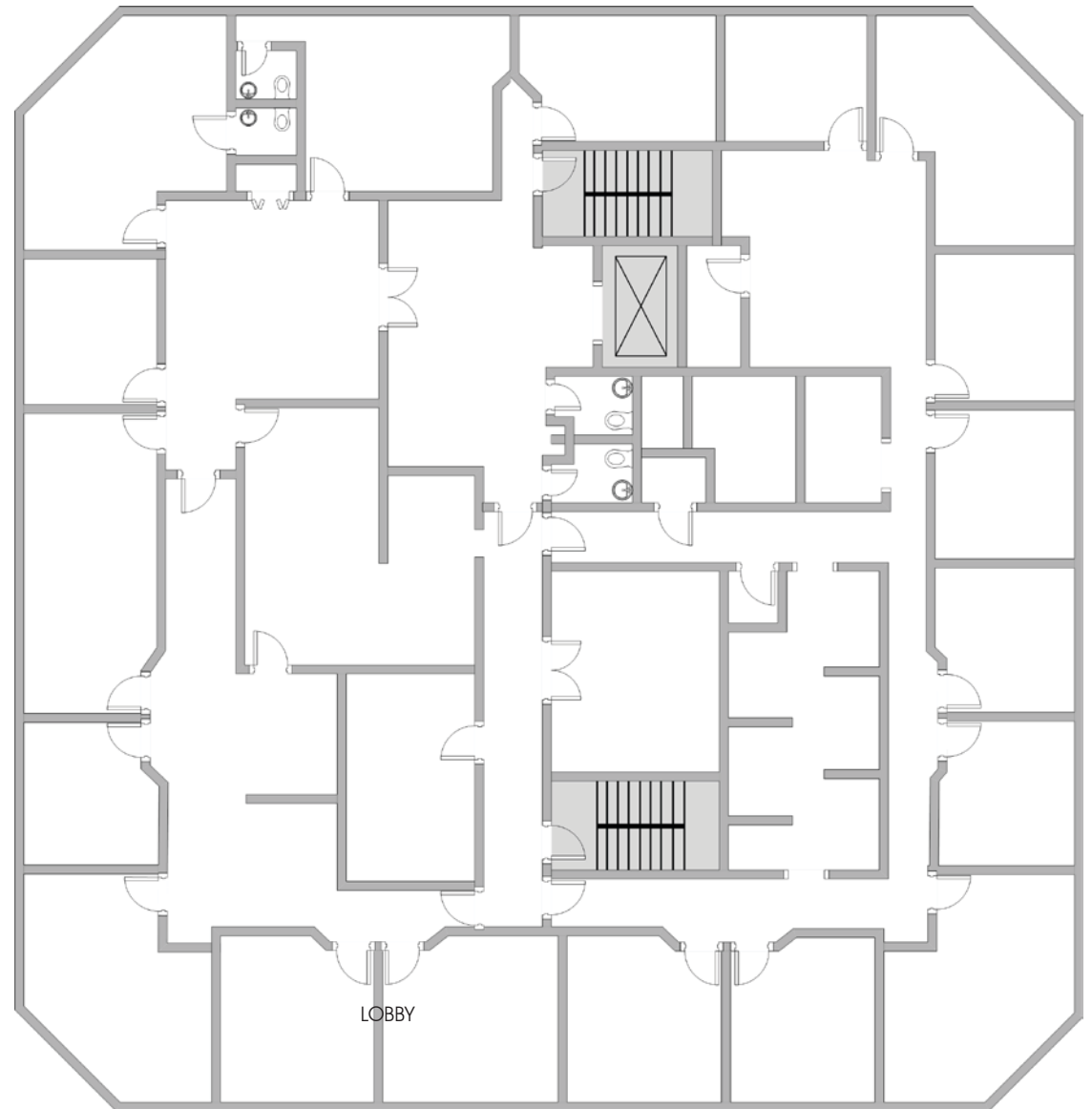
MINUTES FROM THE I-10

7 MILES TO PHOENIX SKY HARBOR
AIRPORT

19.63% LEVERAGED IRR USING A
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FOUR-STORY BUILDING



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