

OWNER/USER BUILDING  
AVAILABLE FOR SALE/LEASE



Price Reduced - \$945,000  
Lease Rate - \$12.00/SF NNN

# 3829 North 3rd Street | Phoenix, Arizona



### Property Features

- Building Size: ±8,977 RSF (5,977 SF office and 3,000 SF warehouse)
- Opportunity for Owner/User or redevelopment
- Multi-entry garden style office building with attached warehouse
- Great Central Phoenix location
- Parcels: 118-24-088 and 118-24-089
- Combined lot square footage: ±18,100 SF
- Zoned: C-2

For more information:

**Chris Jantz**  
Director  
+1 602 224 4485  
chris.jantz@cushwake.com

**Joshua Wyss**  
Senior Director  
+1 602 224 4407  
joshua.wyss@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph:+1 602 954 9000  
fx:+1 602 253 0528  
[cushmanwakefield.com](http://cushmanwakefield.com)



# 3829 North 3rd Street

Phoenix, AZ



For more information:

**Chris Jantz**  
Director  
+1 602 224 4485  
chris.jantz@cushwake.com

**Joshua Wyss**  
Senior Director  
+1 602 224 4407  
joshua.wyss@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph:+1 602 954 9000  
fx:+1 602 253 0528  
[cushmanwakefield.com](http://cushmanwakefield.com)

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation. 03/09/18

