



FOR SALE
535 West Thomas Road, Suite 103
 Phoenix, Arizona 85013



CREATIVE OFFICE CONDO

SITE FEATURES:

- Thomas Road frontage – located east of the southeast corner of Thomas Road & 7th Avenue
- Prominent Signage on Thomas Road
- On-site amenities include: Fitness Center, Tenant Lounge, Game Room, Yoga Studio and Pool
- Across the street from St. Joseph’s Hospital and Medical Center

HIGHLIGHTS:

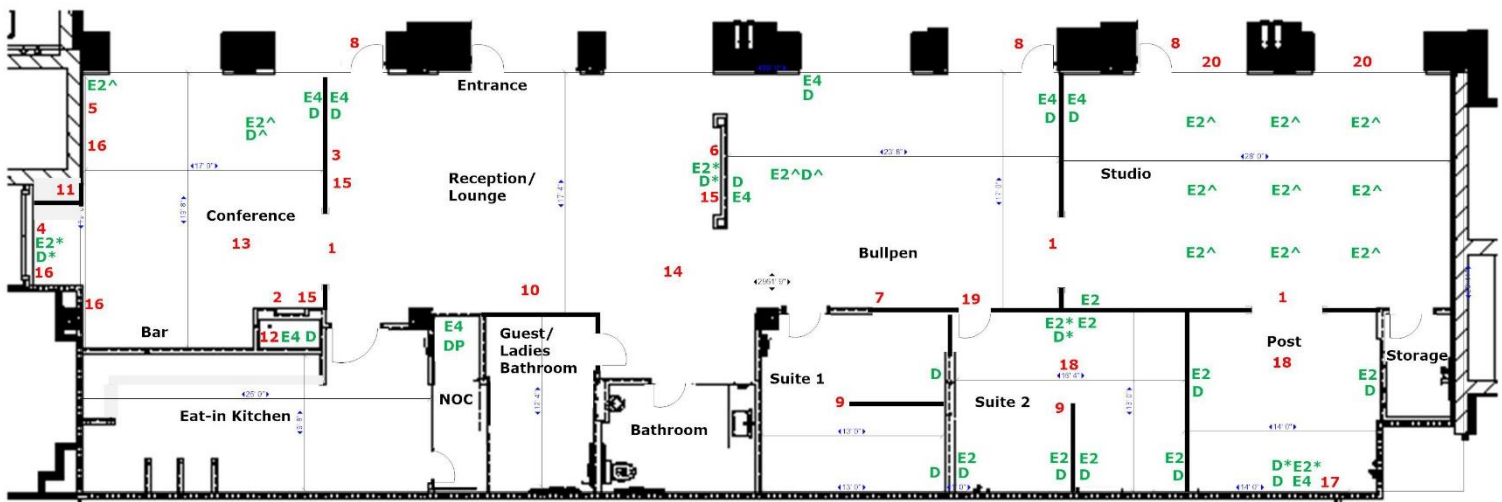
ASKING PRICE	\$629,000 (\$210.16/SF)
PREMISES / SIZE	Suite 103 ±2,993 RSF
TAX PARCEL NUMBER	APN 118-42-235
PARKING FEATURE	Drive-up Access with Exclusive Reserved Parking Stalls
FF&E	Available

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SUITE HIGHLIGHTS:

- Modern finishes including:
 - Spiral ducting
 - Polished concrete floors
 - Sliding barn doors
 - Exposed concrete ceilings
- Fully functioning, sound-proof studio



E2 = 2 pole outlet
 E2^ = 2 pole outlet ceiling mount
 E2* = 2 pole outlet mid wall mount
 E4 = 4 pole outlet
 D = Data run
 D^ = Data run ceiling mount
 D* = Data run mid wall mount
 DP = Demarcation point

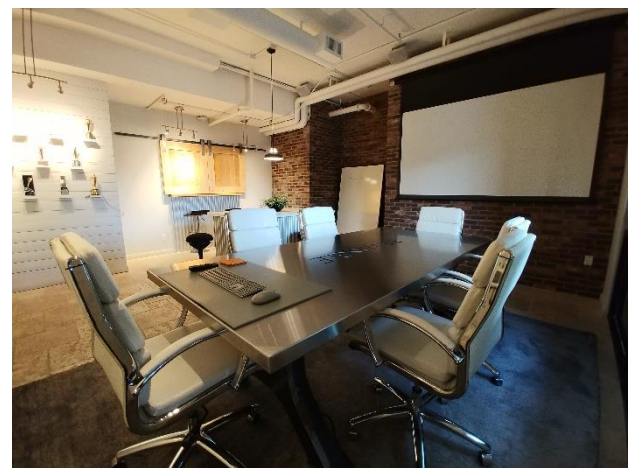
1 - Double wide barn door
 2 - Trophy wall
 3 - Client wall
 4 - Surface Hub with mount
 5 - Projector screen
 6 - LED monitor
 7 - Whiteboard/blacklight?
 8 - Unused door - replace?
 9 - Pony wall
 10 - NAM logo on wall
 11 - Extend 12" for screen
 12 - A/V rack
 13 - 6 speakers
 14 - 3 speakers
 15 - Pallet wood wall
 16 - Red brick wall
 17 - Preview LED monitor
 18 - Surround sound system
 19 - Match door to Suite 1
 20 - Limo tint and drywall

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