

INDUSTRIAL/OFFICE LEASE



The CPLC Pickle House Innovation HUB

1401 E Van Buren St | Phoenix, AZ 85006

Industrial & Office Availability

Property Information

- ± 13,107 SF Office Space
- ± 19,090 SF Warehouse
- Parcel No: 116-46-038A, 039A
- Zoned C-3
- 121 Parking Spaces (3.75/1,000 SF)
- Midtown/Central Phoenix
- Garfield/East Lake Park Neighborhood
- Historic Pickle House Innovation
Hub Development



Exclusive Contact:

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**Competitive Lease Rates,
Call for Details!**

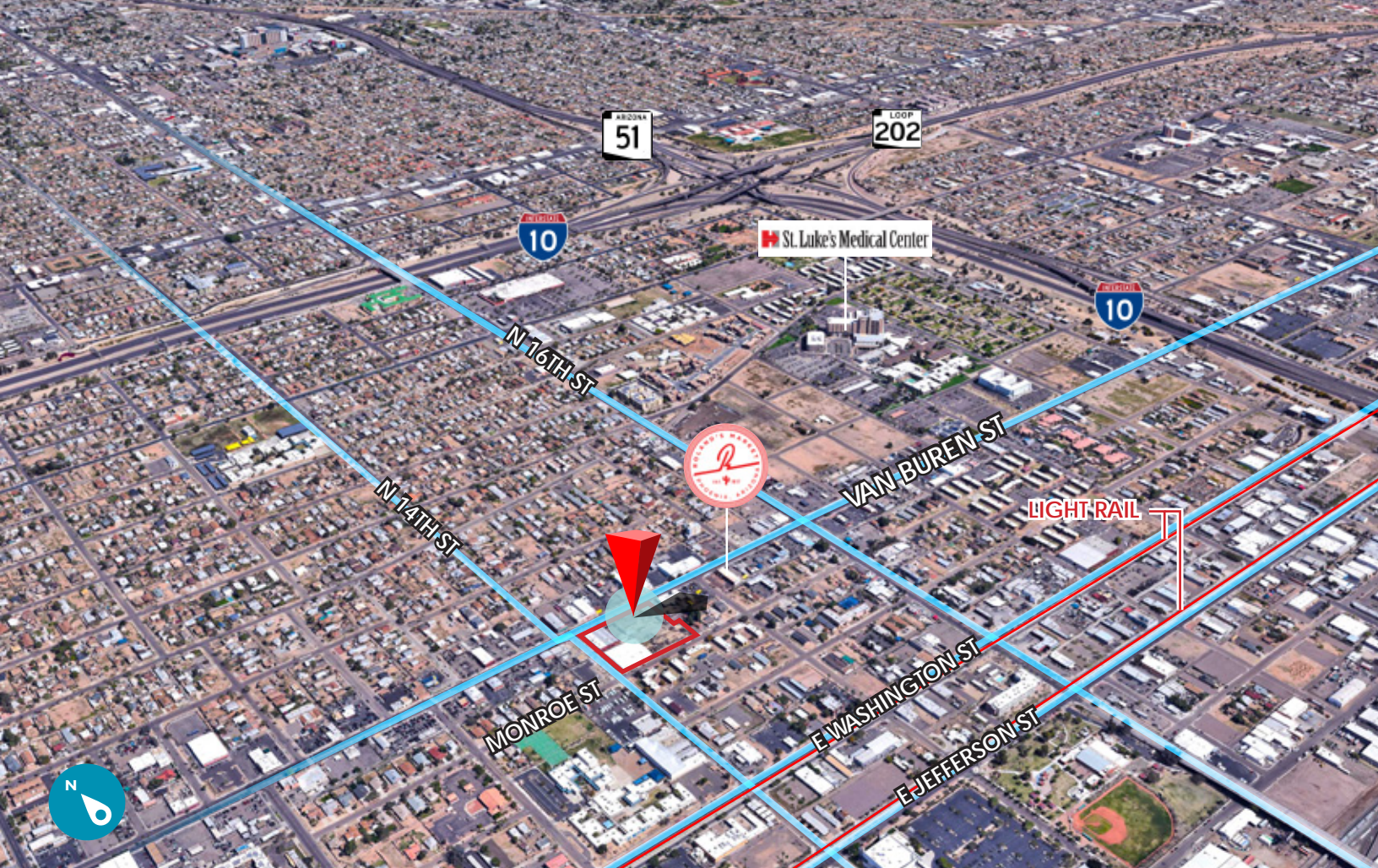


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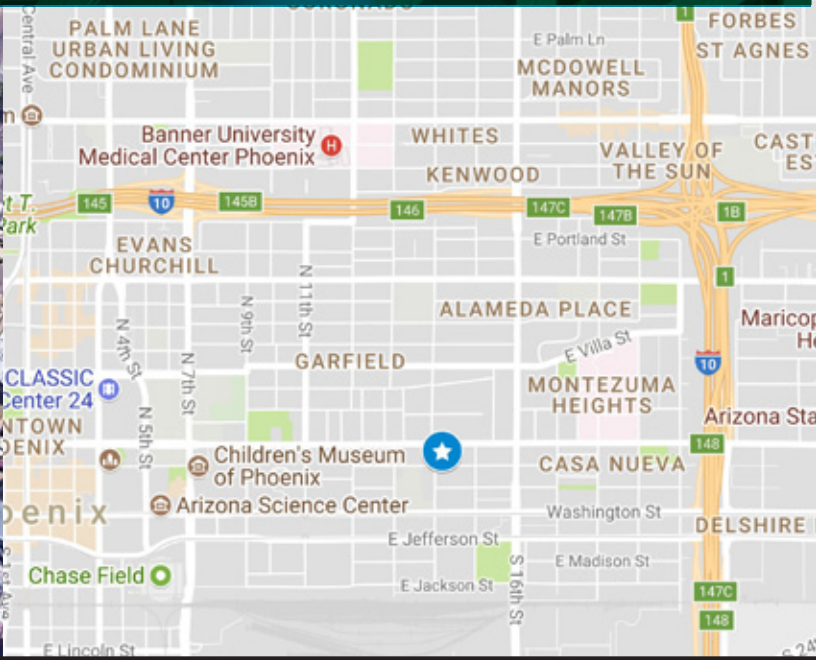
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Amenities



AREA AMENITIES:

- Easy access to public transit and major freeways
- 12th Street and Washington light rail station
- ASU Downtown Campus
- Phoenix Children's Museum
- Chase Field
- Camden Copper Square Apartments
- Asadero Norte de Sonora Restaurant
- 11 Capital Place and 12 Capital Place Apartments
- Van Buren Complete Streets Project
- Walking Distance to the new Roland's Market Project

OFFICE BUILDING AMENITIES:

- 13' high ceilings
- Exposed wood trusses on 2/3 of the ceiling
- Exposed brick wall in the interior
- Exposed concrete floors
- New Restrooms
- New air conditioning systems
- New power and lighting systems with LED lighting
- New roofing and insulation
- Signage opportunity
- Ample parking

WAREHOUSE BUILDING AMENITIES:

- 18' high ceilings
- Exposed brick wall exterior
- Large open space planning
- Exposed concrete floors
- New Restrooms
- New skylights
- New lighting systems
- New roofing and insulation
- Signage opportunity
- Ample parking

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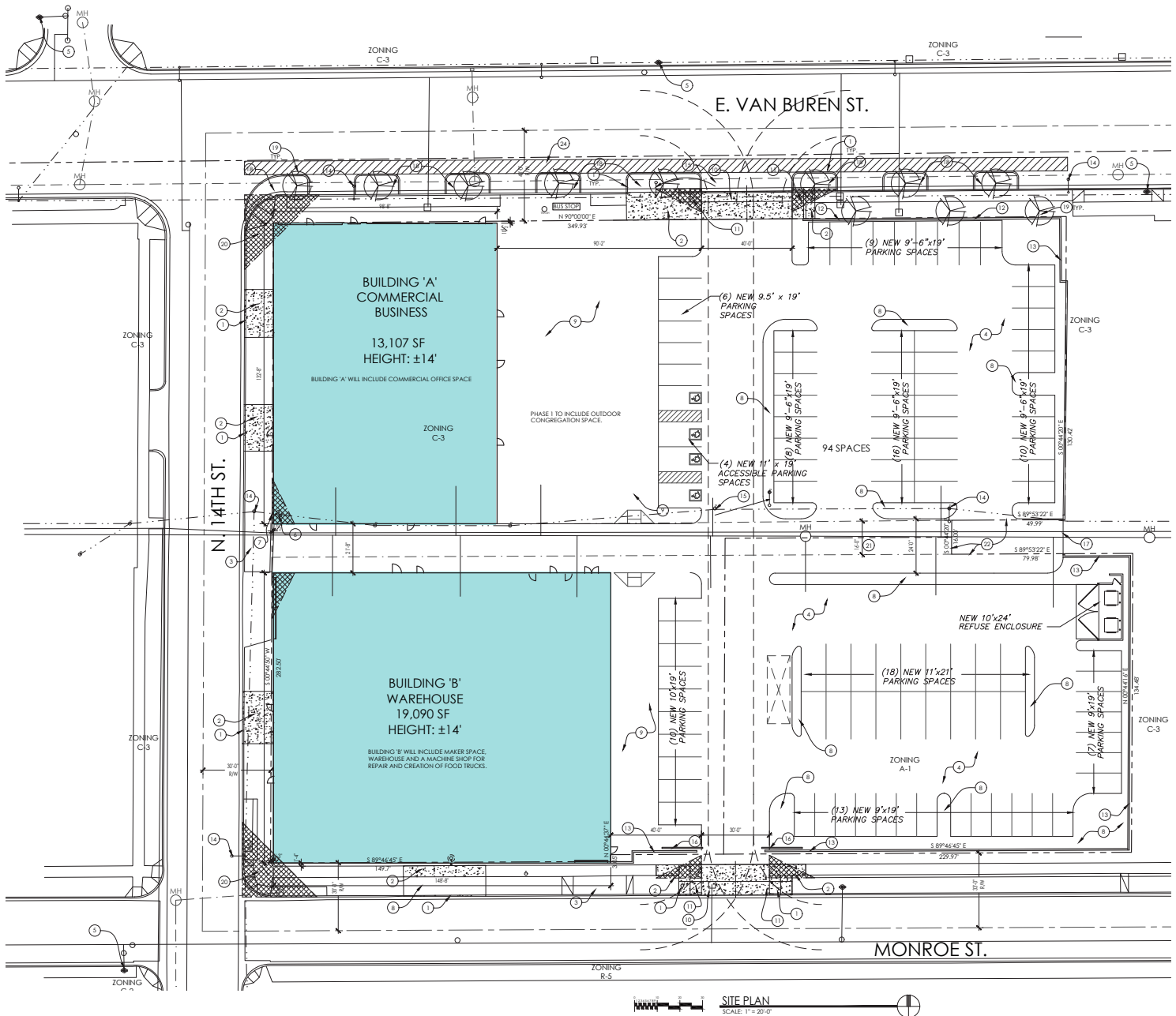
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Site Plan



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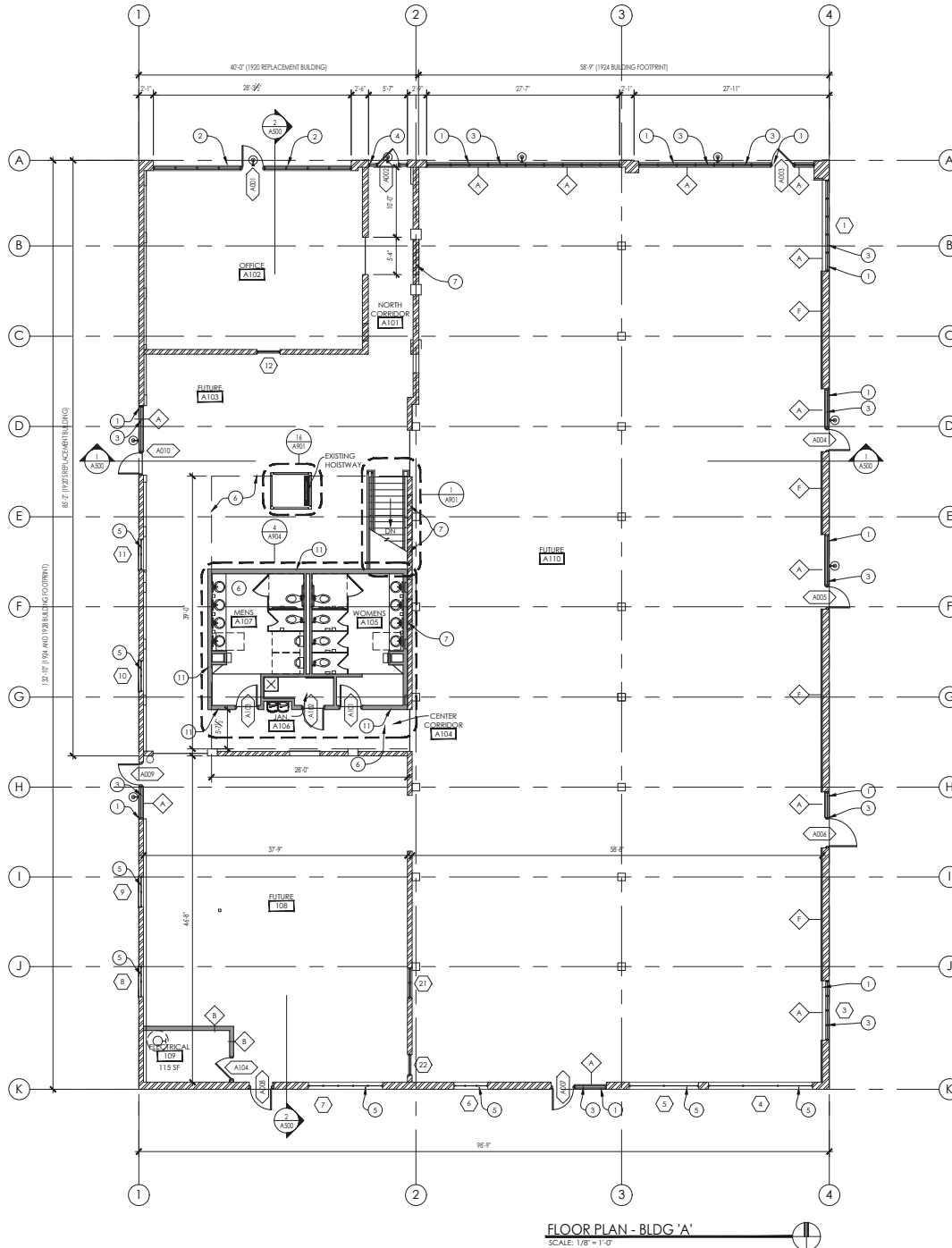
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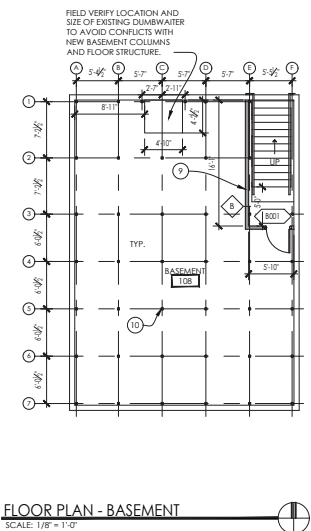
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North Building: OFFICE



North Building

- ± 13,107 SF Office Space
- 100 A/C'd
- Conference Room
- Restroom
- Unfinished Basement
- Under Renovation
- Est. 9/19 Completion



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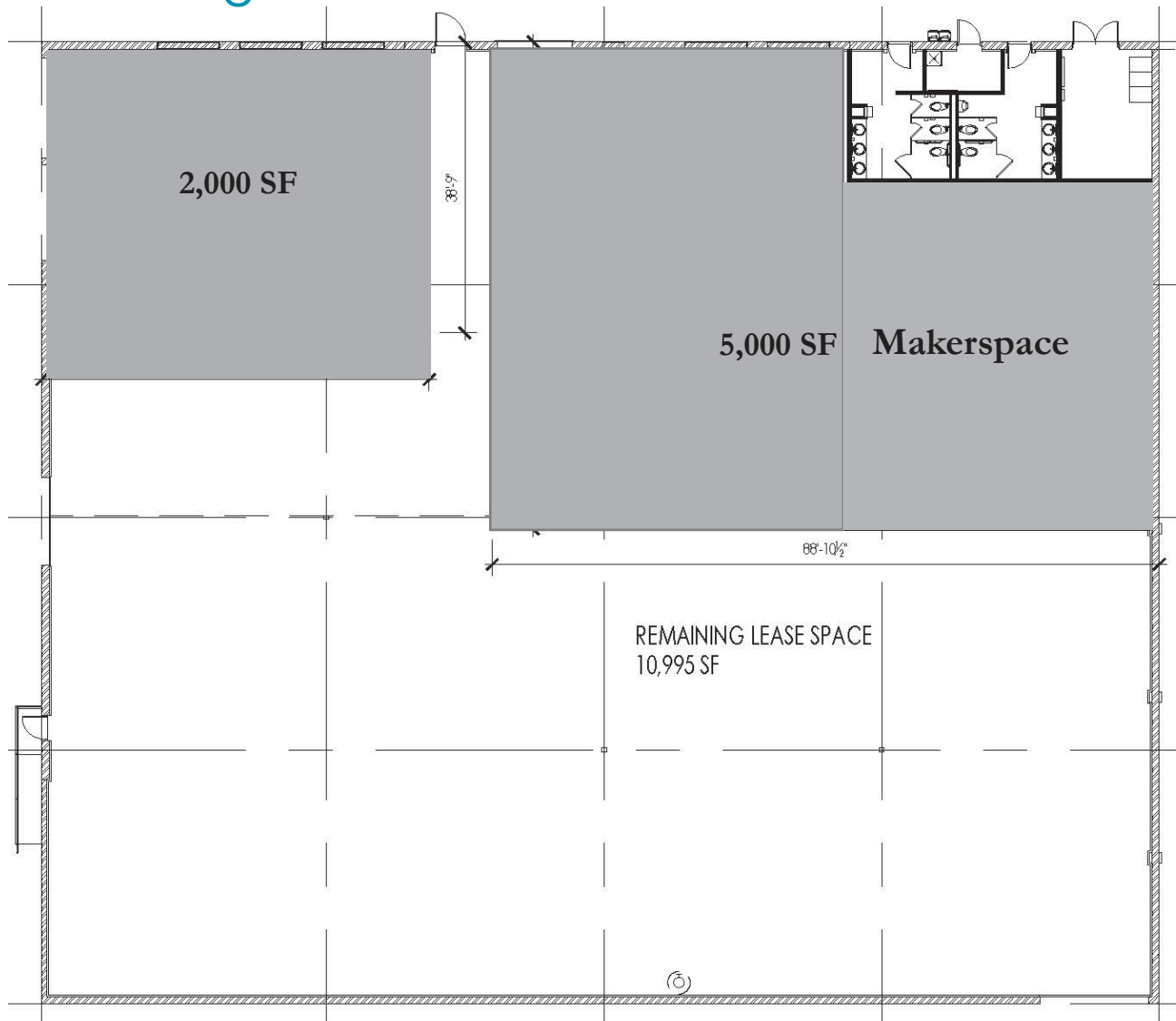
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South Building: INDUSTRIAL



South Building

- ± 11,000 SF Warehouse Space
- 18' Ceiling
- Evap Cooled Warehouse
- Power: 1,600A & Subpanel
- 2 Restrooms
- Sprinklered
- Est. 5/18 Completion

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