

1618 - 1630 E WASHINGTON ST | PHOENIX, AZ 85034

URBAN DISTRICT
FLEX LOFTS



Locally Owned. Globally Connected. CPIAFC International

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

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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.

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OFFICE/RETAIL FLEX LOFTS AVAILABLE FOR LEASE

Address	1618-1630 E Washington St Phoenix, AZ 85034
Building Size	±17,696 SF
Year Built	1925
Zoning	C-3, City of Phoenix
Parcel	115-04-094, 095, 096, 097
Floors	2
Frontage	E Washington St



FIRST FLOOR

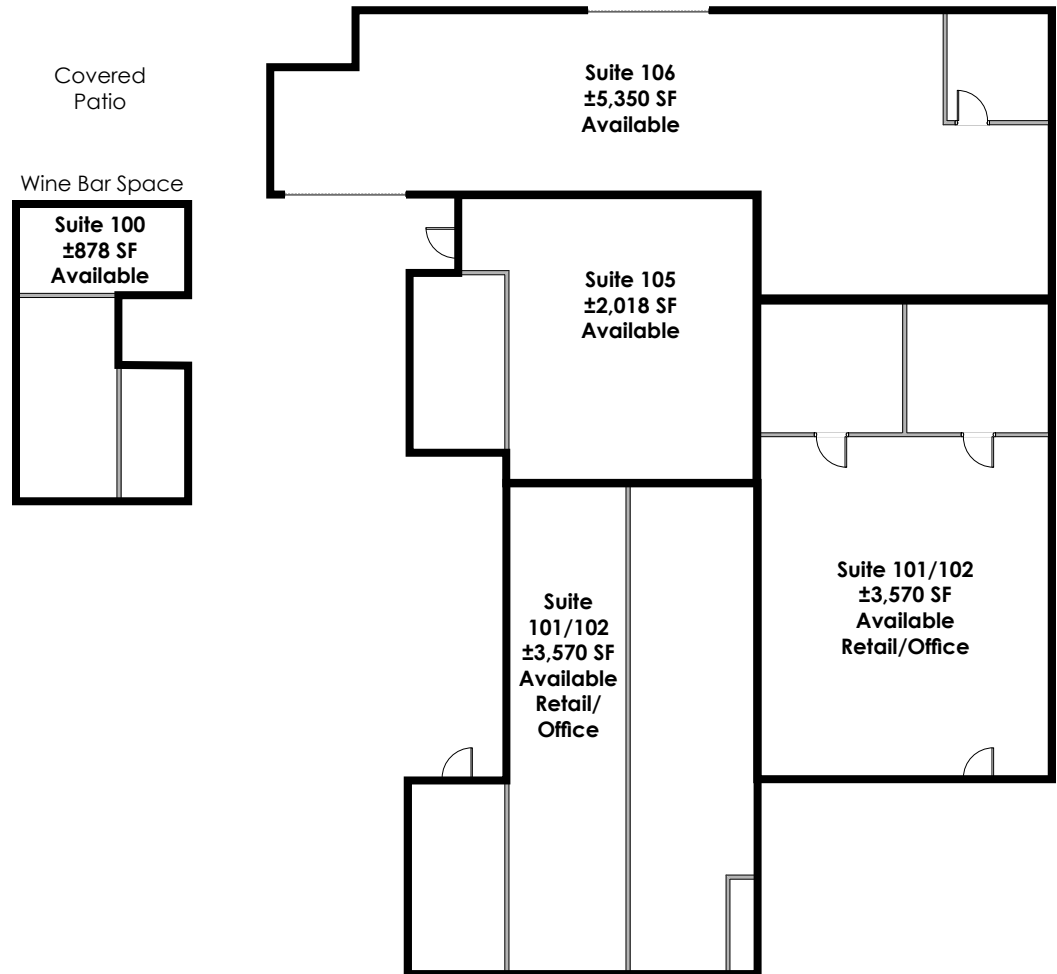
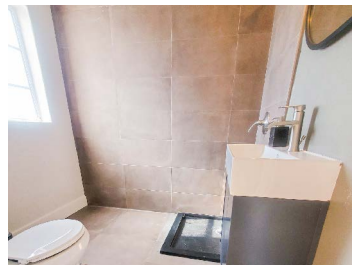
Suite	Size	Lease Rate	Notes
100	±878 SF	\$36.00 F/S	Restaurant or Bar Use with Large Outdoor Patio
101/102	±3,570 SF	\$23.00 F/S	-
103/104	±2,900 SF	\$23.00 F/S	-
105	±2,018 SF	\$23.00 F/S	-
106	±5,350 SF	\$23.00 F/S	10' x 12' Grade Level Roll Up Door

SECOND FLOOR

Suite	Size	Lease Rate	Notes
201	±635 SF	Occupied	
202	±500 SF	\$1,041.66 / mo	Small Kitchenette with Fridge and Range. Studio Space Includes a Private Restroom with Shower
203	±500 SF	\$1,041.66 / mo	
204	±400 SF	\$883.33 / mo	
205	±400 SF	\$883.33 / mo	
206	±545 SF	\$1,203.08 / mo	

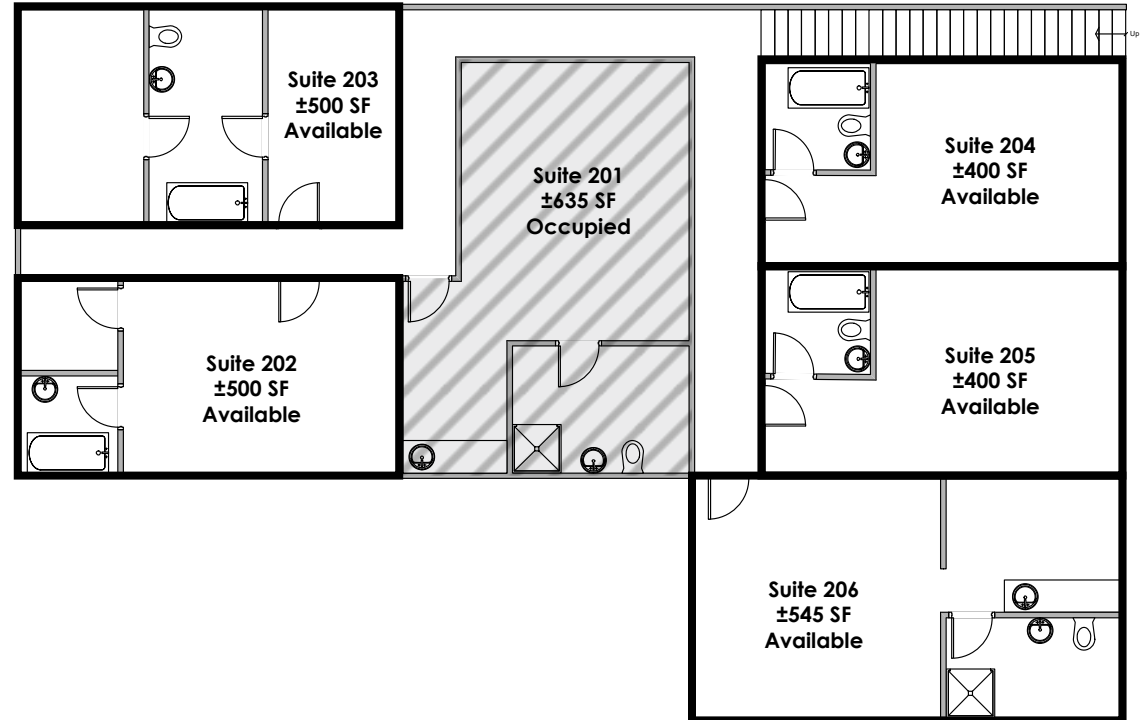
First Floor

Suite	Size	Lease Rate
100	±878 SF	\$36.00 F/S
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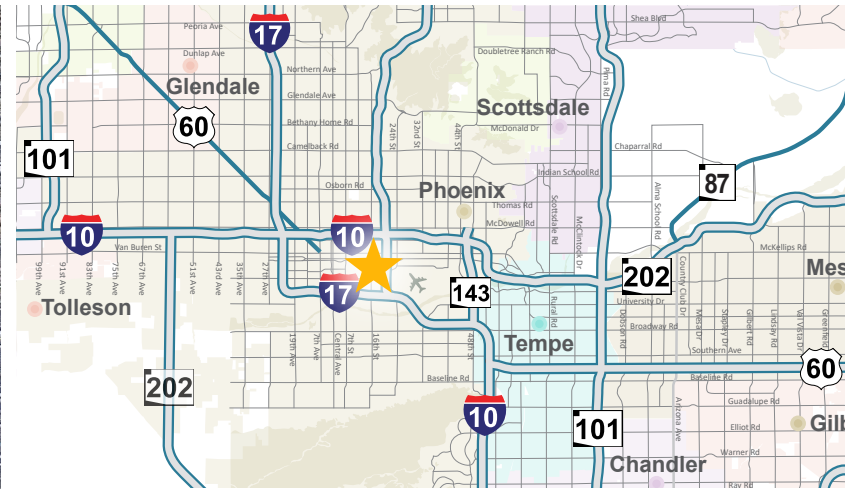
Second Floor

Suite	Size	Lease Rate
201	±635 SF	Occupied
202	±500 SF	\$1,041.66 / mo
203	±500 SF	\$1,041.66 / mo
204	±400 SF	\$883.33 / mo
205	±400 SF	\$883.33 / mo
206	±545 SF	\$1,203.08 / mo



Small Kitchenette with Fridge and Range
Studio Space Includes a Private Restroom with Shower

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