

# AVONDALE CORPORATE CENTER

LENDER OWNED | 31,030 SF MULTI-TENANT OFFICE INVESTMENT

125 South Avondale Boulevard  
Avondale, Arizona



*Exclusively Offered By:*

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**Voit**  
REAL ESTATE SERVICES

▶ INVESTMENT SUMMARY

<b>Asking Price:</b>	"Best Offer" - Date TBD	
<b>Ownership:</b>	Fee Simple	
<b>Current Use:</b>	General Office	
<b># of Suites:</b>	4	
<b># of Tenants:</b>	2	
<b>Occupancy:</b>	61% (as of May 2013)	
<b>Estimated NOI:</b>	Year 1	\$221,534
	Year 2	\$313,766
	Year 3	\$353,824



▶ PROPERTY DESCRIPTION

<b>Property Address:</b>	125 S. Avondale Blvd, Avondale, Maricopa County, Arizona 85323
<b>Property Type:</b>	Office
<b>No. Stories:</b>	2-story
<b>No. Buildings:</b>	One (1)
<b>Building Area:</b>	31,030 SF (NRSF)
<b>Land Area:</b>	2.19 Acres
<b>Year Built:</b>	2004
<b>Parking:</b>	135 total spaces (4.00 per 1,000) 65 Covered / 70 Uncovered
<b>Construction Type:</b>	Steel frame with masonry accents
<b>Zoning:</b>	PAD (Planned Area Development)
<b>APN#:</b>	101-01-011

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## ► Amenities Map

