



411 S. 2ND ST. PHOENIX, AZ



MICHAEL CRYSTAL
Managing Director
602.952.3878
mcrystal@ngkf.com

JOE VALE
Associate Director
602.952.3873
jvale@ngkf.com

EMILY CURRIE
Associate Director
602.952.3828
ecurrie@ngkf.com





1905 ARCHITECTURE IN THE HEART OF THE WAREHOUSE DISTRICT DOWNTOWN



13,500 SF AVAILABLE
EXPANDABLE
UP TO 100,000 SF



BRICK CONSTRUCTION
WITH
EXPOSED RAFTERS



80 PARKING SPACES
ON
THE PROPERTY



ABUNDANT AMENITIES
WITHIN
WALKING DISTANCE

MICHAEL CRYSTAL
Managing Director
602.952.3878
mcrystal@ngkf.com

JOE VALE
Associate Director
602.952.3873
jvale@ngkf.com

EMILY CURRIE
Associate Director
602.952.3828
ecurrie@ngkf.com



HISTORICAL LANDMARK IN THE WAREHOUSE DISTRICT

- Oldest remaining warehouse in Phoenix. Listed on State & National Registry of Historic Places in 1984. Acquired in 2003 by Michael Levine and added to the City HP List in 2004.
- Built by Sturges Brothers.
- Bought in 1919 by Goldschmidt brothers and run by their nephew Monte Mansfield.
- Monte was the person who convinced Howard Hughes to move Hughes Aircraft (now Raytheon) to Tucson.

OWNERSHIP HISTORY

- | | |
|-------------|--|
| 1909 | Sturges Brothers
Capitol Warehouse |
| 1919 | Phoenix Seed & Feed
Capitol Warehouse |
| 1946 | Arizona Paper
Box Company |
| 2003 | Acquired by
Levine Machine |



A CONVENIENT, AMENITY RICH LOCATION

WITHIN A 10 MINUTE WALK



77
WALK
SCORE

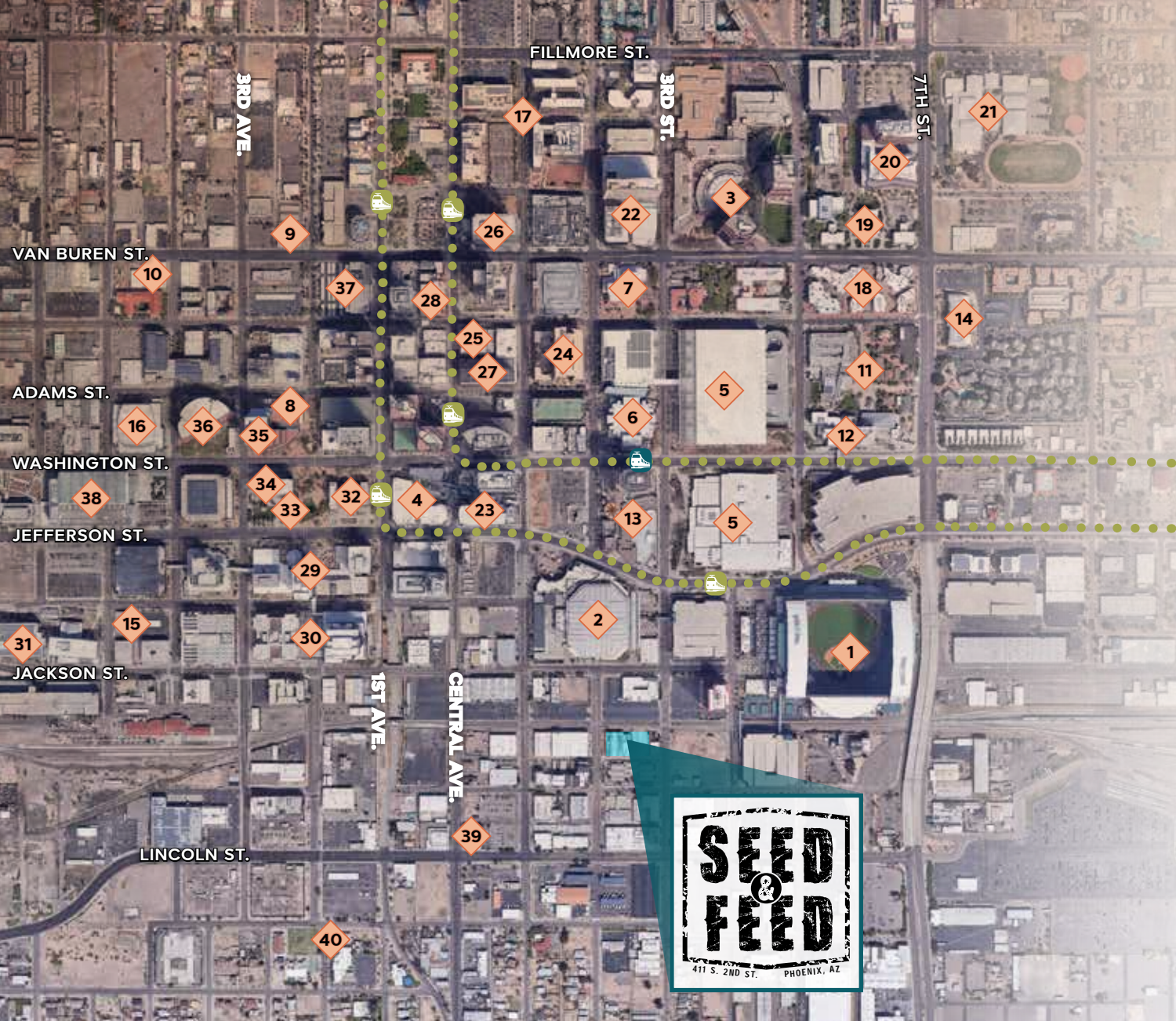


63
TRANSIT
SCORE

WITHIN A 10 MINUTE
WALK FROM 3RD ST &
JEFFERSON LIGHTRAIL
STATION & 10 BUS LINES



AMENITIES MAP



1. Chase Field
2. Talking Stick Resort Arena
3. Arizona Center
4. Cityscape
5. Phoenix Convention Center
6. Phoenix Symphony Hall
7. Herberger Theater Center
8. Orpheum Theatre
9. Crescent Ballroom
10. The Van Buren
11. Heritage Square
12. Arizona Science Center
13. Colliers Center
14. Children's Museum of Phoenix
15. The Pressroom
16. Comerica Theater
17. Arizona State University Downtown Campus
18. Arizona State University Mercado
19. University of Arizona College of Medicine
20. Northern Arizona University
21. Arizona State University Preparatory Academy
22. Sheraton Grand Phoenix
23. Kimpton Hotel Palomar Phoenix
24. Hyatt Regency Phoenix
25. Hilton Garden Inn Phoenix Downtown
26. The Westin Downtown Phoenix
27. Renaissance Phoenix Downtown Hotel
28. Hotel San Carlos
29. Arizona Downtown Superior Court Complex
30. Maricopa County Superior Courthouse
31. Downtown Justice Court Center
32. Maricopa County Courthouse
33. Phoenix City Council Chambers
34. Calvin C. Goode Municipal Building
35. Phoenix City Hall
36. Municipal Court-Civil Traffic
37. United States Bankruptcy Court
38. United States District Court
39. The Duce
40. El Portal



MICHAEL CRYSTAL
 Managing Director
 602.952.3878
 mcrystal@ngkf.com

JOE VALE
 Associate Director
 602.952.3873
 jvale@ngkf.com

EMILY CURRIE
 Associate Director
 602.952.3828
 ecurrie@ngkf.com



2398 E. Camelback Road, Suite 950 | Phoenix, AZ 85016