



INVESTMENT
OPPORTUNITY

Corporate Center

10400 N 25TH AVENUE | PHOENIX, AZ 85021

100% Leased
109,332 SF
Class-A Office

km Kidder
Mathews



INVESTMENT SUMMARY

ASKING PRICE

BEST OFFER

YEAR 1 ESTIMATED NOI

\$1,284,832

YEAR 3 ESTIMATED NOI

\$1,398,788

YEAR 5 ESTIMATED NOI

\$1,516,105

CORPORATE CENTER SUMMARY

Property Address	10400 North 25th Avenue Phoenix, AZ 85021
Property Type	Class "A" Multi-Tenant Office
Year Built	1996 (Lobby upgraded in 2016)
Total Building SF	109,332 Rentable Square Feet
Land Area	7.63 Acres (332,145 SF)
Floors	Two (2)
Tenants	Two (2)
Occupancy	100%
Elevators	Three (3) Hydraulic 2,500-Pound Capacity
Parking	Ratio of 5.57/1,000 SF rentable square feet - 608 parking stalls (504 surface, 88 covered, and 16 ADA accessible)
	Note: With off-site, total parking ratio is 7.22/1,000 from hours of 6 am - 7 pm Monday - Friday
Construction	Steel & stucco with masonry accents and high performance, reflective glass
Zoning	C-O, City of Phoenix
APN Number	149-09-013

AERIAL OVERVIEW





Corporate Center

Investment Contacts:

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