



# Available For Lease or Sale



[kiddermathews.com](http://kiddermathews.com)

**Sale Price: \$1,100,000**

Centrally located, owner-occupied or investor building

Spanish/Southwestern building with unique and efficient TI's

Flexible lease or sale options to tenants or buyer

Owner may remain as a tenant for a portion of the building

\$16.00 PSF rental rate, not including utilities and cleaning service

## Contact

**Bo Sederstrom**  
602.513.5105  
[bos@kiddermathews.com](mailto:bos@kiddermathews.com)

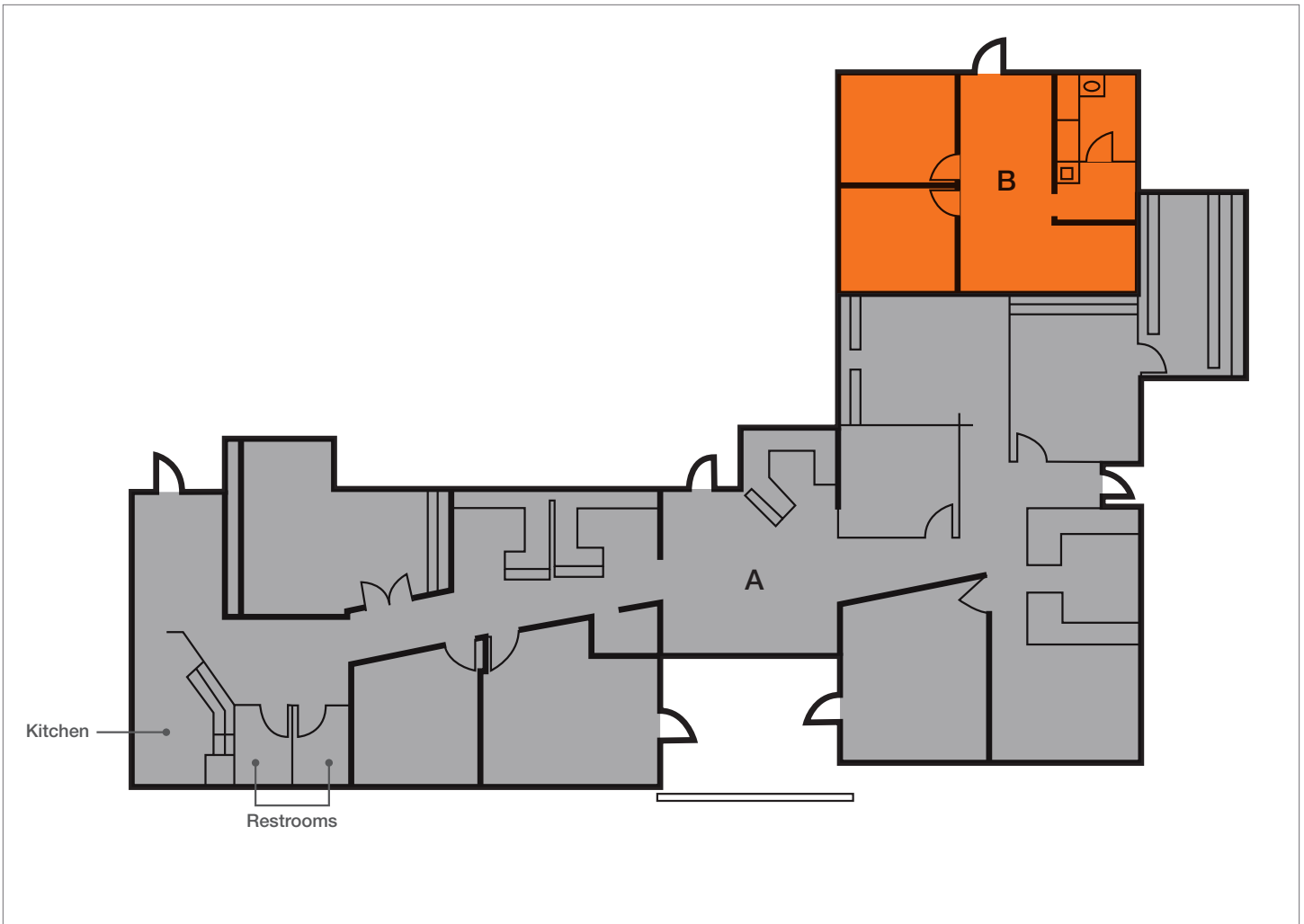
**Darren Tappen**  
602.513.5112  
[dtappen@kiddermathews.com](mailto:dtappen@kiddermathews.com)

# For Lease or Sale

350 E Virginia Ave, Phoenix, AZ

## FIRST FLOOR

A - Law Firm Suite	±3,868 SF
B - Vacant Suite	±750 SF
Total Ground floor	±4,618 SF



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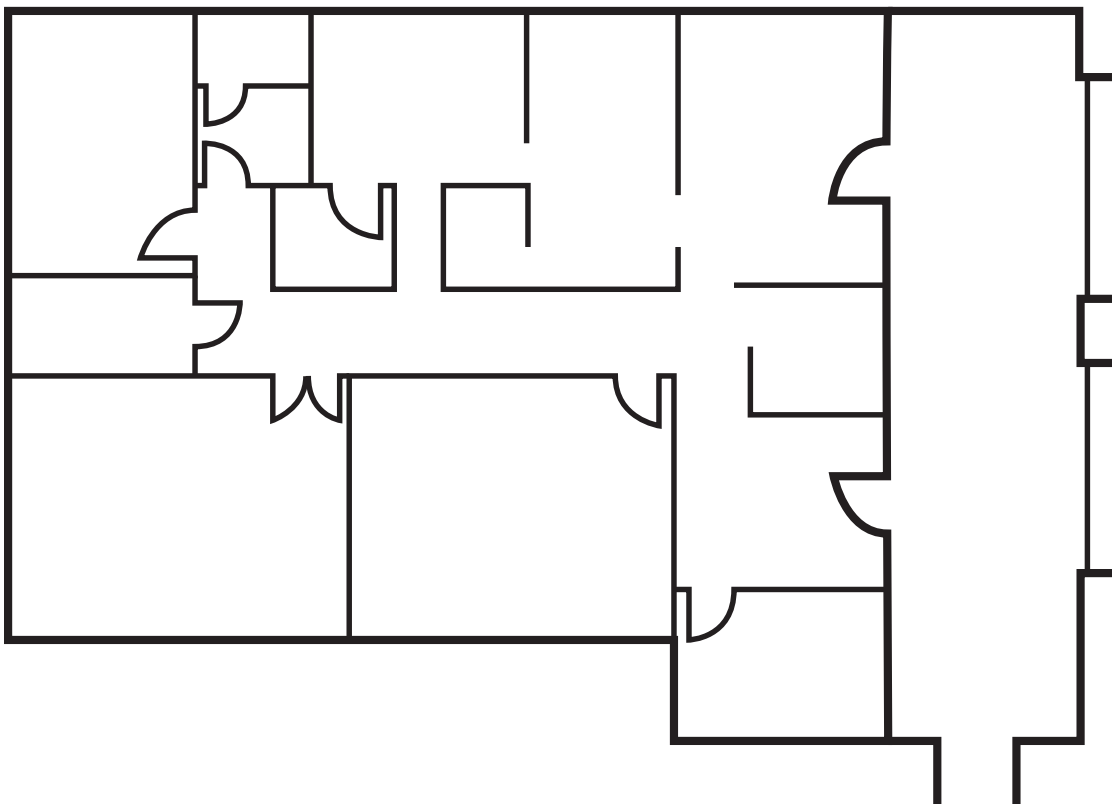
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## SECOND FLOOR

Current Owner's Suite: ±1,505 SF



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