

# THE CAMPBELL HOUSE

±3,287 SF FOR SALE OR LEASE

826 N 3rd Ave | Phoenix, AZ 85004

THIS PROPERTY HAS BEEN  
PLACED ON THE  
**NATIONAL REGISTER  
OF HISTORIC PLACES**  
BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR

**FOR SALE: \$867,000 • CALL FOR LEASE RATE! - 1/2 BUILDING LEASING AVAILABLE!**

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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 01 11 19

## Executive Contact

Kimberly A. Rollins  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRAC 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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## PROPERTY FEATURES

- ±3,287 SF Freestanding Office Building
- Historic Craftsman Bungalow Converted to Office
- Distinctive and Creative Work Environment
- Heart of the Historic Roosevelt District
- National Register of Historic Places
- Lofted Ceilings on Both Floors
- Refinished Original Woodwork
- Refinished Original Wood Flooring
- Fireplace
- Formal Entry & Reception
- Flexible Floor Plan
- 8 - 11 Offices and/or Conference Rooms
- Shower
- Second Story Balcony w/ View of Downtown Phoenix
- Cat5E Cabling Throughout
- Security System
- Monument Signage
- New Roof
- Excellent Condition
- 13 Parking Spaces ~ 3:1 Parking Ratio

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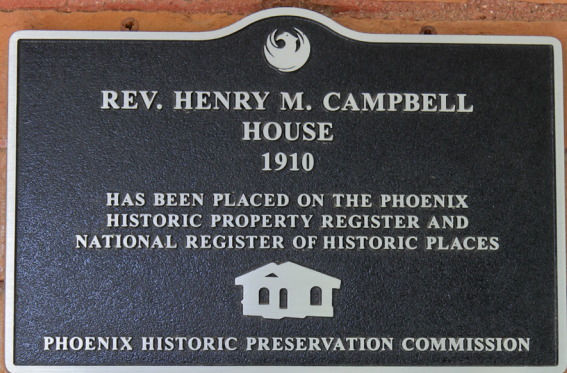
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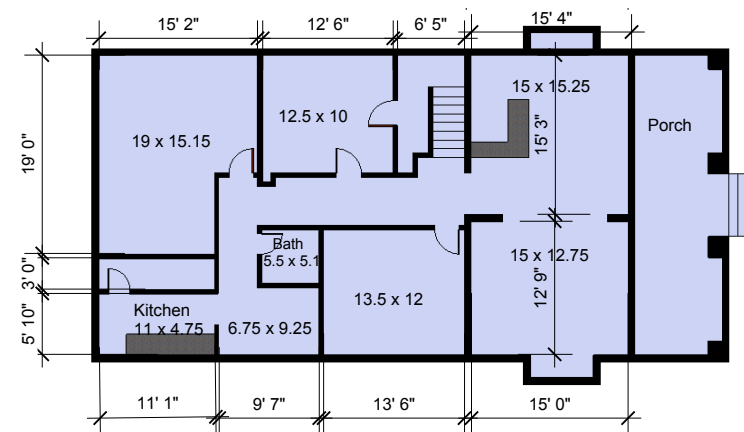


**1ST & 2ND FLOOR  
AVAILABLE  
FOR LEASE OR SALE  
(CAN BE LEASED SEPERATELY)**

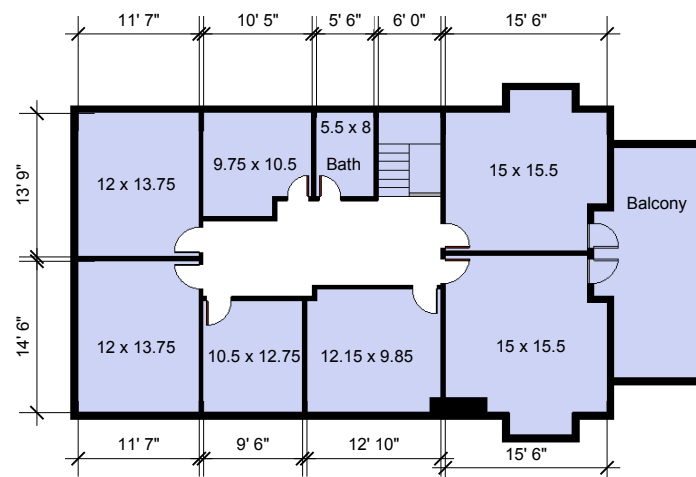
1ST FLOOR (±1,644 SF)

2ND FLOOR (±1,645 SF)

## 1ST FLOOR



## 2ND FLOOR



## Commute to Downtown Phoenix



1 Min



9 Min



3 Min



13 Min



www.walkscore.com

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## IDEAL AND CONVENIENT LOCATION

### LESS THAN 1/10TH MILE

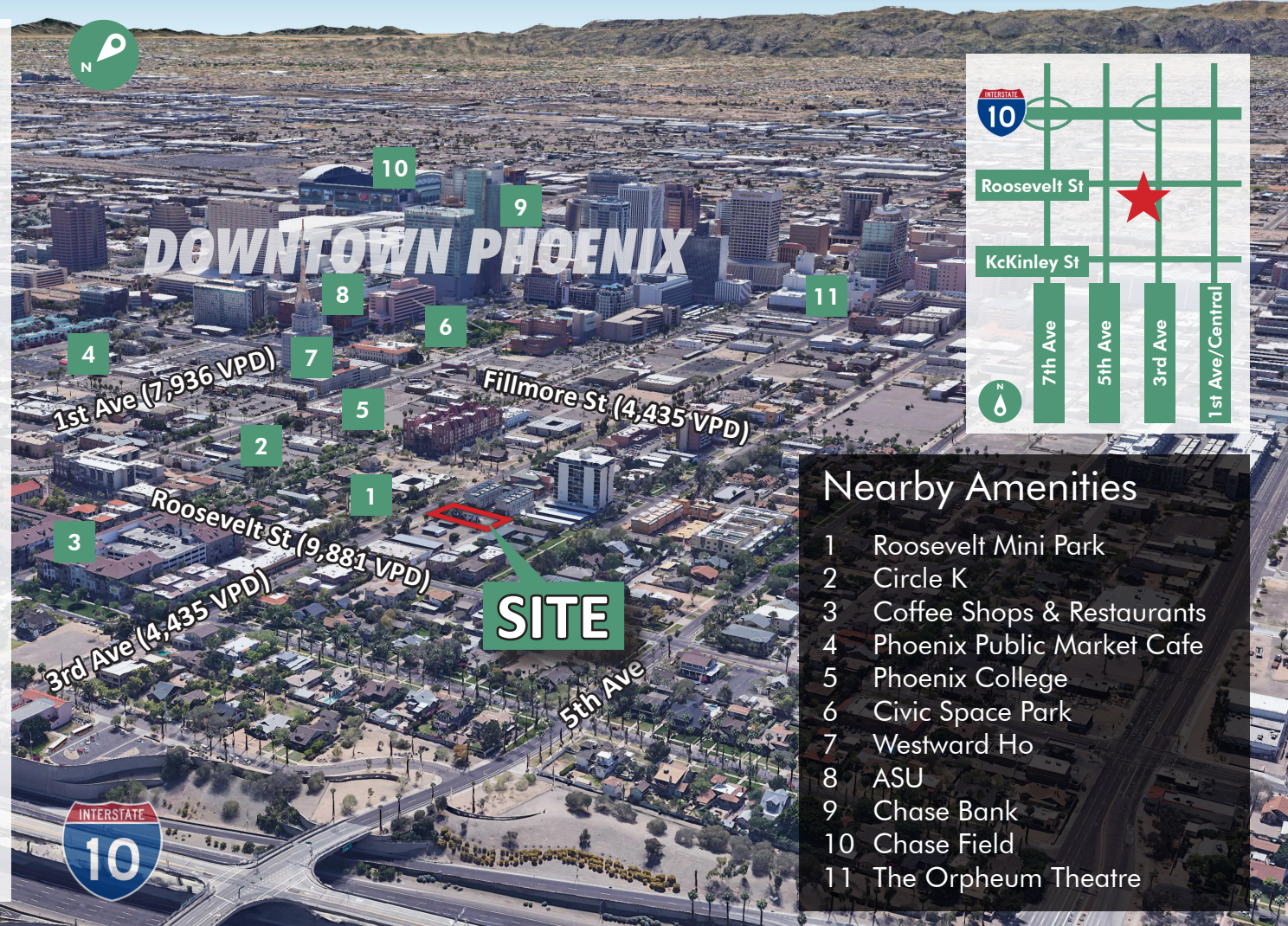
- Coffee Shops
- Restaurants
- Dry Cleaner
- Hair Salons

### LESS THAN 1/2 MILE

- Light Rail Stop (Roosevelt/Central)
- Post Office
- Phoenix City Hall
- Public Farmer's Market
- Concert Venues
- Margaret T. Hance Park
- Downtown Civic Park

### WITHIN 1 MILE

- Phoenix Convention Center
- Arizona Center
- Chase Ball Field and Talking Stick Arena



## Nearby Amenities

- 1 Roosevelt Mini Park
- 2 Circle K
- 3 Coffee Shops & Restaurants
- 4 Phoenix Public Market Cafe
- 5 Phoenix College
- 6 Civic Space Park
- 7 Westward Ho
- 8 ASU
- 9 Chase Bank
- 10 Chase Field
- 11 The Orpheum Theatre

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