

45 W BUCHANAN ST,
PHOENIX, AZ 85003

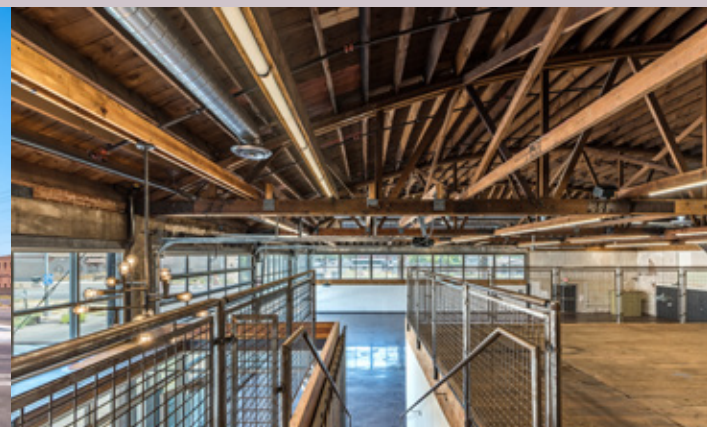
AVAILABLE FOR SALE
OR LEASE

±17,843 SF



MONTANA AVENUE CAPITAL PARTNERS
Real Estate Investment Management

CBRE



BUILDING STATS



Built 1945,
Renovated 2017



±17,843 SF Divisible to
±6,000 SF



Four
Roll-up Doors



Polished
Concrete Floors



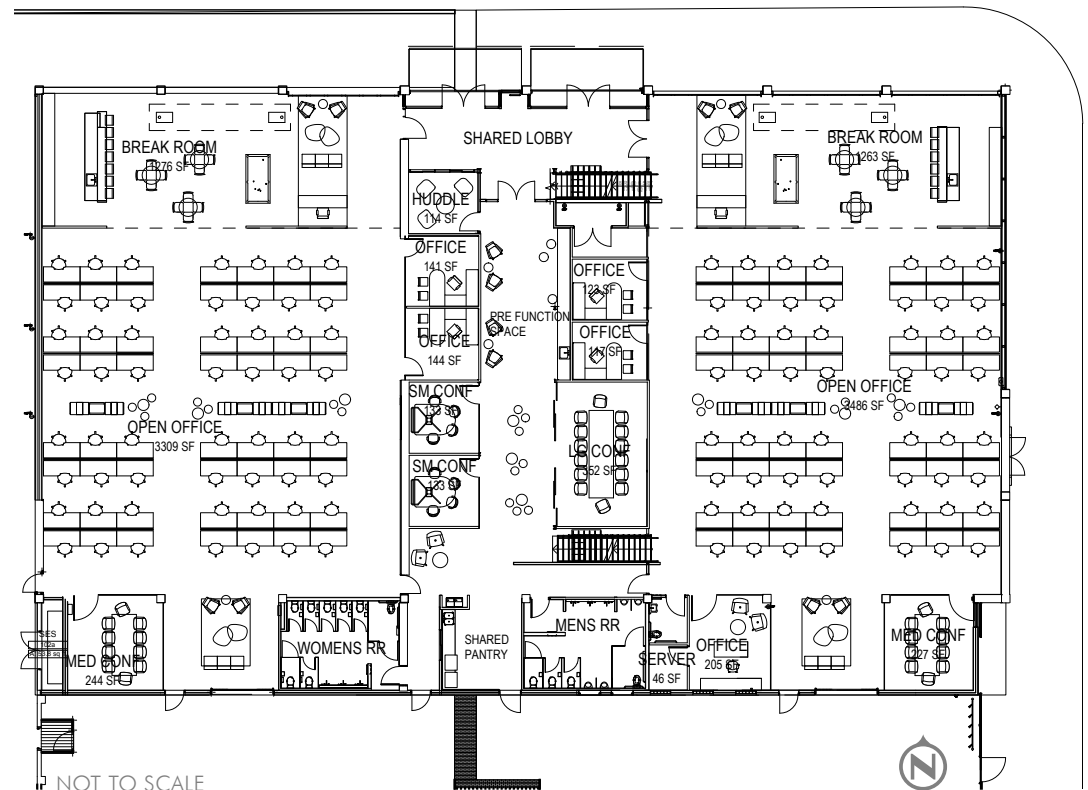
2-story with Reclaimed
Wood Floor



Covered and Secure
Parking 3/1,000



Additional public
parking nearby



LOCATION



Located on the southwest corner of S Central Ave & W Buchanan St



± 1.5 miles to I-17 at 7th Ave or 7th St



10-minute walk to CityScape and numerous downtown amenities



Light rail under construction with future stops at Central and Lincoln and 1st Avenue and Lincoln.



≤ 2 miles to I-10 at 7th Ave or 7th St



± 3 miles to Sky Harbor International Airport





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PHOENIX, AZ 85003

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