



FOR SALE

Camelback Office Park Bldg. 1 #100

10265 WEST CAMELBACK ROAD

Phoenix, AZ 85037

PRESENTED BY:

JONATHAN LEVY

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AZ #SA648012000

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
AVAILABLE SF:	±1,645 SF
PRICE / SF:	\$334.35
YEAR BUILT/RENOVATED:	2005/2018
ZONING:	C-O/G-O
SUBMARKET:	Phoenix
APN:	102-22-875

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PROPERTY HIGHLIGHTS

- High End Office Condo for Sale
- 4 Private Offices, 1 Conference Room, Break Room, Reception Area, Shared ADA Male and Female Restrooms
- Recent Interior Upgrades from 2018
- Two Rooftop AC Units
- Conveys w/ 2 Covered Reserved Parking Stalls (2 Additional Covered Parking Available for Purchase)
- Double Sided Monument Panel Availability
- Prewired for Alarm
- 3 Entry Points into Suite

PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is pleased to present for sale a single office condo unit located within the Camelback 101 Office Park. Unit 100 features high end office build out with four private offices, one conference room, a break room, reception area, and Male/Female common area ADA restrooms. The unit underwent a recent heavy cosmetic upgrade back in 2018. This fresh/modern look will appeal to a variety of occupiers. The space is prewired for an alarm system and features three separate entry points into the suite. In addition to the current build out, the unit would convey with two, covered reserved parking spaces, with an option to purchase an additional two covered spaces.

LOCATION DESCRIPTION

The subject property, known as Camelback Office Park, is located at the northeast corner of Camelback Road and 103rd Avenue in Phoenix, AZ. The complex is approximately one half mile west of the Loop 101 Freeway and roughly 3 miles north of the I-10 Freeway. This ideal West Valley location is located within minutes from the Westgate Entertainment District, which is home to State Farm Stadium, Tanger Outlets Shopping, Desert Diamond Casino, and Top Golf. Additionally, Glendale Municipal Airport is a few minutes away, which sees mostly general aviation and corporate jet traffic.

ESTIMATED EXPENSES

2024 ESTIMATED EXPENSES

	MONTHLY	ANNUAL
ASSOCIATION DUES	\$528.00	\$6,336.00
PROPERTY TAXES:	\$380.33	\$4,564.00
PRICE PER SF	±\$0.55/MO	±\$6.63 PSF/YR



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INTERIOR PHOTOS



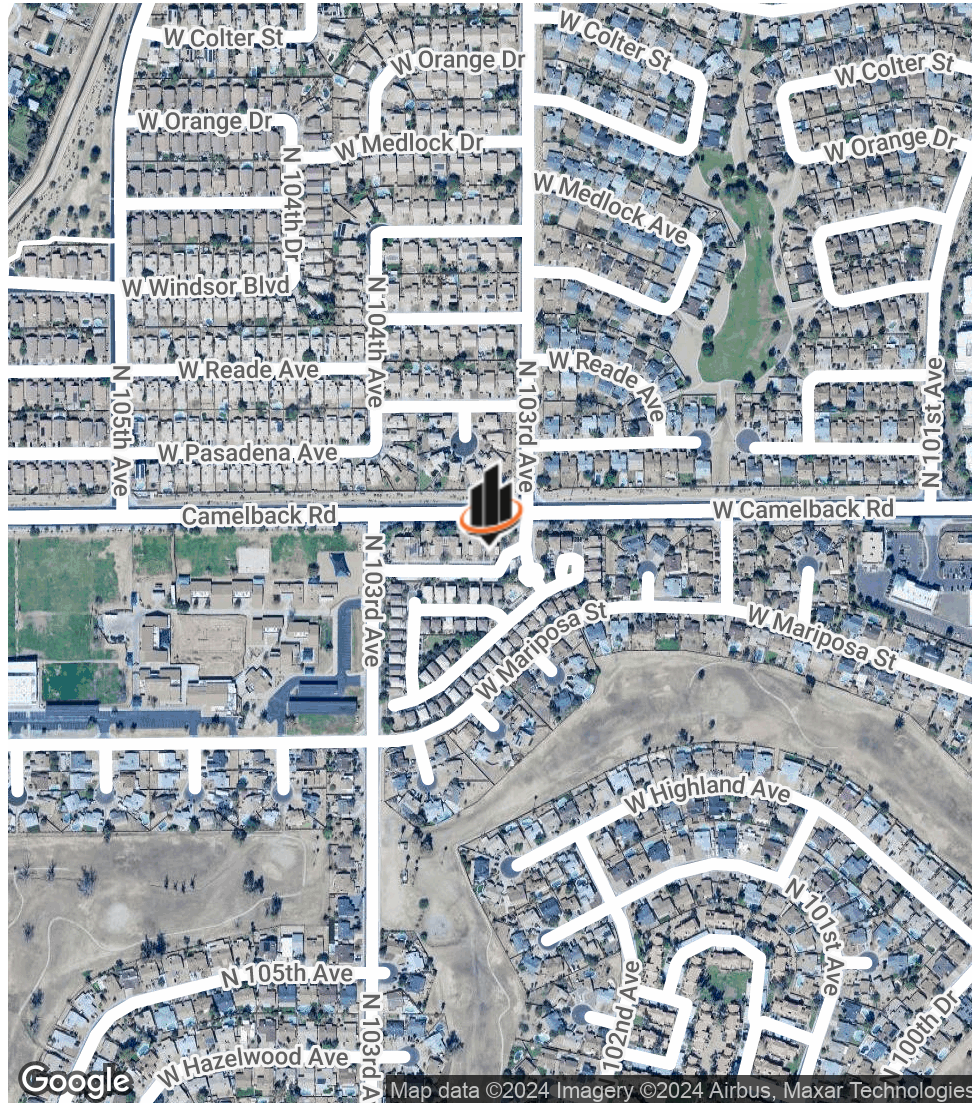
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LOCATION MAPS

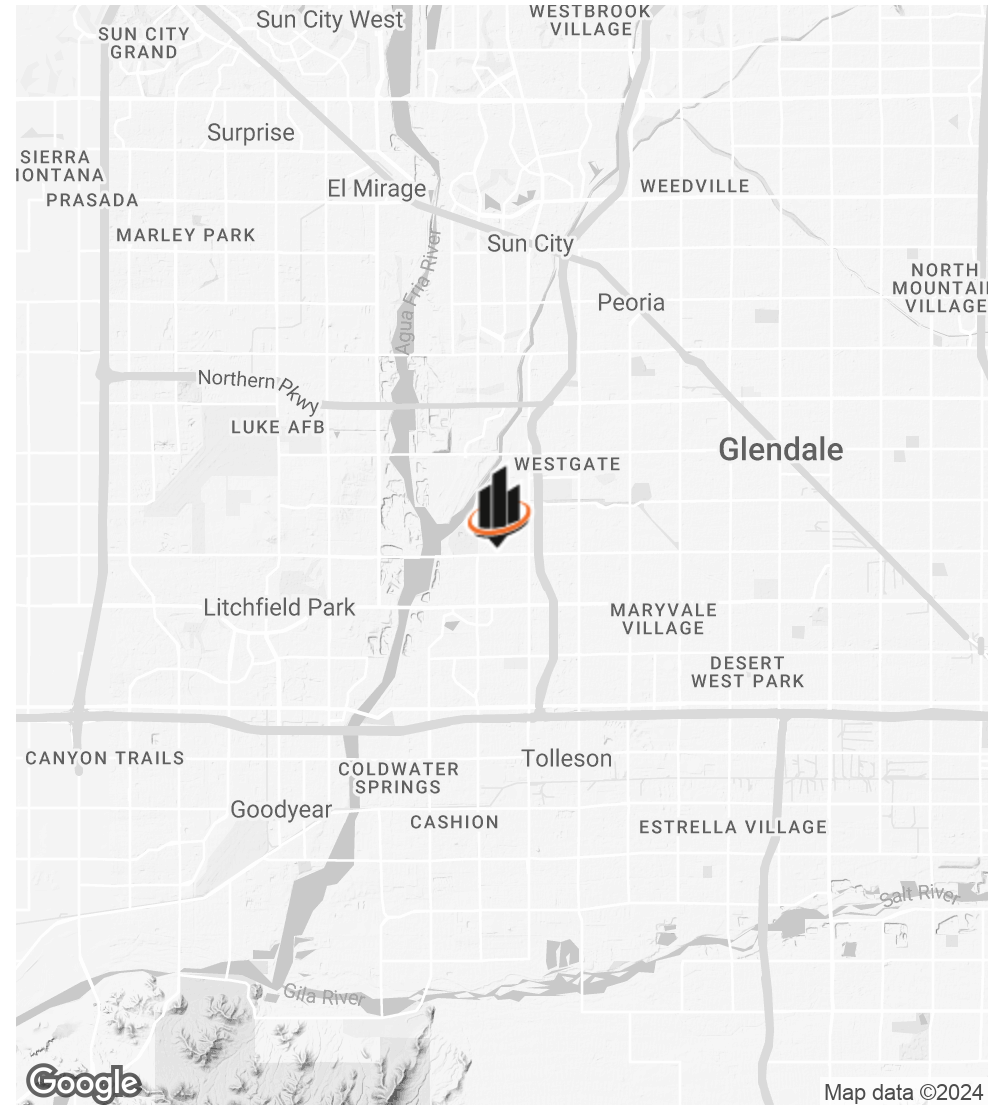


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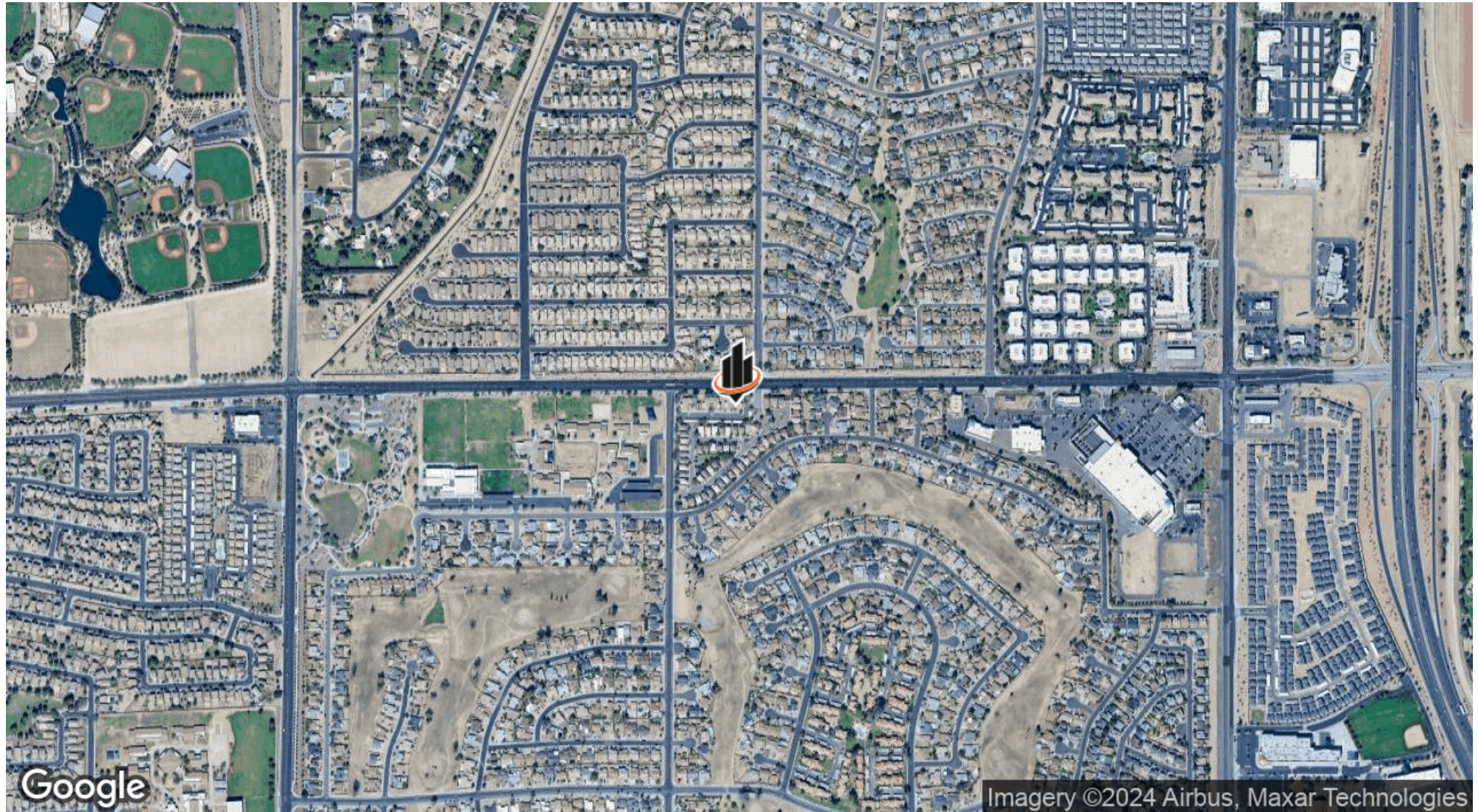
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AERIAL MAP



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AREA AMENITIES



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