

OPPORTUNITY ZONE!

PRIME 2-STORY OFFICE BUILDING

2502 E WASHINGTON ST | PHOENIX

✓ Sale Price: **\$2,500,000**

✓ Building Size: **17,444 sf**

✓ Lot Size: **1.128 acres**

✓ Zoning: **A-1**

✓ Current Use: **2-story Office Space**

✓ Price / SF: **\$143.32**

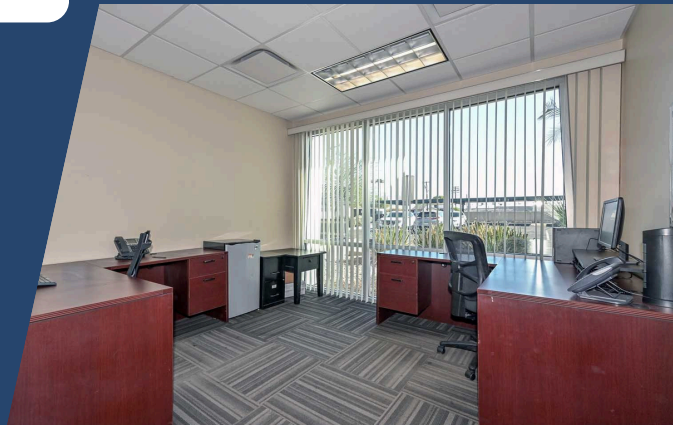
✓ Parking Ratio: **4.63/1,000**

✓ Year Built: **1975**

✓ Renovated: **2017**

Located in the heart of Phoenix, this stunning office building presents a rare opportunity for businesses looking to enhance their presence. Don't miss out on securing this prime location!

- ★ Unparalleled Location & Features
- ★ Modern & Versatile Office Space – Elevate your business with a professional, well-equipped workspace.
- ★ Prime Accessibility – Conveniently located on the light rail, with a stop nearby for effortless commuting.
- ★ Premium Amenities – Designed for efficiency and comfort to support your business operations.



ROBERTA VOSS

Associate Broker
602.697.0730 (cell)
623.362.3000 (office)
robertavoss@remax.net
www.robertavoss.remax.com
License# BR528165000 AZ



RICK BIERS

Associate
602.550.4753 (cell)
623.362.3000 (office)
rickbiers@remax.net
www.robertavoss.remax.com
License# SA686247000 AZ

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- **Spacious Conference Facilities** – Host meetings in a well-equipped upstairs conference center, featuring modern AV equipment and convenient restrooms.
- **State-of-the-Art Amenities** – A fully equipped kitchen, laundry facility, and secure elevator access provide comfort and convenience for staff and clients.
- **Secure & Accessible Parking** – Two gated parking lots offer ample space and enhanced security for peace of mind.
- **Professional Welcome Area** – Impress clients with a stylish reception area featuring a secure entry system.
- **High-Impact Visibility** – Stand out with prominent marquee signage, ensuring maximum exposure in this high-traffic location.
- **Bright & Inspiring Workspaces** – Enjoy abundant natural light that fosters a productive and inviting office environment.



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