

Freestanding Building Near Hwy 51



Offered at \$390,000
2201 E. Thomas Rd.
Phoenix, AZ 85016



Zoned C-2 for Office/Retail - Renovated in 2010—Bus Stop in Front of Building

Former Real Estate Office with large conference room, multiple offices and workstations for growing company with large staff. Potential for development of executive suites. 4,008 SF Building, 15,564 SF Lot (per Maricopa County Assessor Records). 16 parking spaces surrounding the building with additional parking available nearby. Great Visibility on Thomas Rd. just West of 24th Street. Close to Freeways, ¼ Mile from Hwy 51 and only 2 Miles from I-10. Across street from one of the largest new QuikTrips in Phoenix.

- ◆ **4,008 SF Building & 15,564 SF Lot**
- ◆ **GREAT Visibility on Thomas Rd.**
- ◆ **Corner Lot with Bus Stop**
- ◆ **Easy Access to Hwy 51, & I-10**
- ◆ **Substantially Renovated 2010**
- ◆ **Wired for Multiple Phones & IT**
- ◆ **Potential for Executive Suites**
- ◆ **Enclosed Secure Courtyard**

Arvle Knight, CCIM
602-885-8000

ARVLE@KLCommGroup.com



2821 E. Camelback Rd. Suite 600 Phoenix AZ 85016
Tel: 602.445.4141 Fax: 602.445.4188

Location Map



- ◆ APN 117-01-034-A
- ◆ Traffic Count 37,000+
- ◆ 2013 Taxes \$5,935
- ◆ 4,008 SF
- ◆ Lot 15,564 SF
- ◆ Parking 4:1,000



2201 E. Thomas Rd, Phoenix AZ 85016

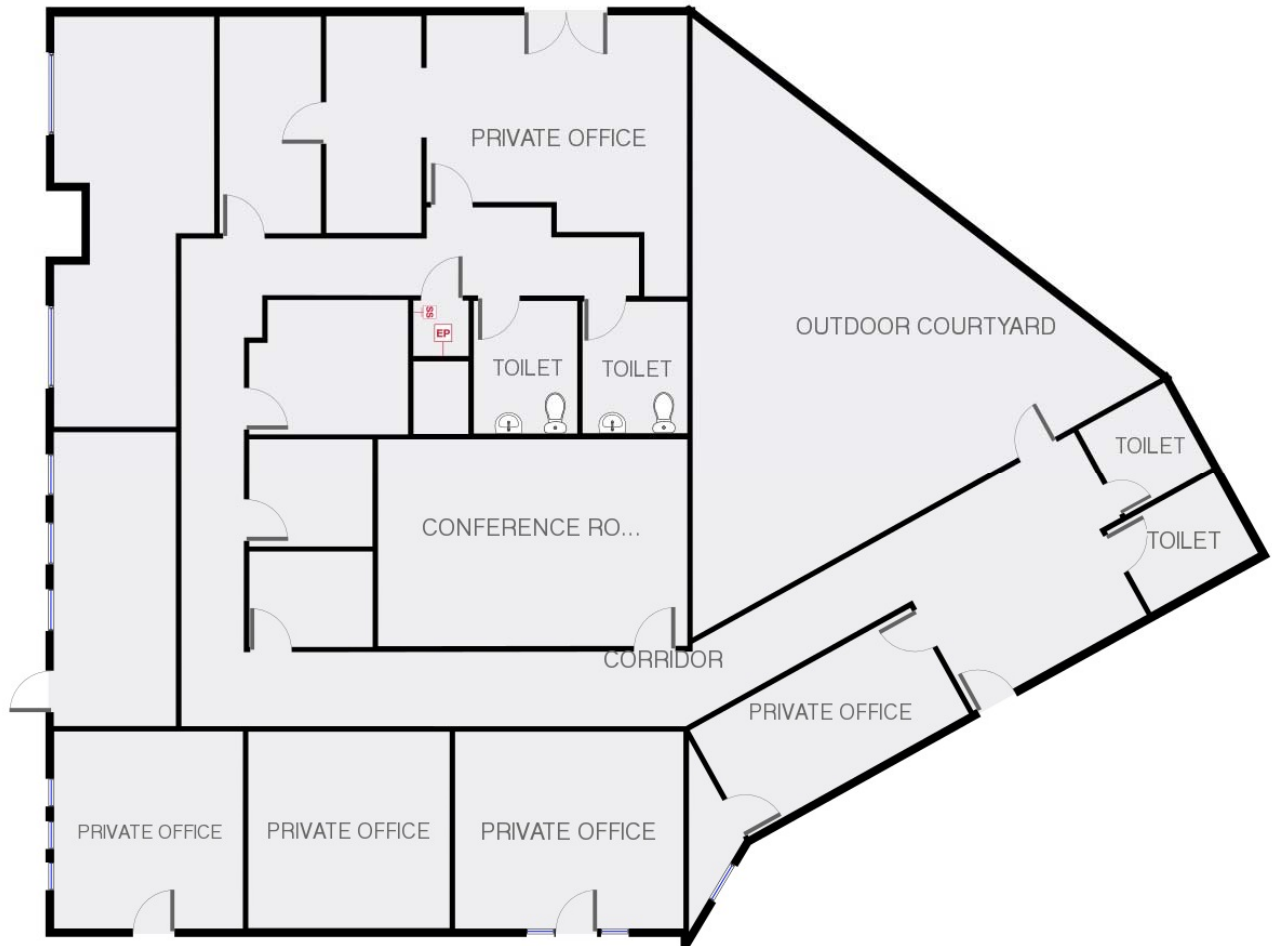
Arvle Knight, CCIM
602-885-8000

ARVLE@KLCommGroup.com



2821 E. Camelback Rd. Suite 600 Phoenix AZ 85016
Tel: 602.445.4141 Fax: 602.445.4188

Floor Plan



Disclaimer: Drawing is a rough sketch and NOT to scale. It is intended to give only a general idea of the building layout and design.

2201 E. Thomas Rd, Phoenix AZ 85016

Arvle Knight, CCIM

602-885-8000

ARVLE@KLCommGroup.com



2821 E. Camelback Rd. Suite 600 Phoenix AZ 85016

Tel: 602.445.4141 Fax: 602.445.4188