

Herman Chanen Office Building

# 3300 N 3RD AVE

Phoenix, AZ



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As exclusive agent, Colliers International is pleased to offer an elegant, owner-user office headquarters building opportunity. The building is headquartered across the street from Park Central Mall, St. Joseph's Hospital and Medical Center and Barrow Neurological Institute. Constructed by Chanen Construction in 1978 and continuously nurtured and never permitted to deteriorate or age, the building is one story, approximately 20,184 square feet. An owner-user can acquire this opportunity substantially below replacement cost.

**Address:** 3300 N 3rd Avenue  
Phoenix, AZ 85013

**Building SF:** 20,184

**Land Area:** 0.80 AC, approximately 34,848 SF

**Year Built:** 1978, constantly renovated

**Parking:** 57 covered spaces

**Price:** \$200 per SF, or \$4,036,800





Amenities Map





Aerial View





Throne Room



Closing Room



Board Room

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# \$4,036,800

ASKING PRICE



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