

A ±8,174-square-foot, single tenant
NNN investment opportunity in central
Phoenix, Arizona



SINGLE TENANT NNN INVESTMENT OPPORTUNITY

American Reprographics Company
100 West Camelback Phoenix, AZ





100 West Camelback

Cushman & Wakefield is pleased to present the opportunity to acquire 100 West Camelback, a 8,174-square-foot, high quality, LEED certified building located in Phoenix, Arizona. 100 West Camelback is located in the Central Corridor, just west of Uptown Plaza one of the most successful retail centers in Phoenix. This irreplaceable location contributes to 100 West Camelback's 100% occupancy and a tenant commitment to the project that extends until December 31, 2024.



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100 West Camelback

Phoenix, Arizona

Investment Highlights

100% occupied by an exceptional tenant—American Reprographics Company, which maintains 190 locations worldwide

3% annual rent escalations

Newly executed lease renewal which expires December 31st, 2024

Property Features

Superb LEED certified mid-century modern office facility

Expertly renovated to suit modern tenant needs

Privately held, meticulously maintained and continually upgraded

Location and Market

Located just west of the prestigious (recently repositioned) Uptown Plaza shopping center

The project is surrounded by a total of ±300,000 square feet of high quality retail restaurants and shops within a quarter mile—many of which command top tier rents for the metro area

Camelback Road frontage and visibility with direct access to the Metro light rail line



NET RENTABLE AREA

±8,174

square feet

OCCUPANCY

100%

ZONING

C-2

City of Phoenix

SITE SIZE

±.44 acres

19,340 square feet

PURCHASE PRICE

\$2,300,000

IN-PLACE NOI

\$143,045

IN-PLACE CAP RATE

±6.25%



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100 West Camelback

Phoenix, Arizona

±8,174-square-foot, single tenant property just west of the prestigious Uptown Plaza shopping center in Phoenix, AZ



CAPITAL MARKETS

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