

value-added opportunity



2001 CAMPBELL

2001 & 2015 EAST CAMPBELL AVENUE • PHOENIX, ARIZONA



GRUBB & ELLIS
BRE Commercial, LLC
Independently Owned and Operated

ERIC WICHTERMAN

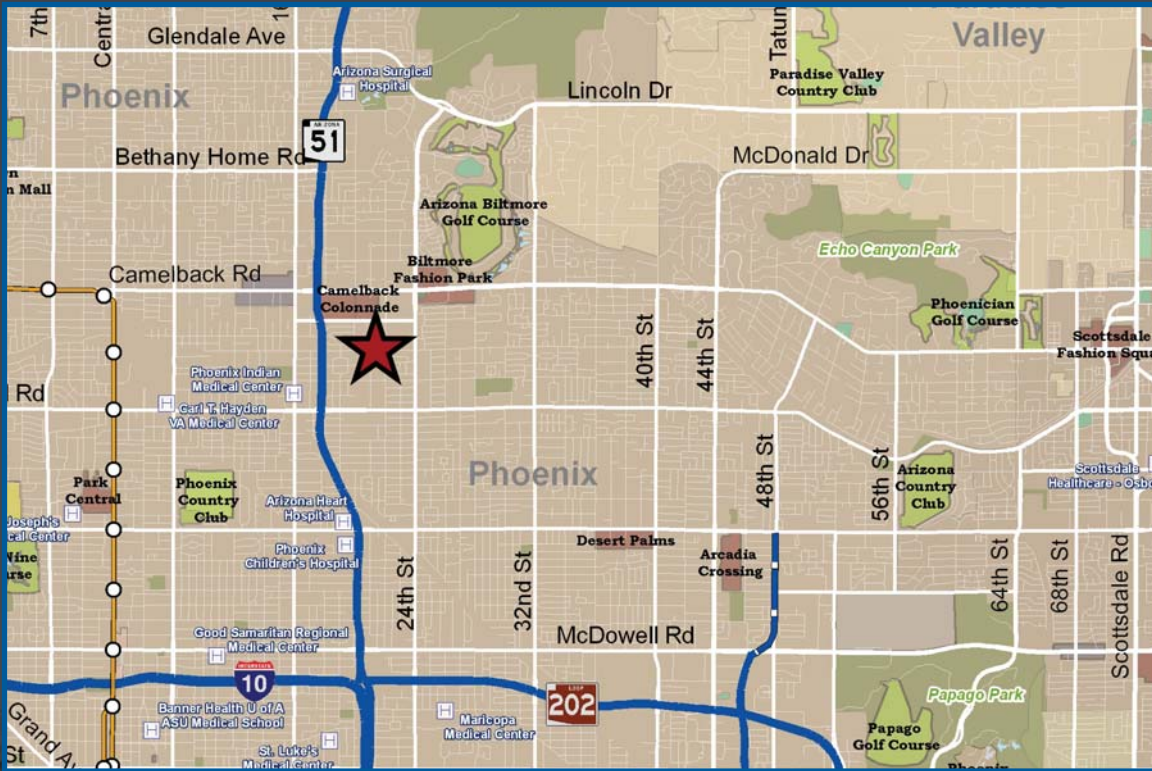
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PROJECT FEATURES:

- **PROPERTY ADDRESS** 2001 & 2015 E Campbell Ave
Phoenix, Arizona
- **PROPERTY TYPE** One-story & Two-story
Office Buildings
- **SIZE** ±16,471 SF
- **OCCUPANCY** ±50%
- **YEAR BUILT** 1980
- **PRICE** \$1,600,000 (\$97/SF)
- **CAP RATE** ±2.9% (at 50% occupancy)
- Office building in the prized Camelback Corridor - the most sought after business address in Arizona
- ¼ mile from 2 major retail centers
- Upside potential in lease-up
- Surrounded by the high-end residential areas of Paradise Valley, The Biltmore and Arcadia

For further information, please contact:

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