



# KENILWORTH

ON ROOSEVELT



420 West Roosevelt Street | Phoenix, Arizona

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## PROPERTY OVERVIEW



**MINUTES**  
to freeway access



**IMMEDIATE**  
access to amenities, restaurants,  
the state capital buildings and  
all court complexes



**RESURGING**  
location in Downtown Phoenix

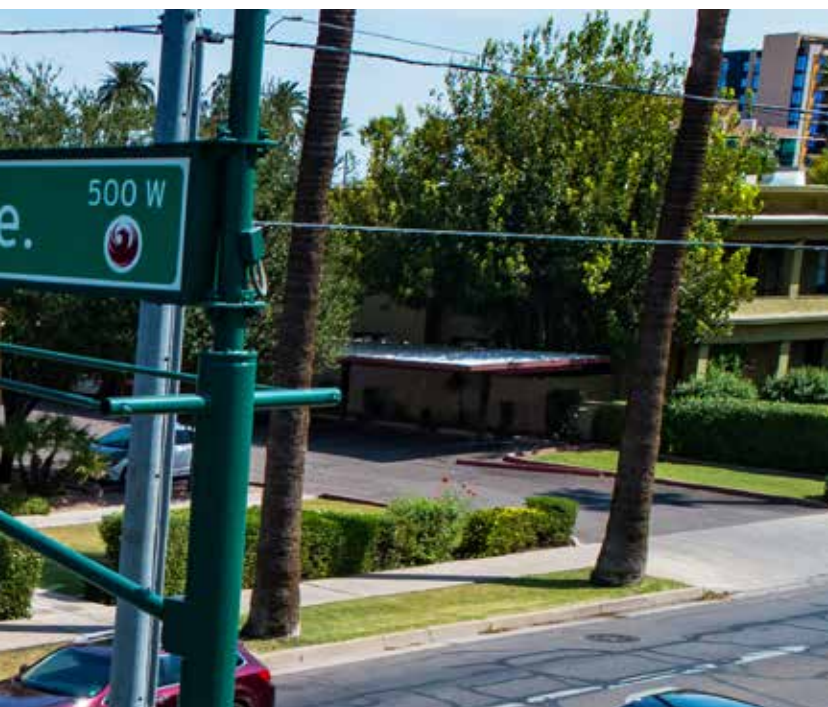
Colliers International has been retained as the exclusive listing advisor for the disposition of 420 West Roosevelt Street. The property consists of a 2-story, approximately 7,500 square foot historically designated office building situated on an approximately 20,300 square feet of C-2 zoned land in the heart of Phoenix, Arizona.

The property features true Class A interior improvements, with historical timeless exterior architecture, great street frontage and immediate access to the downtown core, court houses and Arizona State Capitol Complex and government buildings.

### ABOUT THE BUILDING

The Kennilworth was constructed in 1921 as The Kenilworth Apartments for winter visitors. It is one of the few remaining apartment buildings in Phoenix constructed after World War I when war-time building restrictions were lifted.





## INVESTMENT HIGHLIGHTS

- Offered for sale at \$1,450,000
- Fully renovated interior to true Class A standards
- Timeless architecture with historical designation
- No deferred maintenance – new roof and newer HVAC units
- Awarded the Environmental Excellence Award in 2005 from Valley Forward

In 1981 the apartments were recreated into individual offices with common bathrooms and a small reception area. It was sold a number of times in the 80's and 90's, but remained as offices with few improvements.

Since purchasing The Kennilworth in 2004, ownership has restored the exterior to allow it to retain its architectural integrity. It remains a sterling example of Prairie School as interpreted in the Southwest style. Ownership has reinforced the structure and redesigned the interior to give the building a dramatic, open and warm feel. Ownership has maintained the original skylight, moved the staircase, reshaped offices, relocated the kitchen, added all new cabling and phone system and decorated in bold colors.

**Situated within 1/3 of a mile from the Roosevelt light rail station which links the East Valley and West Valley of the Phoenix Metro area by way of the downtown epicenter.**



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## FOR MORE INFORMATION PLEASE CONTACT

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