



Offering Memorandum

1232 E Missouri Ave

Phoenix, AZ 85014

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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1232 E Missouri Avenue, Phoenix, Arizona (Property). Colliers, as agent, has prepared this document. This Offering Memorandum may not be all-inclusive or contain all of the information a purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by prospective purchasers in the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its content and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of the Owner and use without Owner's expressed written permission is prohibited; and
4. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers by prospective purchasers of the Property, and to terminate discussions with any person or entity reviewing these documents or making an offer to purchase the Property unless and until a written agreement has been fully executed and delivered.

If you wish not to pursue negotiations regarding the Property, or you discontinue such negotiations, then you agree to destroy all materials relating to this Property, including this Offering Memorandum, and to certify to Owner that you have done so.

A prospective purchaser's sole and exclusive rights with respect to a prospective purchase of the Property, or information provided herein or in connection with the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there will be no change in the state of affairs of the Property since the preparation of this Offering Memorandum by Owner and Owner's Agent.

For Sale | 1232 E Missouri Avenue, Phoenix, AZ 85014

Executive Summary

Available for sale is 1232 E Missouri Avenue in Phoenix, a freestanding office building located in the heart of North Central Phoenix.

This is an opportunity to own your own office space in an excellent North Central Phoenix location instead of paying rent to a landlord. The property is approximately 4,656 square feet in size and the asking price is \$1,800,000.

 **\$1,800,000**
(\$386.59/SF)

 **Total Available SF**
±4,656 SF



The Location

This property is located on Missouri Avenue just east of 12th Street. It is across the street from Missouri Medical Professional Plaza, which is a 25,200 square foot office building. It is also across the street from The Fredrick, a retail development that is home to Form Floral, Mahalo Made, Vida Moulin, Naked Rebellion, Batea Boutique, Berdena's, Metalmark Fine Jewelry, Cricket & Ruby, and Melt by Melissa.

The building is 1.7 miles to SR-51 and 3.4 miles to Interstate 17. This strong location should drive demand to properties like 1232 E Missouri Avenue, which is evidenced by a very low supply of properties available for sale.



Median HH Income
\$71,502



Population
405,383



Walk Score
59





N 13th St

E Marshall Ave

E Missouri Ave

N 12th St

The Property

Since the property was originally constructed, it has been used as professional office space for an accounting firm and most recently an attorney's office. The interior is in excellent condition and if the layout works for you, it could be move-in ready.

This is a well-managed property as evidenced by the overall condition of the development. There is excellent monument signage on Missouri Avenue.



Construction Costs

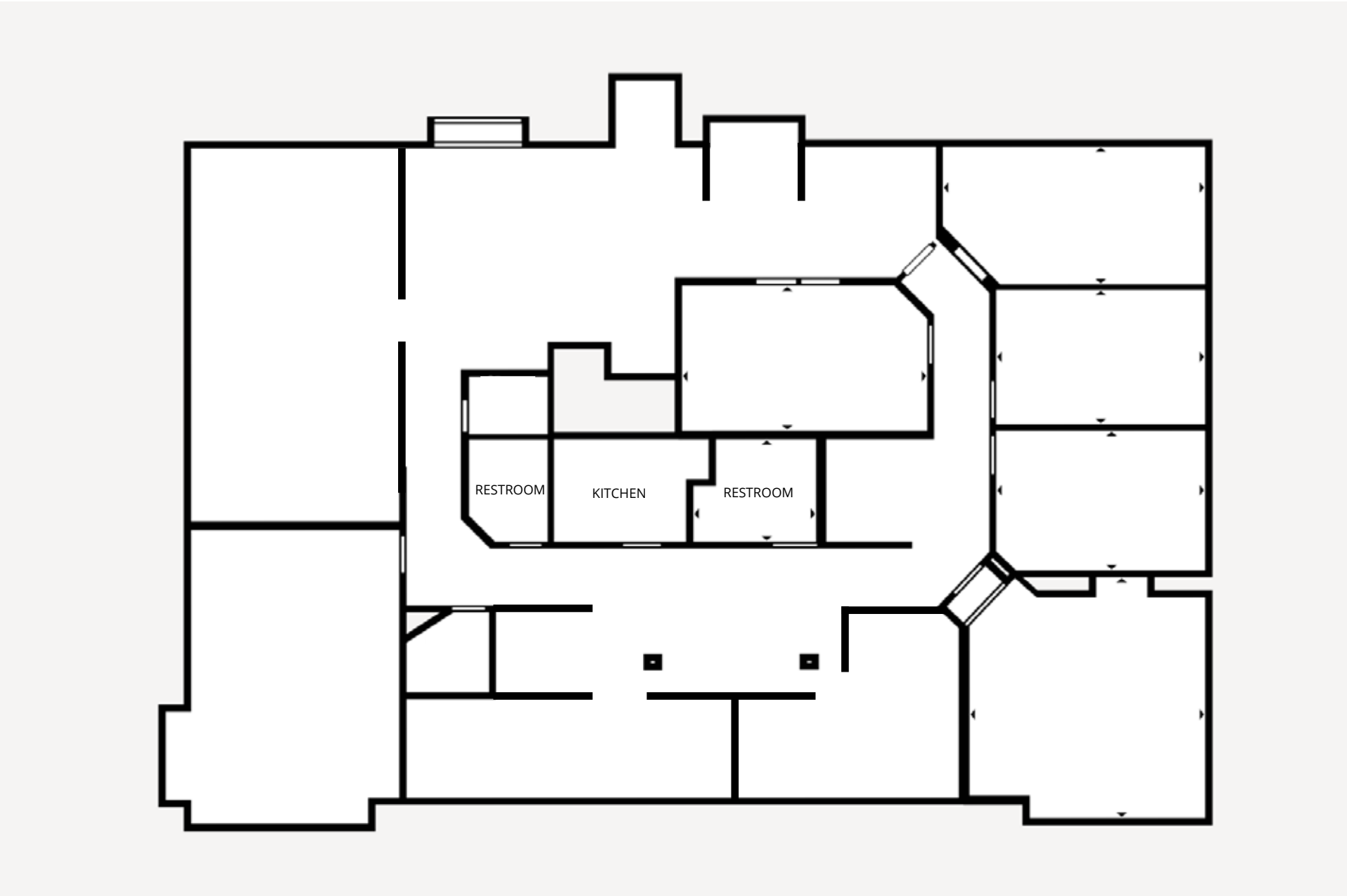
With the recent staggering inflation in our economy, construction costs have also increased substantially. This is an opportunity to own a property at a price below replacement costs. If the current layout works for your business, you may be able to save thousands of dollars on tenant improvements.

Parking

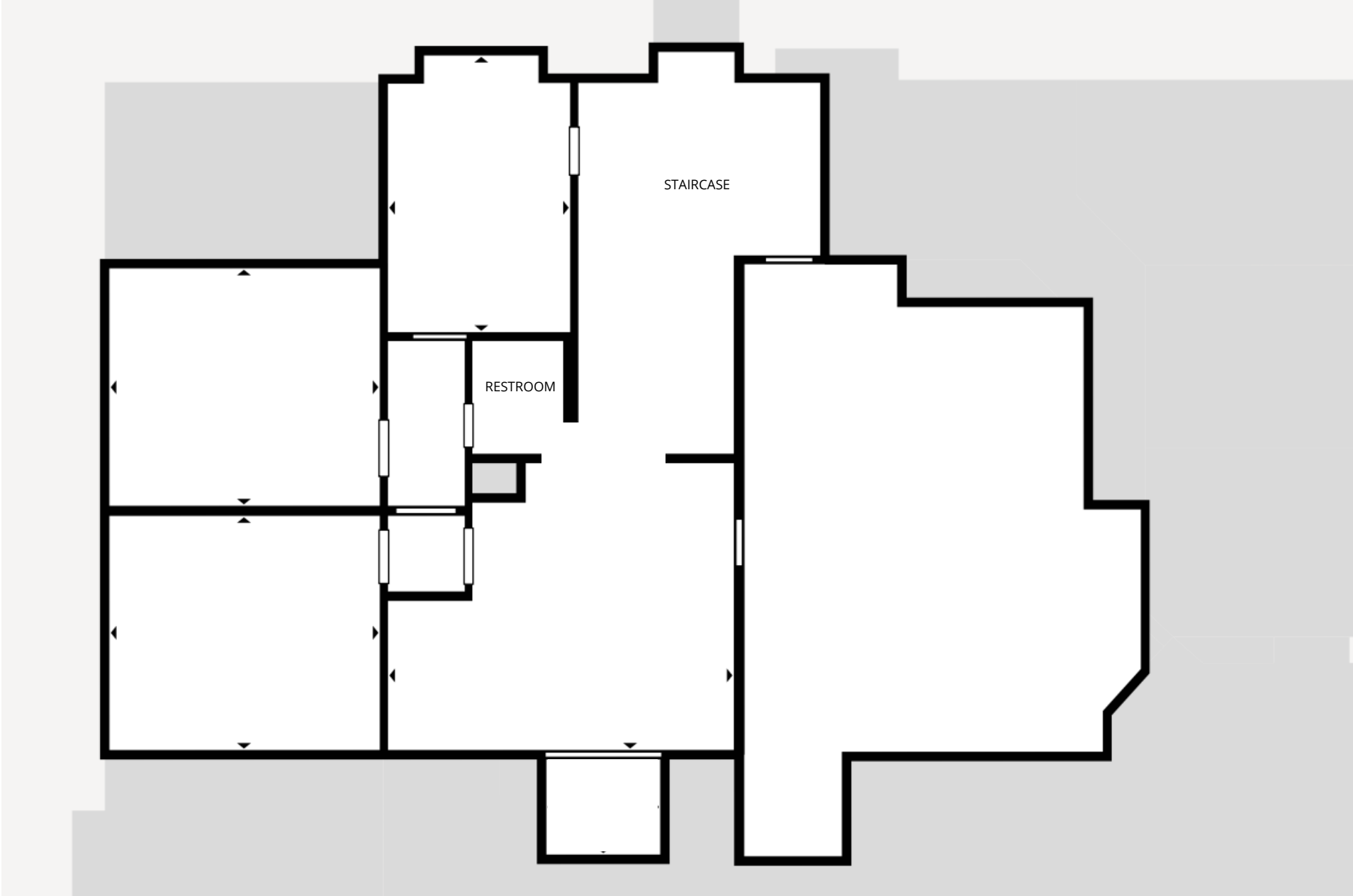
Included with this property at no additional cost are 11 covered reserved parking stalls and four uncovered stalls. Covered, reserved parking rates in this area range from \$35.00 to \$55.00 per space per month, with an average of approximately \$44.28. That means you can save \$605 per month on parking costs by owning this building.



Floor Plan - First Floor



Floor Plan - Second Floor





Office Photos



Total Building Area
±4,656 SF

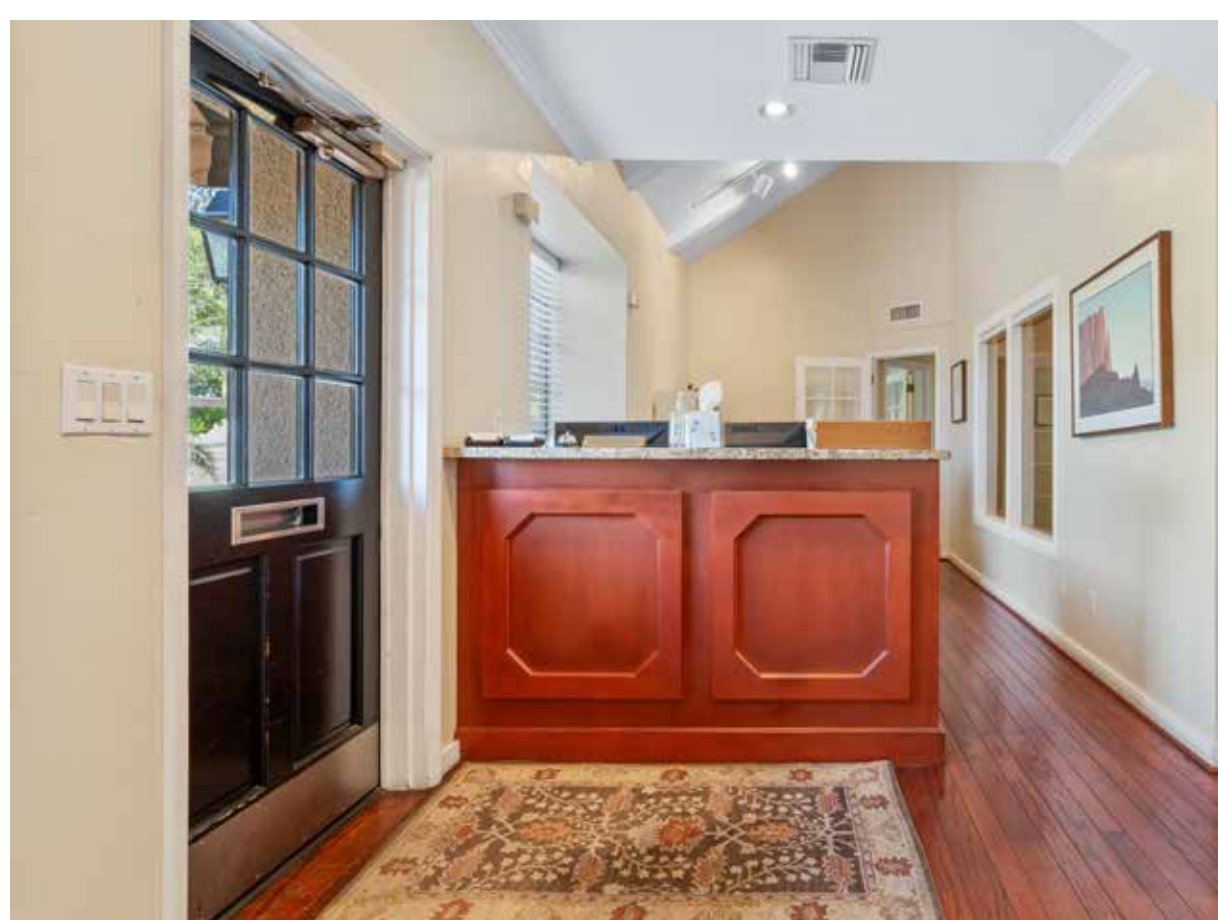
Parking
15 spaces total,
11 reserved spaces

Property Address
1232 E Missouri Ave
Phoenix, AZ 85014

Parcel Number
162-03-016

Floors
Two, no elevator

Year Built
1984







Shorall
McGoldrick

1232

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