INCOME PRODUCING OWNER USER OPPORTUNITY

MIDTOWN OFFICE BUILDING

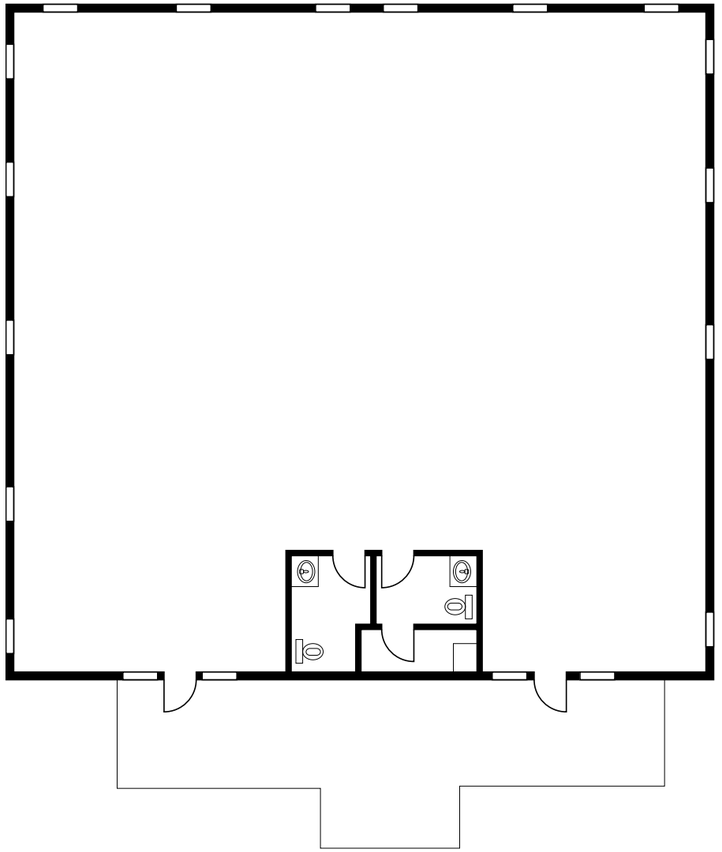
1414 E INDIAN SCHOOL RD, PHOENIX, AZ



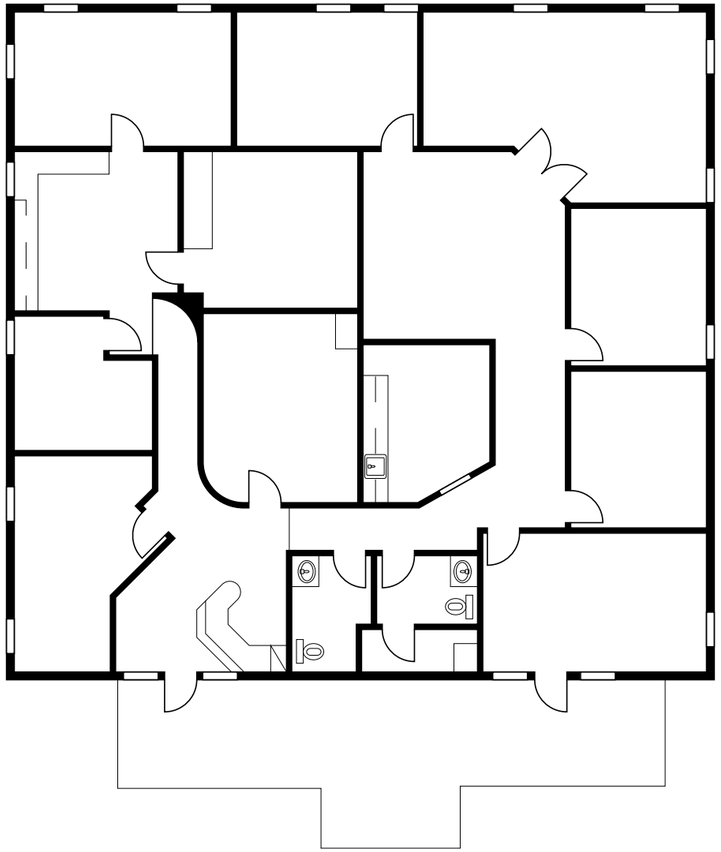
Property Highlights

- ±8,966 SF Two- Story Office Buiding Owner / User Opportunity
- C-1 Zoning
- 27 Parking Spaces (8 covered, 19 surface)
- Single or Multi-Tenant Opportunity
- Building Signage Available
- Easy Access to multiple freeways (SR-51 and I-10)
- Approximately 6 miles from Sky Harbor International Airport

First Floor | ±4,483 SF



Second Floor | ±4,483 SF



Lease Abstract

Gebesa
CREATING AMAZING SPACES

Tenant	Gebesa, LLC, a Texas limited liability company
Premises	Suite 100, First Floor | ±3,721 RSF
Term	60 months | 09-01-2024 – 08-31-2029
Current Base Rent	$19.50/SF/yr | $6,046.63/month, plus rental tax
Escalations	Fixed annual increases to $21.50/SF in the final year
Lease Type	Modified gross – Tenant pays separately metered electric
Renewal Options	Two 1-year options at Fair Market Value; 60 days' notice
Security Deposit	$6,860.16 – transfers to buyer
Parking	3 covered + 8 unreserved spaces
Assignment / Sublet	Landlord consent, not unreasonably withheld

Early Termination Upon Sale

Landlord may terminate the lease upon 120 days' written notice that the building will be sold. No termination fee. Tenant pays rent until ownership transfers. (Lease Section II.C)

Remaining Rent Schedule

10-01-2026 – 08-31-2029

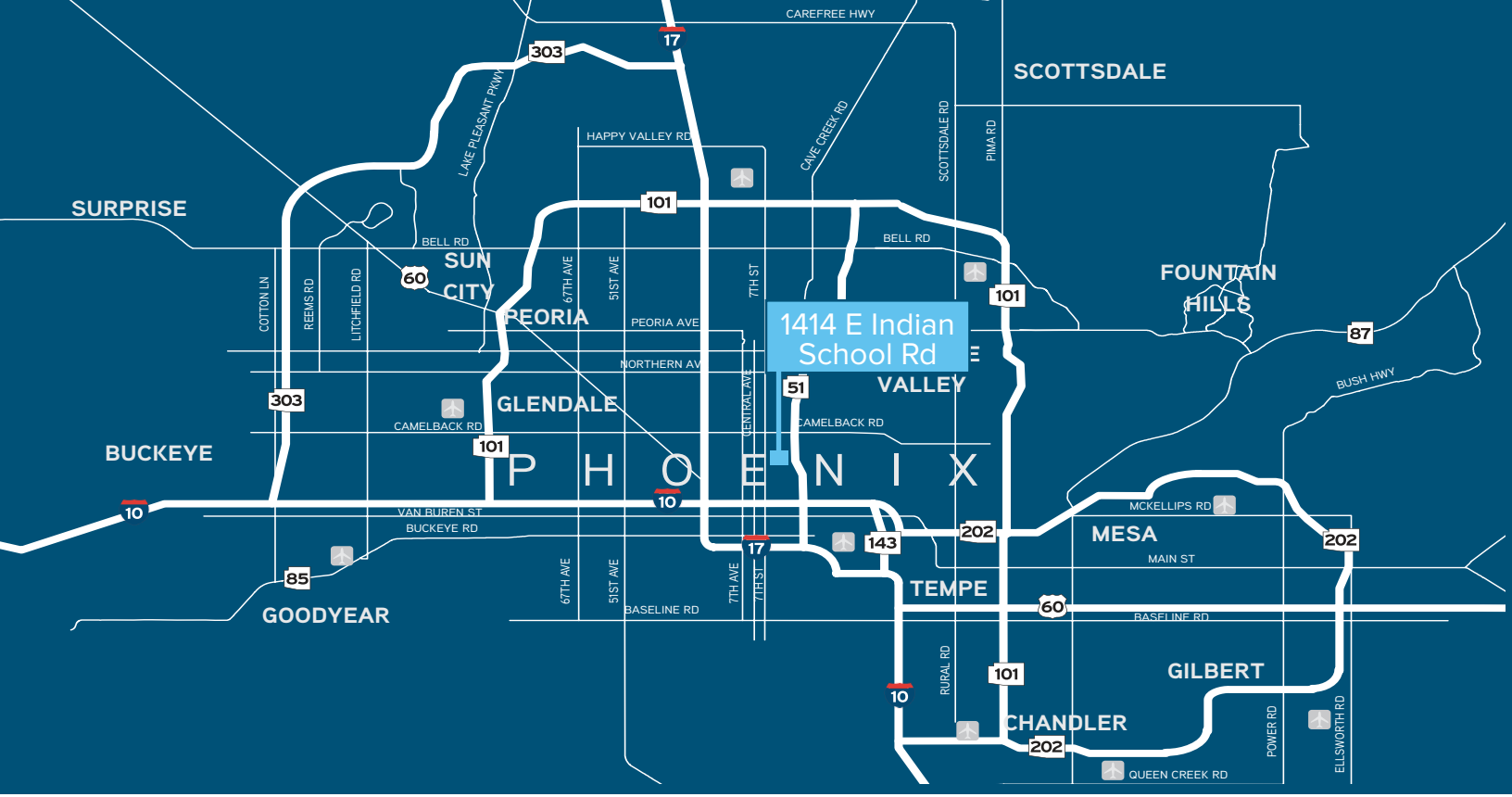
Colliers

Period	Months	$/SF/Yr	Monthly	Total
10-01-2026 – 08-31-2027	11	$19.50	$6,046.63	$66,512.93
09-01-2027 – 08-31-2028	12	$20.50	$6,356.71	$76,280.52
09-01-2028 – 08-31-2029	12	$21.50	$6,666.79	$80,001.48
Total Remaining	**35**			**$222,794.93**

Excludes rental tax and tenant-paid electric.

Lease Highlights

- Terminable upon sale – 120 days' notice, no fee
- ±5,245 SF (58.5%) available for owner / user
- Meets SBA 51% owner-occupancy with tenant in place
- ±$222,795 remaining base rent through 08-31-2029
- Fixed annual increases to $21.50/SF
- Tenant pays separately metered electric and rental tax



	2025 Population	Daytime Population	Total Employees	Average HH Income
5 Miles	393,686	557,257	397,682	$77,371
3 Miles	173,001	247,645	176,051	$81,674
1 Mile	21,344	26,875	18,377	$72,593

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