

OWNER USER OFFICE BUILDING FOR SALE WITH IN-PLACE INCOME

55 E THOMAS ROAD

PHOENIX, AZ 85012



FOR SALE | 12,325 RSF AVAILABLE FOR USER TO OCCUPY

ALEXANDRA LOYE
Executive Managing Director
Direct: +1 602 229 5957 | Mobile: +1 602 625 4220
alexandra.loye@cushwake.com

PAIGE BLANZY
Associate
Direct: +1 602 224 4484
paige.blanzzy@cushwake.com



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OWNER-USER OPPORTUNITY & HIGHLIGHTS

Centrally Located Owner-User Office Building For Sale Phoenix



ASSET

55 E Thomas Road—17,871 SF, three-story office building



LOCATION

Midtown Phoenix, along the East Thomas Road office corridor



OCCUPANCY

Currently 100% leased, but tenant will vacate 1st and 2nd floor to accommodate user buyer



OPPORTUNITY

Owner-user or value-add investment with 12,325 SF available on floors 1 & 2



SITE

1.05-acre parcel with ample surface and covered parking



INGRESS/EGRESS

2 points of ingress/egress on E Thomas Road and 1 point of ingress/egress on E Roanoke Ave



BUILDING

Professional curb appeal with efficient, adaptable floor plates and oversized lot with robust parking, including 42 covered spaces



DEMAND DRIVERS

Dense surrounding residential base and proximity to retail, dining, and services



INVESTMENT PROFILE

In-place income with upside through occupancy or lease-up



FUTURE REDEVELOPMENT POTENTIAL



EXECUTIVE SUMMARY

Offering Price: \$3,538,000 (\$198.00 PSF)

Location:	55 E Thomas Road Phoenix, AZ 85012
Property Type:	Multi-Tenant Office
Building Size:	17,871 RSF
Occupancy:	Currently 100% leased, but tenant will vacate 1st and 2nd floor to accommodate user buyer
Availability:	Floor 1: 6,162 RSF Available Upon Request
	Floor 2: 6,163 RSF Available Upon Request
	Floor 3: 5,546 RSF Leased Until 8/31/2030
Year Built:	1962
Parking:	69 Total Spaces (42 Covered, 3 Handicap)
Signage:	Building & Monument Signage Available
Zoning:	C-1 / P-1, Phoenix
Parcel (APN):	118-44-009A: 33,755 SF
	118-44-030: 11,984 SF
	Total: 45,739 SF (1.05 AC)
Property Taxes:	\$15,527.40 (2025)
Annual OPEX:	\$151,781

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SECOND FLOOR



FIRST FLOOR



FIRST FLOOR COMMON AREA



FIRST FLOOR SUITE LOBBY



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FINANCIAL ANALYSIS

Net Operating Income Analysis

	Static In-Place Forward Looking Year 1	PSF
Property Size	17,871	
Occupancy	100.00%	
Income (1)		Avg. Base Rent
Scheduled Rental Income	\$354,340	\$19.83
Available Space (2)	\$0	
Reimbursement Income	\$0	
Other Income	\$0	
Potential Gross Income	\$354,340	\$19.83
Effective Gross Income	\$354,340	\$19.83
Operating Expenses (3)		
Real Estate Taxes	\$29,258	\$1.64
Insurance	\$6,555	\$0.37
Utilities	\$46,872	\$2.62
CAM	\$68,361	\$3.83
Management Fees (0.00% EGR)	\$0	\$0.00
Total Operating Expenses	\$151,045	\$8.45
Net Operating Income	\$203,295	\$11.38

(1) Static In-Place totals are reflective of the Month-1 income and expense (annualized), ignoring upcoming lease expirations and future rent steps.

(2) The property is currently 100% leased.

(3) Operating Expenses are modeled based on the April 2025 through March 2026 income statement, with 2025 expense months inflated by 3% to align with the July 1, 2026 analysis start date.



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FINANCIAL ANALYSIS

Rent Roll (as of July 1, 2026)

Suite	Tenant	Size	% Share	Term	Rent/SF	Rent/Yr	Increases	Recovery/Additional	Comments
3rd floor	Consulate General of Guatemala	5,546	31.03%	1/1/2020 to 8/31/2030	\$15.00	\$83,190	None	FSG	Parking: 13 covered parking spaces provided at no cost. No additional renewal options. Security Deposit: \$6,470. Diplomatic Clause (early termination): Beginning in the third year of the lease term, if the Consulate is relocated by the Government of Guatemala, the lease may be terminated with 90 days' notice. Holdover: 200% of Base Rent and Estimated Additional Rent (prorated daily), payable immediately prior to expiration/termination; no holdover extends the term.
1st + 2nd floor	Snow and Carpio	12,325	68.97%	4/1/2022 to 10/31/2027	\$22.00	\$271,150	11/1/2026 \$23.00	Base Year (2023) 95% gross up 66.74% share of opex 16,673 RSF denominator	If Buyer wishes to occupy floor 1 & 2, Tenant will vacate before the expiration of their lease term with 6 month's notice. One (1) additional 4-year renewal term. Renewal Base Rent: Final-year base rent +4%, with 4% annual increases during renewal term. Tenant pays its proportionate share of operating expenses for a year greater than 3% in excess of the Base Year (2023) operating expenses. Parking: Tenant receives 66.74% of available covered parking spaces at no cost; uncovered parking is first-come/first-served.

Occupied Total: 17,871 Sq. Ft.

8.0 years

Average total lease term of existing tenants

Percent Occupied: 100.00%

2.1 years

Weighted average lease term remaining to expiration

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FINANCIAL ANALYSIS

Cash Flow (July 2026 through June 2027)

2026 - 2027																	
Existing Tenants	Suite	Current	Mkt Rate	Sq. Ft.	July	August	September	October	November	December	January	February	March	April	May	June	Total
Consulate General of Guatemala	3rd floor	\$15.00	\$20.00	5,546	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$6,933	\$83,190
Snow and Carpio	1st + 2nd floor	\$22.00	\$20.00	12,325	\$22,596	\$22,596	\$22,596	\$22,596	\$23,623	\$23,623	\$23,623	\$23,623	\$23,623	\$23,623	\$23,623	\$23,623	\$279,367
Existing Tenant Total		\$19.83	\$20.00	17,871	\$29,528	\$29,528	\$29,528	\$29,528	\$30,555	\$30,555	\$30,555	\$30,555	\$30,555	\$30,555	\$30,555	\$30,555	\$362,557

Scheduled base rent escalation

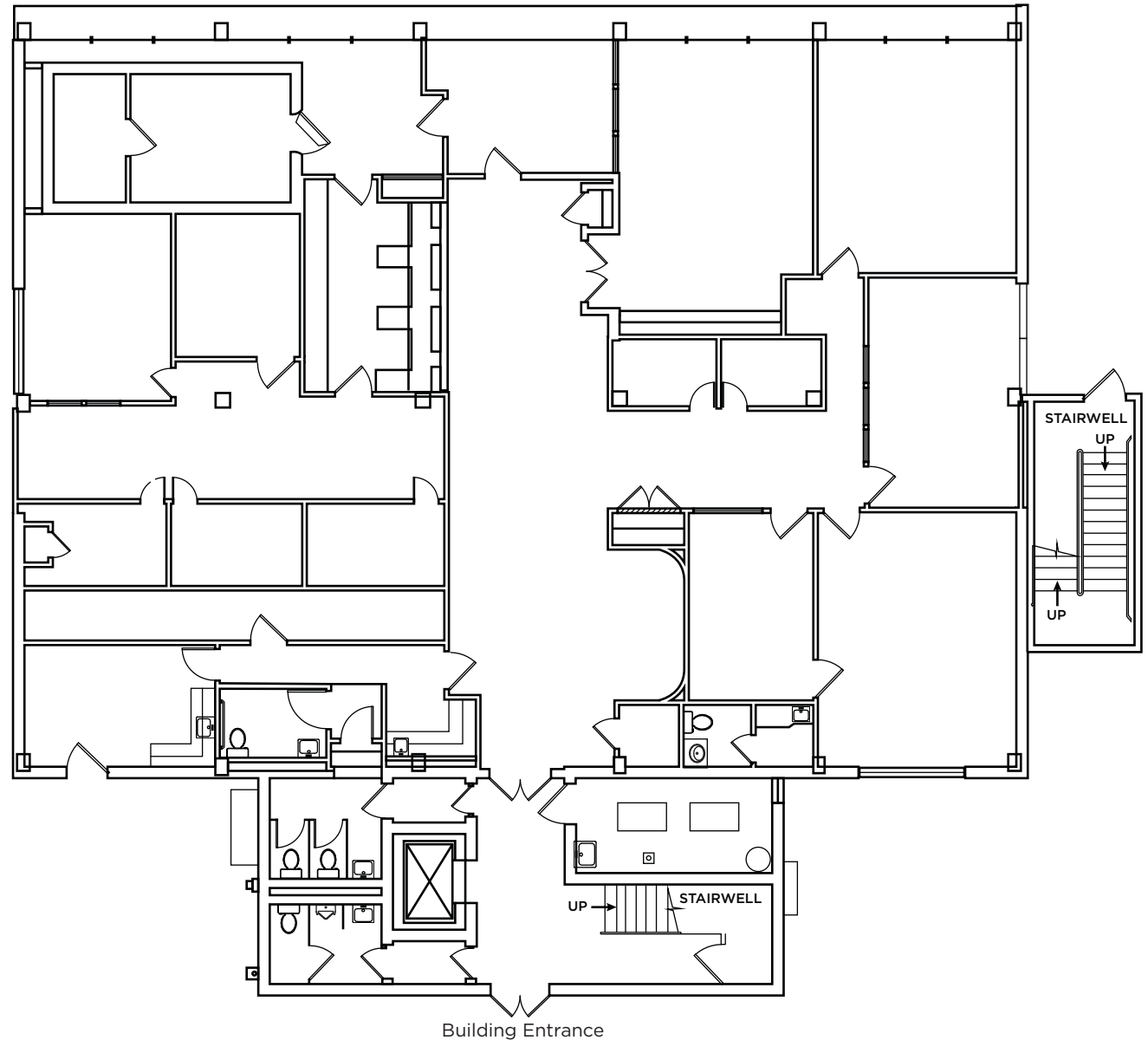


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6,162 RSF AVAILABLE

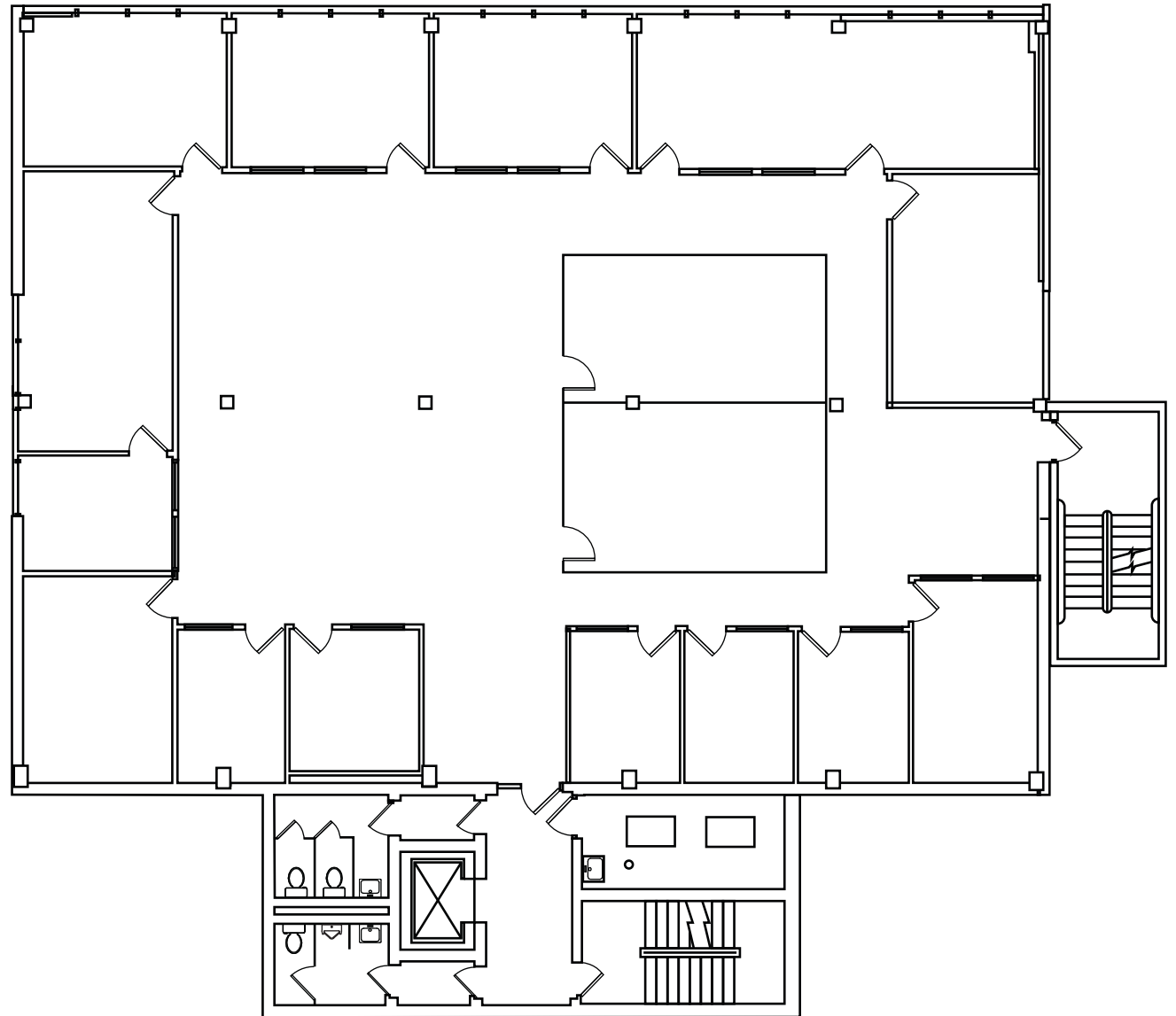


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6,163 RSF AVAILABLE



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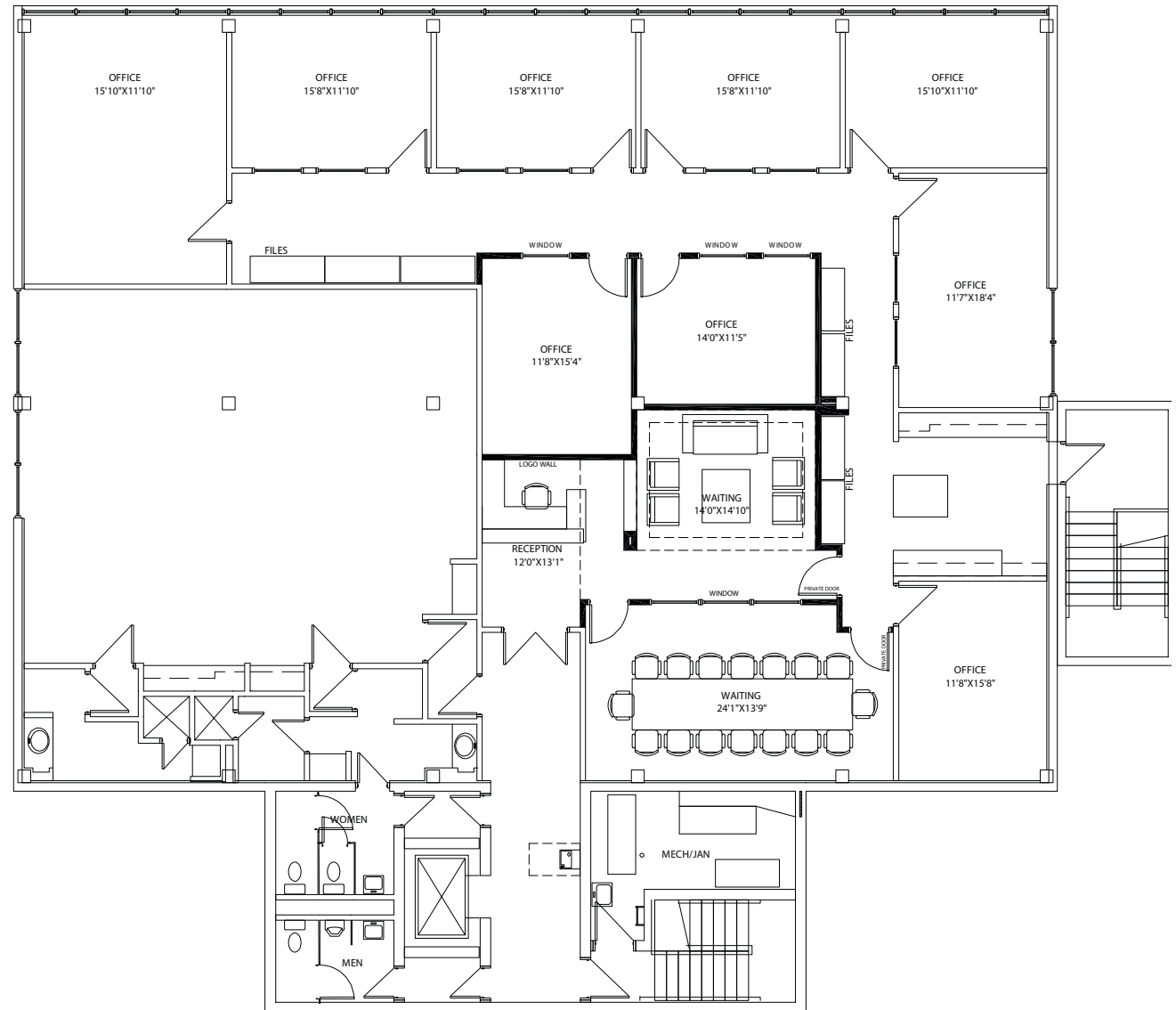
Phoenix, AZ 85012

FLOOR PLAN

Third Floor

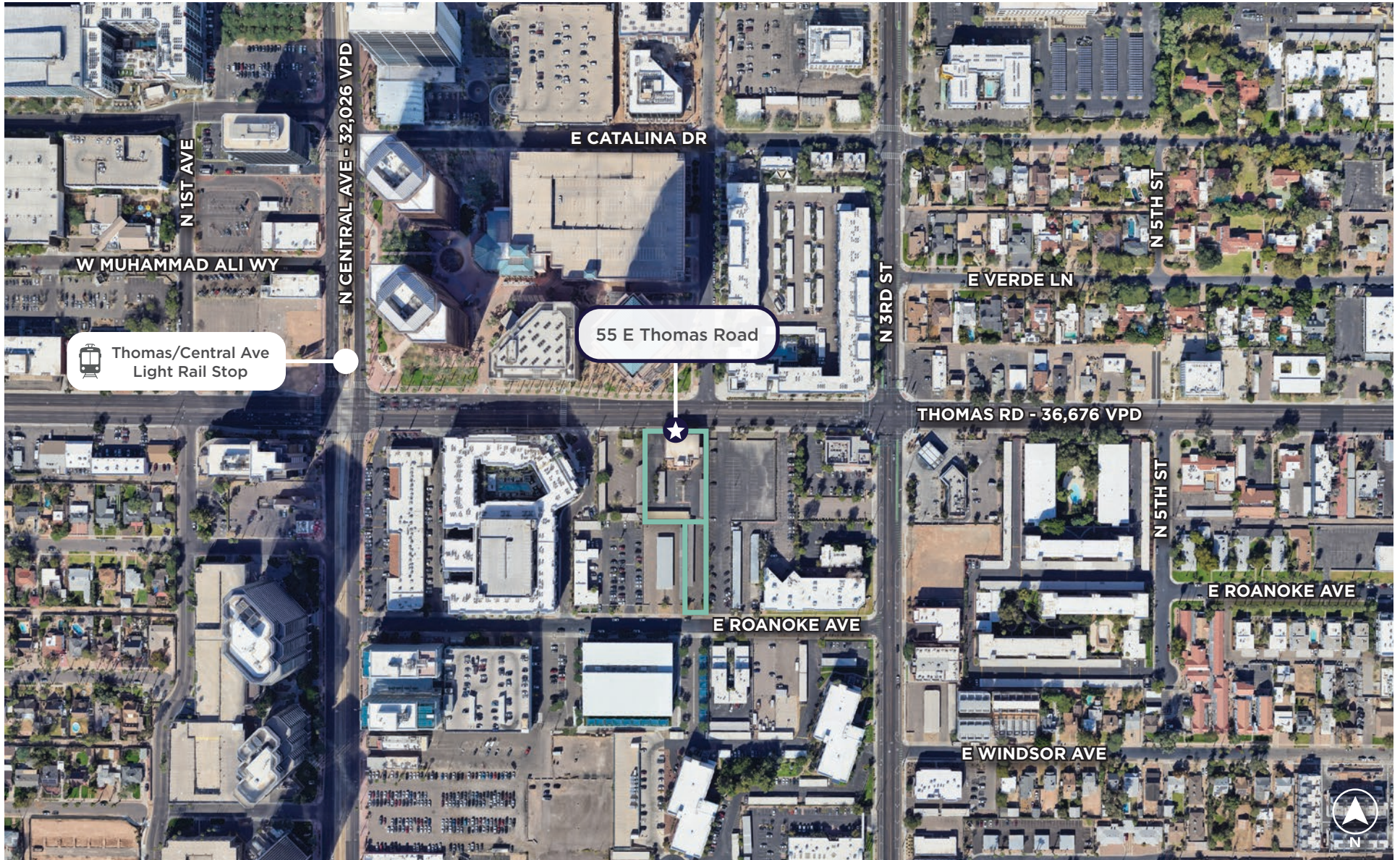
5,546 RSF LEASED

Tenant Name: Consulate of Guatemala



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DEMOGRAPHICS

WITHIN 5 MILES



310,878
Daytime Employees



34.5
Median Age



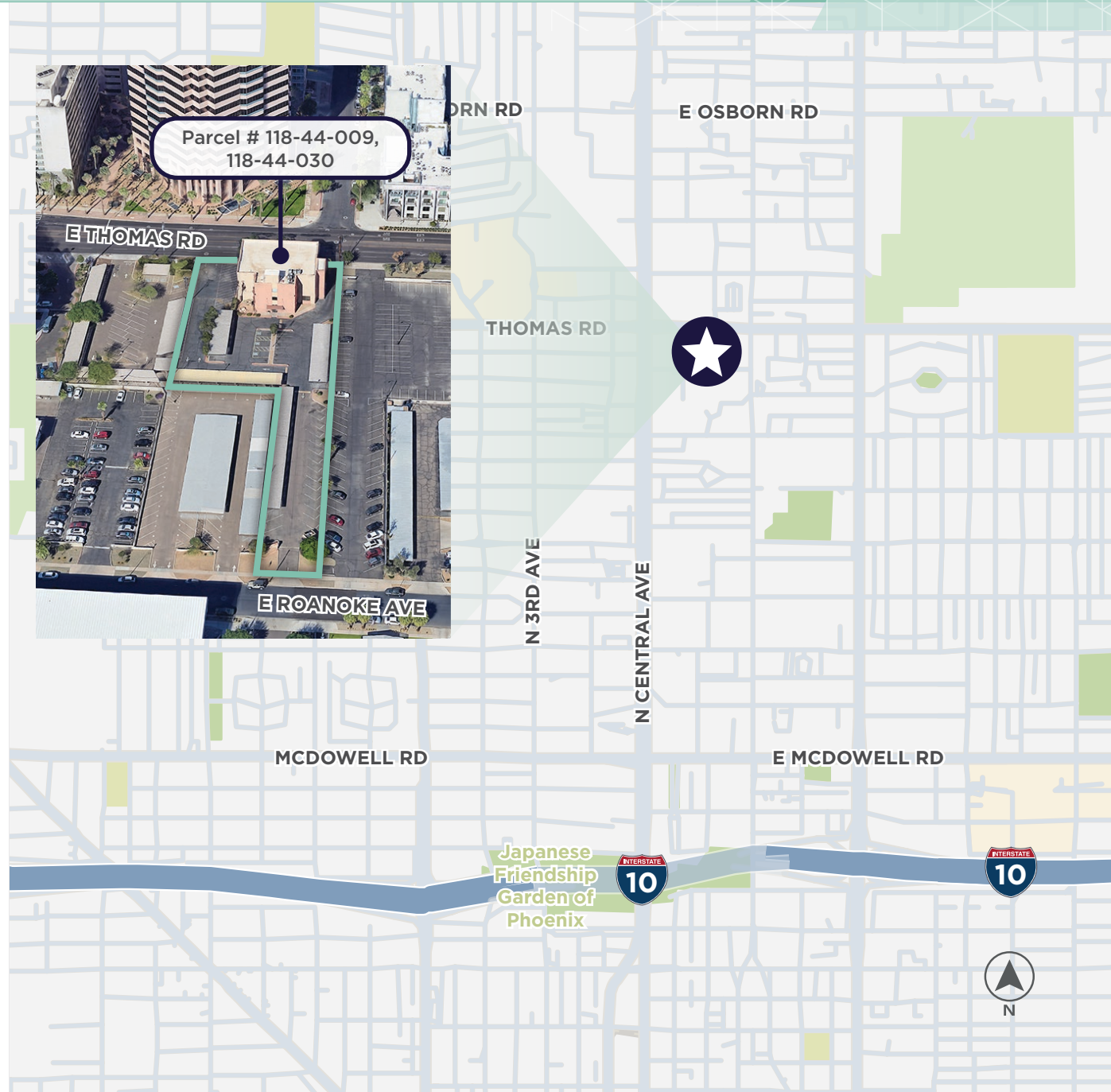
\$389,615
Median Home Value



164,215
Total Households

Traffic Counts

E Thomas Rd	36,676 VPD
E Thomas Rd & Central	32,026 VPD



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PHOENIX & VICINITY OVERVIEW

Midtown Phoenix, just south of North Central Phoenix, is one of the Valley's most dynamic and established submarkets, known for its tree-lined streets, walkable corridors, and a balanced mix of residential, retail, and office uses. Anchored by Central Avenue, the area offers convenient access to Downtown Phoenix, Sky Harbor International Airport, and major Valley thoroughfares such as State Route 51 and Interstate 10. Midtown combines historic charm with modern amenities, including boutique shopping, acclaimed dining, cultural attractions, and professional and medical office clusters, attracting both residents and businesses seeking a vibrant yet accessible location. With strong demographic fundamentals, limited new development, and a history of stable occupancy, Midtown Phoenix remains a highly sought-after submarket for investors and tenants alike.





FOR MORE INFORMATION, CONTACT:

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alexandra.loye@cushwake.com

PAIGE BLANZY
Associate
Direct: +1 602 224 4484
paige.blanzky@cushwake.com

2555 E Camelback Road, Suite 400
Phoenix, Arizona 85016
main +1 602 954 9000
cushmanwakefield.com