Public Auction
State Property for Lease

INVITATION FOR BIDS (IFB)

Visit the **Arizona Department of Administration (ADOA), General Services Division (GSD)** Website at: http://gsd.azdoa.gov.

This lease is for State-owned property located at 14 North 18th Avenue, Phoenix, in Maricopa County, State of Arizona.

- **A Minimum Bid amount is established.**
- **A Bid Deposit is not required.**

Lease Property Description

Type of Property: 14 North 18th Avenue is an office building with approximately 2,371 square feet of rentable square feet (RSF) approximately 6,000 square feet of site area in downtown Phoenix in the Capitol Mall area.

Location: 14 North 18th Avenue, Phoenix, Maricopa County, Arizona 85007

Legal Description: Lots 6 & 7 of Block 12, Capitol Addition EXCEPT the west 10 feet thereof. MCR 001/62

Rentable Square Feet: Approximately 2,371 RSF

Maricopa County Assessors Parcel Numbers: 112-01-106A

Flood Zone: Flood Zone AE, per FEMA FIRM 04013C2130G

Zoning: R-5, Multiple-Family Residence District; City of Phoenix

Adjacent Land Uses: The north and west land uses are parking lot and government offices; the east land use is the State capitol building complex; the south land use is parking lot.

Auction Summary

Type: Sealed Bid Public Auction

Start Date: Friday, February – 4, 2011

Bid Opening: Tuesday, April - 5, 2011, at 3:00 P.M. U.S. Mountain Standard Time

Arizona Department of Administration
State Procurement Office
100 North 15th Avenue; Suite 104
Phoenix, AZ 85007

Property: 14 North 18th Avenue, Phoenix, AZ 85009

Minimum Bid: Negotiable NNN/RSF

Estimated NNN Expenses: $6.54 /RSF

Bid Deposit: None

Information on the Web: http://gsd.azdoa.gov

Lease and Auction Information: Anyone having questions, requiring assistance regarding the sealed bid auction of this property, wishing to schedule an initial showing or subsequent showings may contact:

Andrew Medley - Jones Lang LaSalle
Phone: 602-840-9333
email: andrew.medley@am.jll.com

Initial Showing and Inspection Opportunities: The Property is available for showing by appointment only.

BRIEF DESCRIPTION of PROPERTY

14 North 18th Avenue is single-tenant office building property with approximately 2,371 rentable square feet constructed in 1972 and is situated on approximately 6,000 square feet (.138 net acres) of site area. The property is located near the Phoenix downtown central business district in the Capitol Mall area. Surrounding property uses are primarily commercial office. This property is also referred to as the "Premises" in this IFB.

The concrete block frame building is in average condition and briefly, the interior configuration includes: (1) offices extending along the northern portion of the building; (2) break room; (3) two restrooms; and (4) computer room.

The building is cooled by two roof-mounted HVAC units ducted to all areas except the small electrical/mechanical room.

The building and site are comparable for the marketing area. There are approximately nine (9) open parking spaces along the west property line with some flexibility to negotiate additional parking in adjacent government owned surface parking lots.

Vehicle access is along Jefferson heading east and along Adams heading west. Public transportation is available along both Jefferson and Adams.

> ***IMPORTANT:*** *Bidders are reminded that this property is offered for lease and will be leased "AS IS" and "WITH ALL FAULTS" without representation, warranty, or guarantee, regarding quality, title, character, condition, size or kind, square footage, or that the Property is in condition or fit to be used for the purpose for which intended, and no claim for any damages, allowance or deduction upon such grounds will be considered after the bid opening or conclusion of the auction.*

UTILITIES

Gas: Southwest Gas Company

Water: City of Phoenix

Electric: Arizona Public Service

Sanitary Sewer: City of Phoenix

Connection and payment of all utility services shall be the responsibility of the Lessee. Bidders are urged to contact the utility providers listed above for information on the cost and availability of utilities.