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 the property located at 1937 West Jefferson, Phoenix, in Maricopa County, State of Arizona.

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

View of 1937 West Jefferson, Phoenix, AZ 85009

Lease Property Description

Type of Property: 1937 West Jefferson is a single-tenant day care facility that has the potential to be converted to an office building. It has approximately 8,763 square feet of rentable square feet (RSF) approximately 30,000 square feet of site area in downtown Phoenix in the Capitol Mall area.

Location: 1937 West Jefferson, Phoenix, Maricopa County, Arizona 85009

Legal Description: Lots 7-10 of Capitol Block 37 and Abandoned alley lying within. (MCR002/72)

Rentable Square Feet: Approximately 8,763 RSF

Maricopa County Assessors Parcel Numbers: 109-49-072

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

Zoning: R-3, Multiple-Family Residence District; City of Phoenix

Adjacent Land Uses: The north land use is single-family residences; the east and south land uses are governmental office buildings; the west land use is parking lot.

Auction Summary

Type: Sealed Bid Public Auction

Start Date: Friday, April – 1, 2011

Bid Opening: Monday, June - 6, 2011, at 3:00 P.M. U.S. Mountain Standard Time

Arizona Department of Administration
State Procurement Office
100 North 15th Avenue; Suite 201
Phoenix, AZ 85007

Property: 1937 West Jefferson, Phoenix, AZ 85009

Minimum Bid: Negotiable NNN/RSF

Estimated NNN Expenses: $4.95 /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

1937 West Jefferson is single-tenant day care facility that has the potential to be converted to an office building. It has approximately 8,763 rentable square feet constructed in 1968 and is situated on approximately 30,000 square feet (.689 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 CMU block frame building is in average condition and briefly, the interior configuration includes: (1) commercial kitchen; (2) seven restrooms with adult-sized or child-sized fixtures; (3) washer and dryer facility; and (4) multiple classrooms and activity rooms.

The building is cooled by two roof-mounted HVAC units.

The building and site are comparable for the marketing area. There are approximately fifty (50) open parking spaces.

Vehicle access is along Jefferson Street heading East, Madison Street and 20th Avenue. Public transportation is available along Jefferson and 19th Avenue.

> ***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

Procurement of utility services shall be the responsibility of the Lessee. Bidders are urged to contact the utility providers below for information on the availability of utilities.

End of IFB