

**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**5% on 3-Year Deals to Co-Broker**

**3443 N. Central Ave** Phoenix, Arizona



For more information, please contact:

**Gordon Raguse**

Managing Director

+1 602 224 4452

[gordon.raguse@cushwake.com](mailto:gordon.raguse@cushwake.com)

**Scott Isacksen**

Director

+1 602 224 4480

[scott.isacksen@cushwake.com](mailto:scott.isacksen@cushwake.com)

2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016

ph: +1 602 954 9000

fx: +1 602 253 0528

[cushmanwakefield.com](http://cushmanwakefield.com)



# 3443 N. Central Ave

Phoenix, Arizona

## Property Features

- Building Height: 18 Stories
- Total Sq. Ft: 285,834 RSF
- Parking Ratio: 5:1000
- Load Factor: 10%
- Lease Rates Starting at \$18.00/RSF  
"As Is" on 1-3 Year Leases with annual increases
- Band Width Providers: Century Link, Verizon, Electric Lightwave, Air Band, Cox Communications

## Building Amenities

- Light Rail Station Stop at Central and Osborn
- Convenient midtown location with easy access to freeways and airport; walking distance to restaurants and shops
- 24 hour on-site staffing and security
- Unique large grassy park-like setting
- Indoor and outdoor eating opportunities at on-site restaurant
- On-site shops include a snack shop, gift shop
- Responsive on-site property management and abundant storage facilities
- Ideal Central Avenue frontage with high visibility monument signage available
- Large building conference room available for tenant use
- Abundant parking ratio with both underground and surface parking conveniently accessible from both Osborn and Mitchell streets

## Suites Available:

Arcade 3:	420 RSF
Arcade 5:	1,320 RSF
Suite 704:	1,148 RSF*
Suite 706:	2,568 RSF
Suite 710:	4,521 RSF*
Suite 713:	1,334 RSF
Suite 900:	1,510 RSF**
Suite 911:	333 RSF
Suite 916:	2,996 RSF**
Suite 1000:	1,227 RSF
Suite 1017:	2,155 RSF
Suite 1510:	4,528 RSF

\*Contiguous

\*\*Contiguous

## Full Floors Available:

6th Floor:	13,200 RSF (Avail. 1/1/2020)
8th Floor:	13,200 RSF (Avail. 10/1/2019)
14th Floor:	13,200 RSF (Avail. 10/1/2019)
17th Floor:	13,200 RSF (Avail. 11/1/2019)
18th Floor:	11,696 RSF



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Managing Director  
+1 602 224 4452  
gordon.raguse@cushwake.com

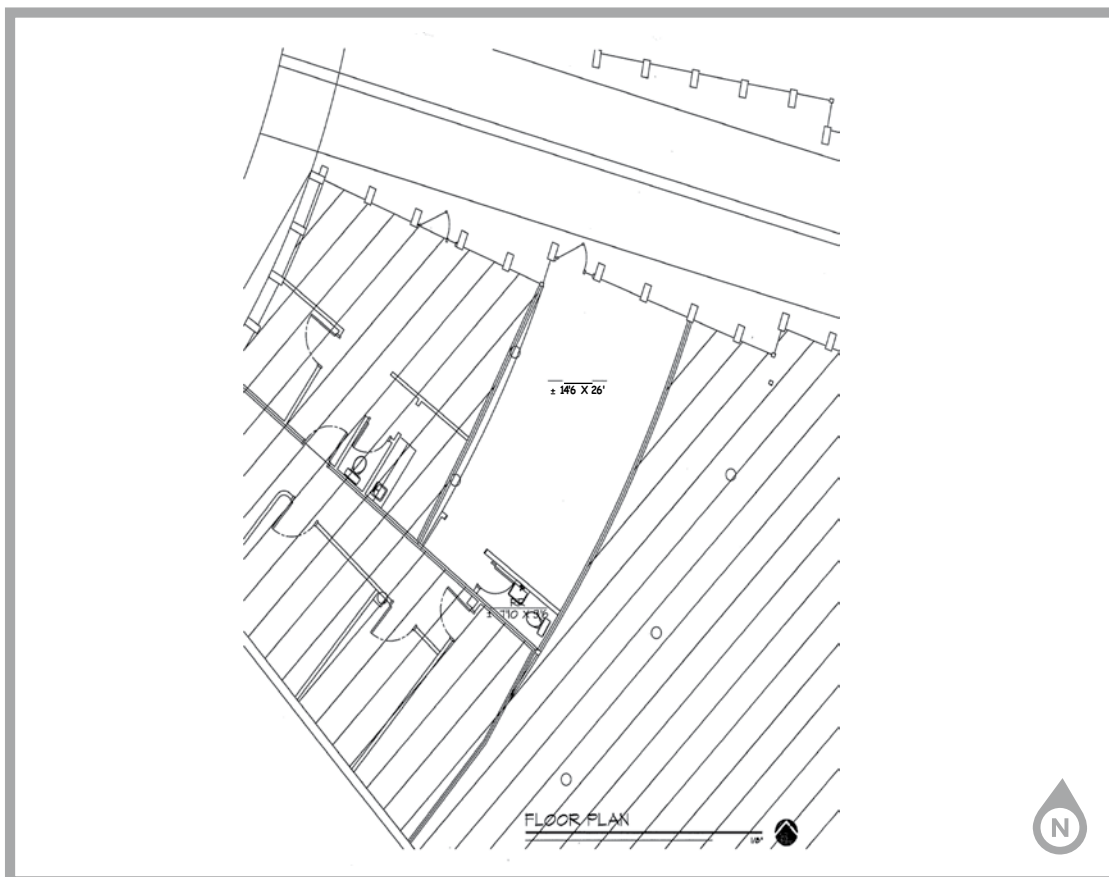
**Scott Isacksen**  
Director  
+1 602 224 4480  
scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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# 3443 N. Central Ave Phoenix, Arizona

Arcade 3 ±420 RSF



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+1 602 224 4452  
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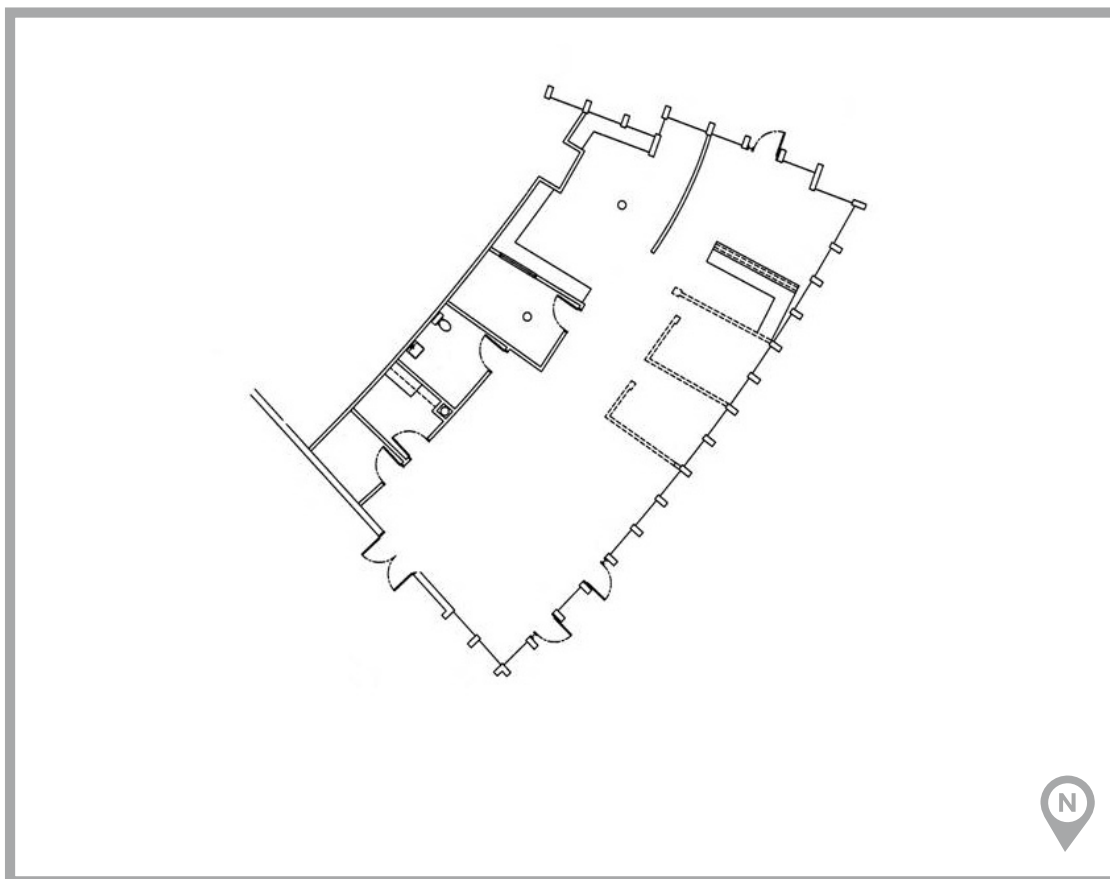
**Scott Isacksen**  
Director  
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scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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# 3443 N. Central Ave Phoenix, Arizona

Arcade 5 ±1,320 RSF



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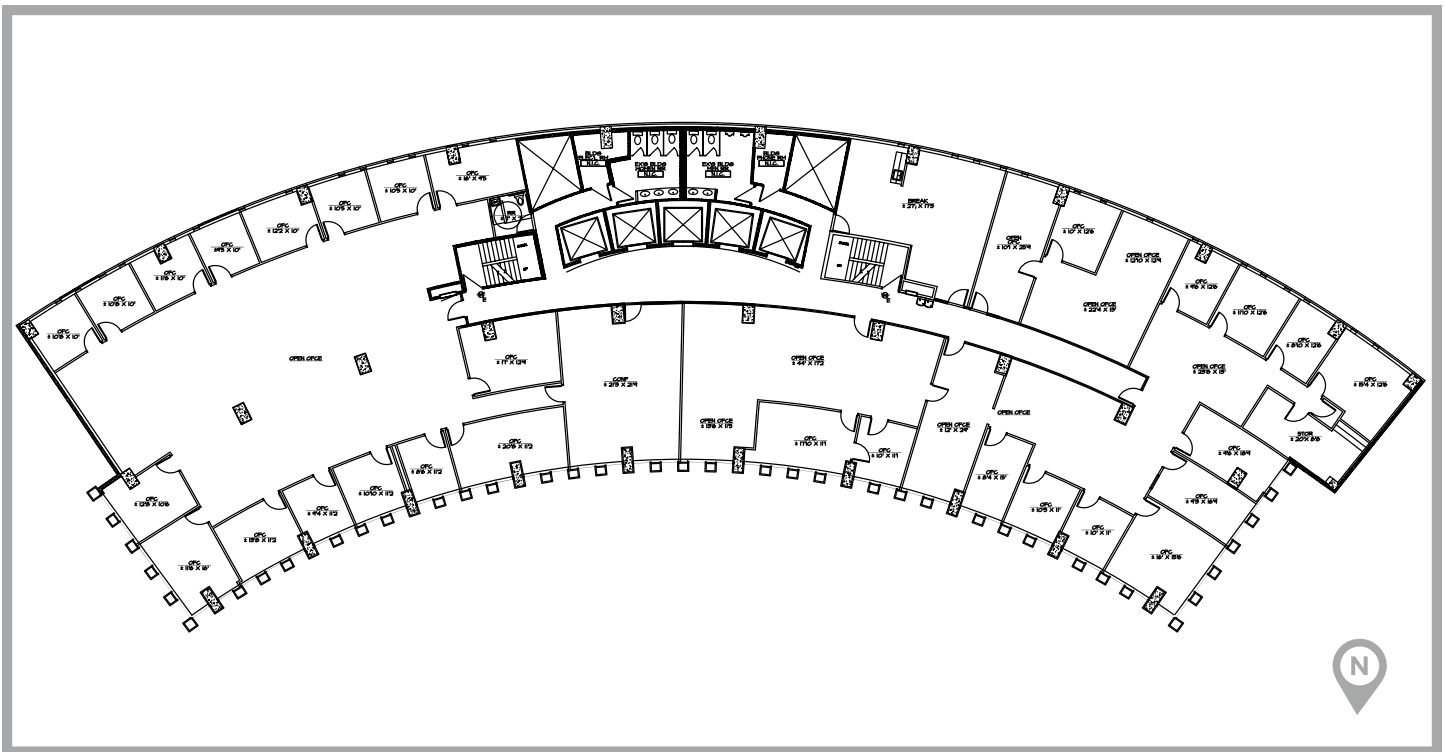
**Scott Isacksen**  
Director  
+1 602 224 4480  
scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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# 3443 N. Central Ave Phoenix, Arizona

Full 6th Floor ±13,200 RSF



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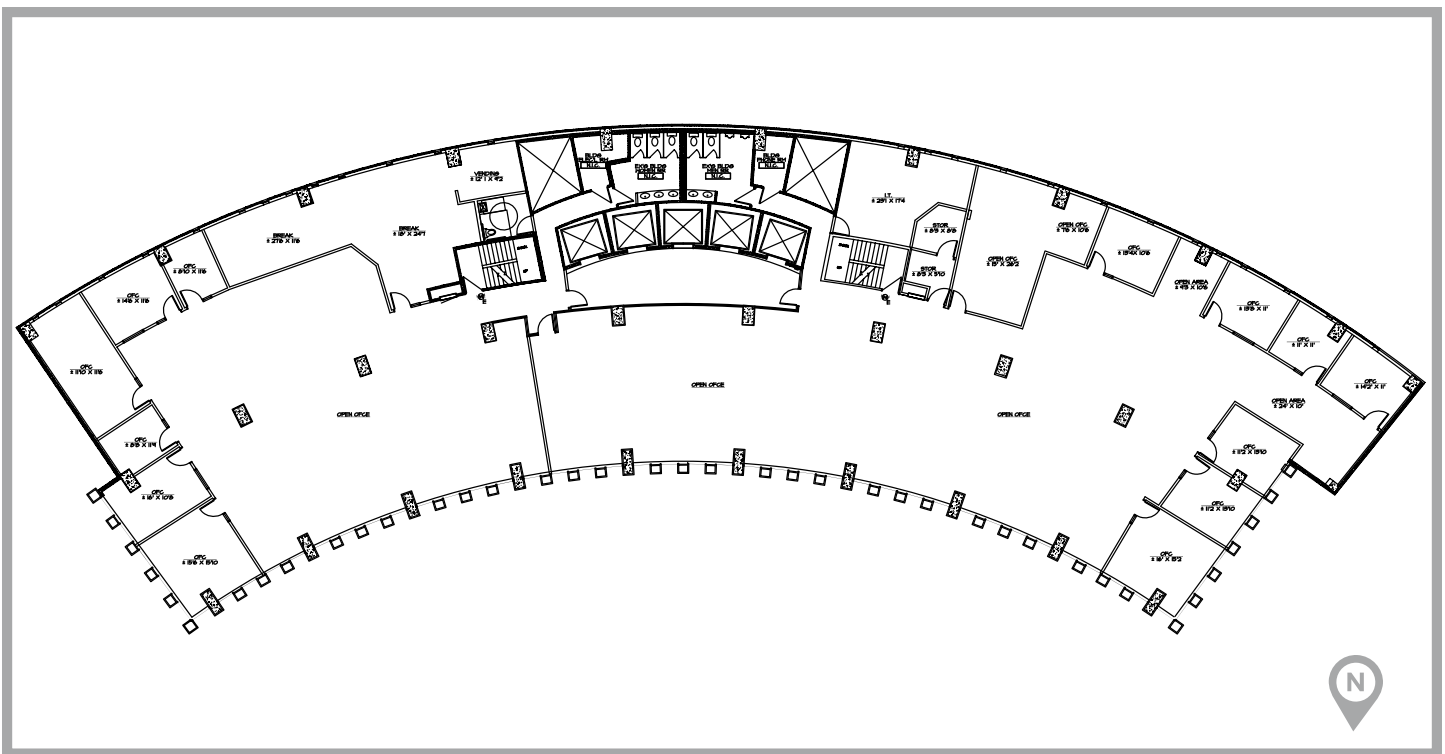
**Scott Isacksen**  
Director  
+1 602 224 4480  
scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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fx: +1 602 253 0528  
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# 3443 N. Central Ave Phoenix, Arizona

Full 8th Floor ±13,200 RSF



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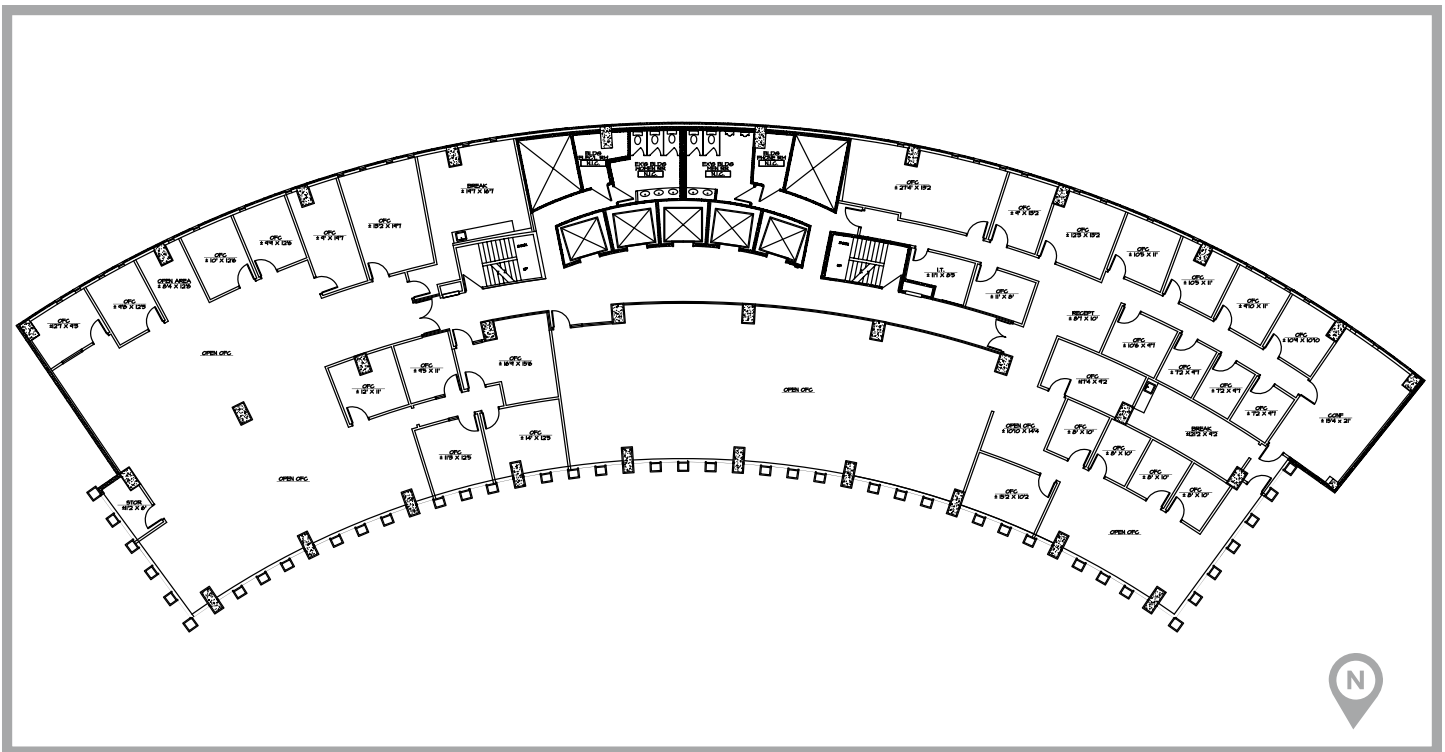
**Scott Isacksen**  
Director  
+1 602 224 4480  
scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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fx: +1 602 253 0528  
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# 3443 N. Central Ave Phoenix, Arizona

Full 14th Floor ±13,200 RSF



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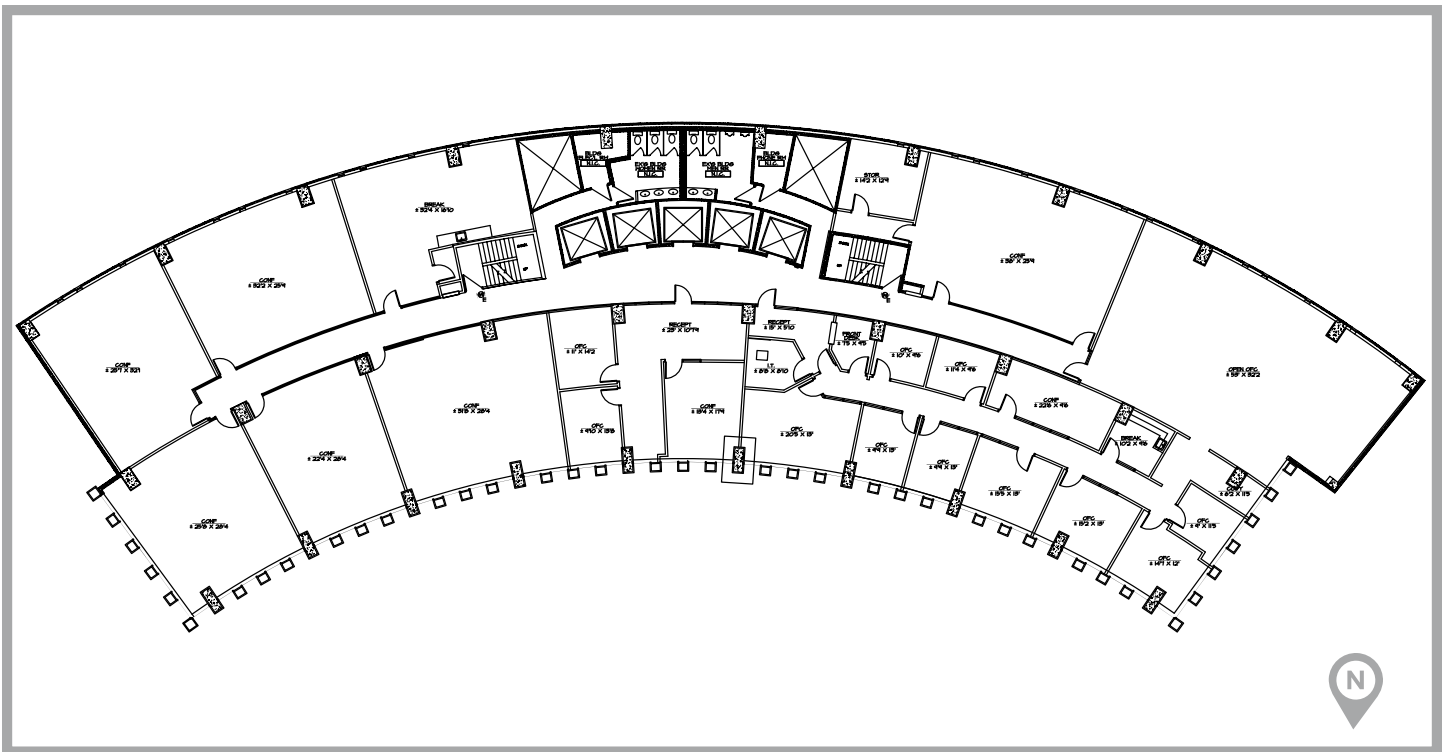
**Scott Isacksen**  
Director  
+1 602 224 4480  
scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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# 3443 N. Central Ave Phoenix, Arizona

Full 17th Floor ±13,200 RSF



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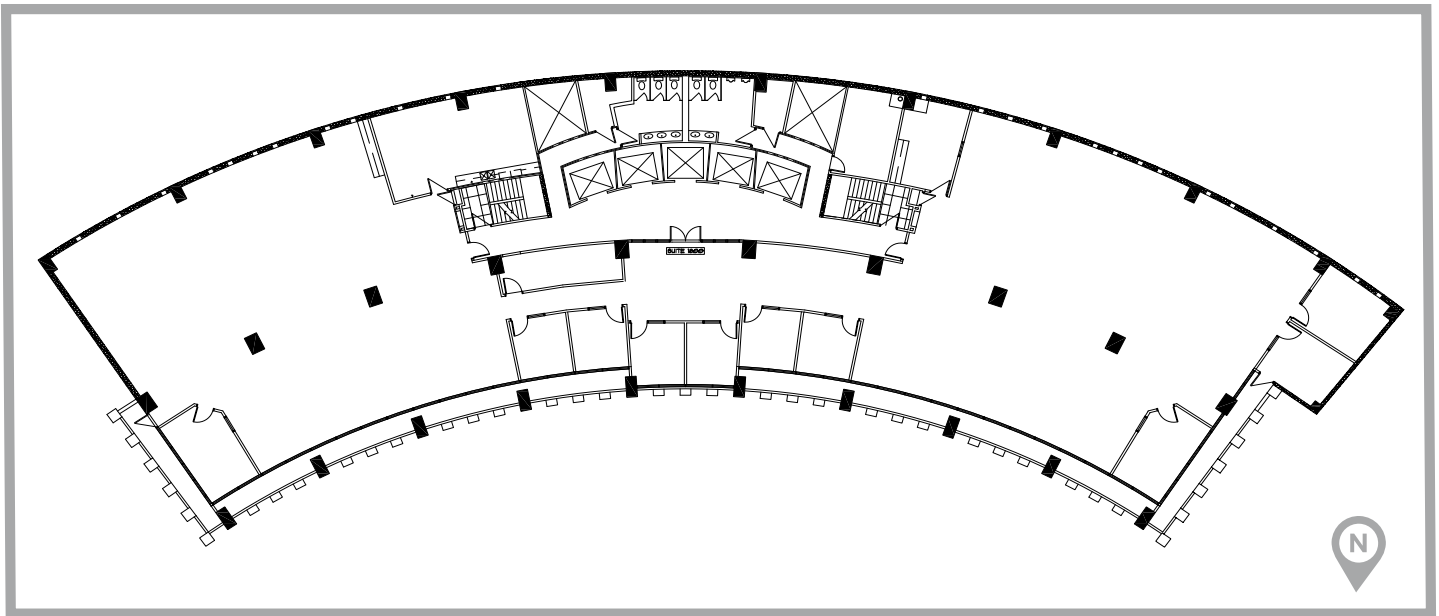
2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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# 3443 N. Central Ave Phoenix, Arizona

Full 18th Floor ±11,696 RSF



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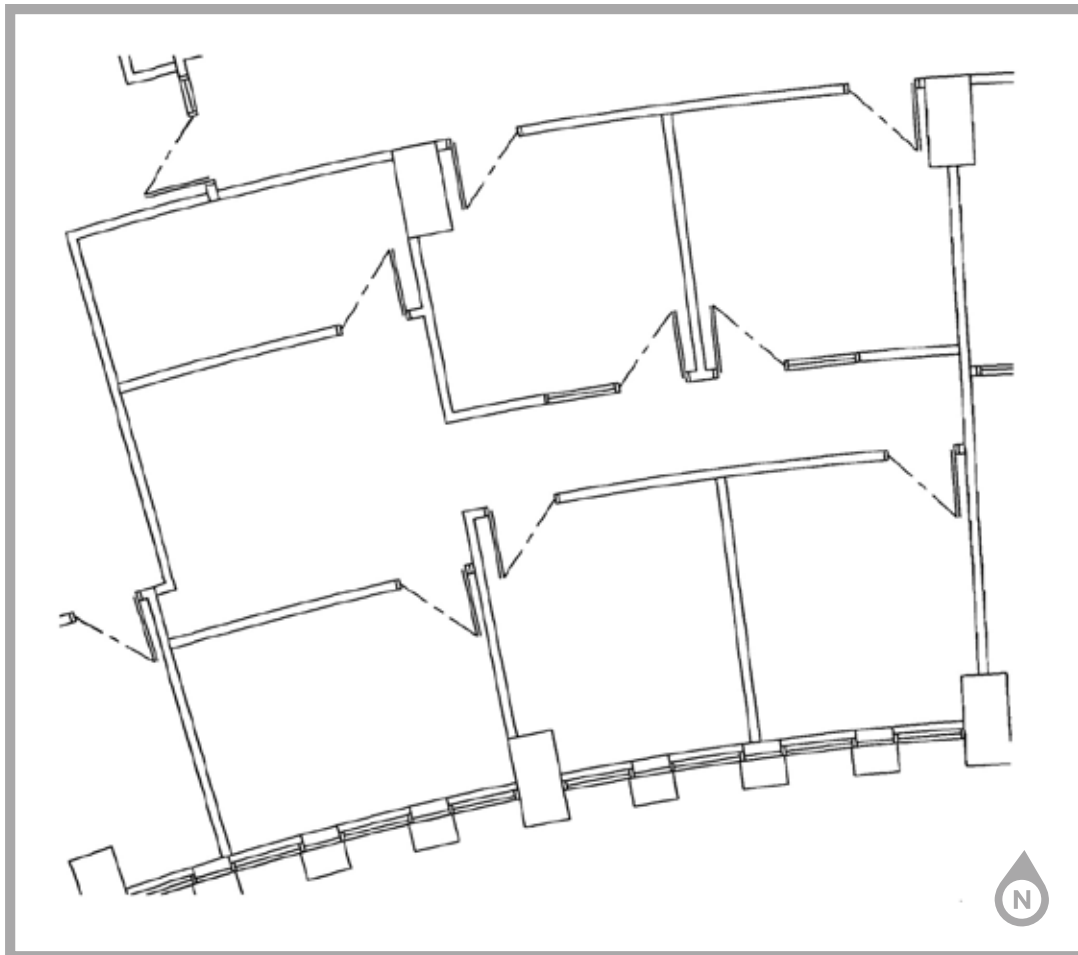
**Scott Isacksen**  
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2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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# 3443 N. Central Ave Phoenix, Arizona

Suite 704 ±1,148 RSF



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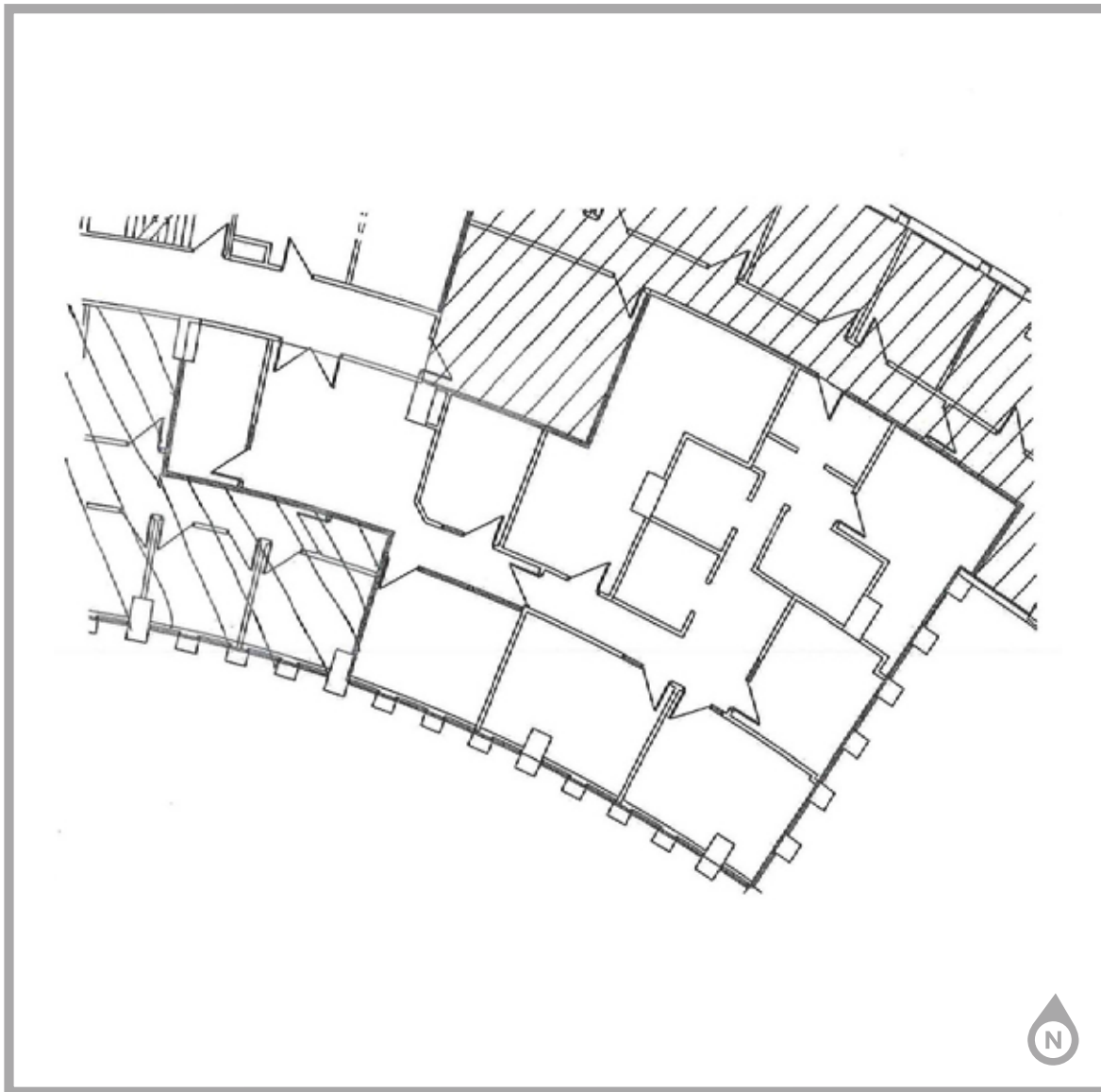
**Scott Isacksen**  
Director  
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2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph: +1 602 954 9000  
fx: +1 602 468 8588  
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# 3443 N. Central Ave Phoenix, Arizona

Suite 706 ±2,568 RSF



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2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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Suite 710 ±4,521 RSF

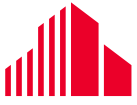


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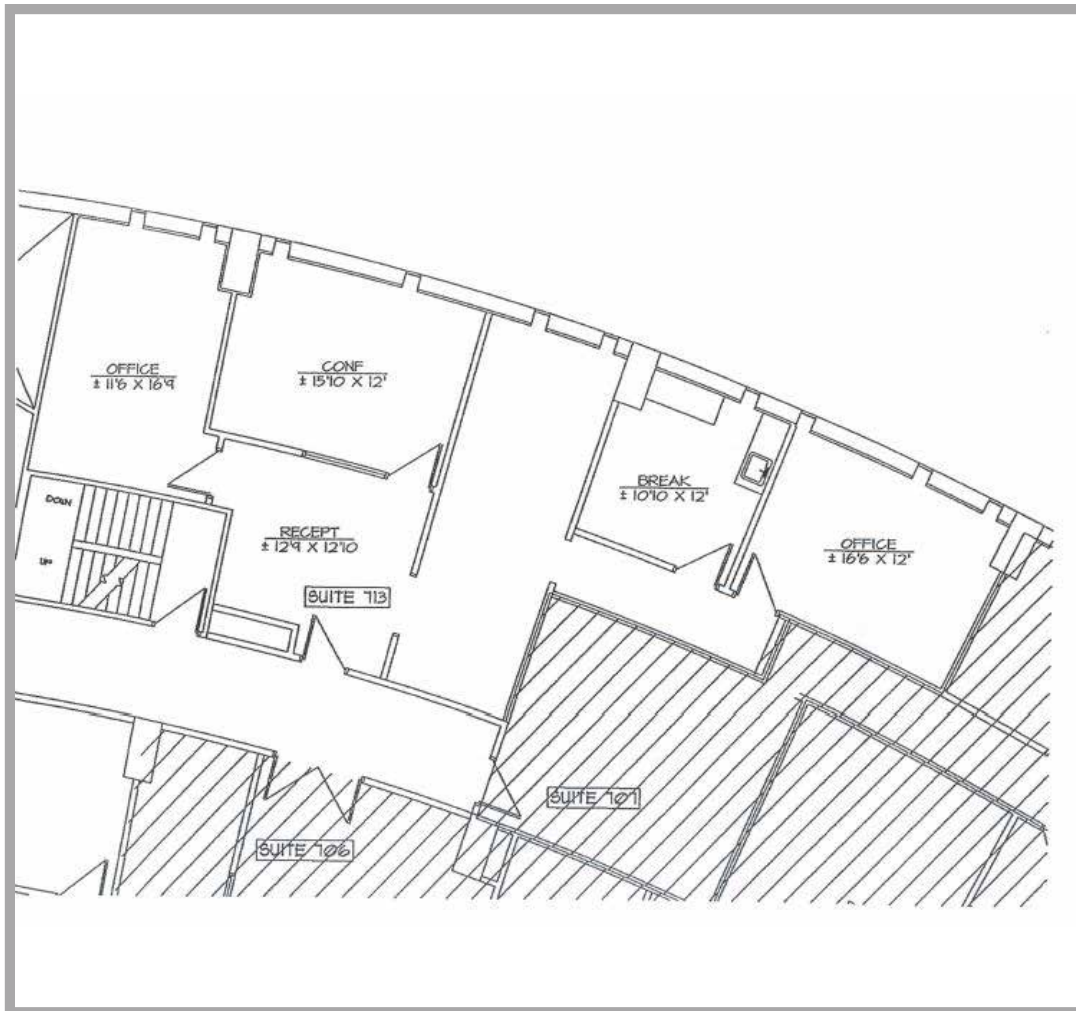
2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph: +1 602 954 9000  
fx: +1 602 468 8588  
cushmanwakefield.com



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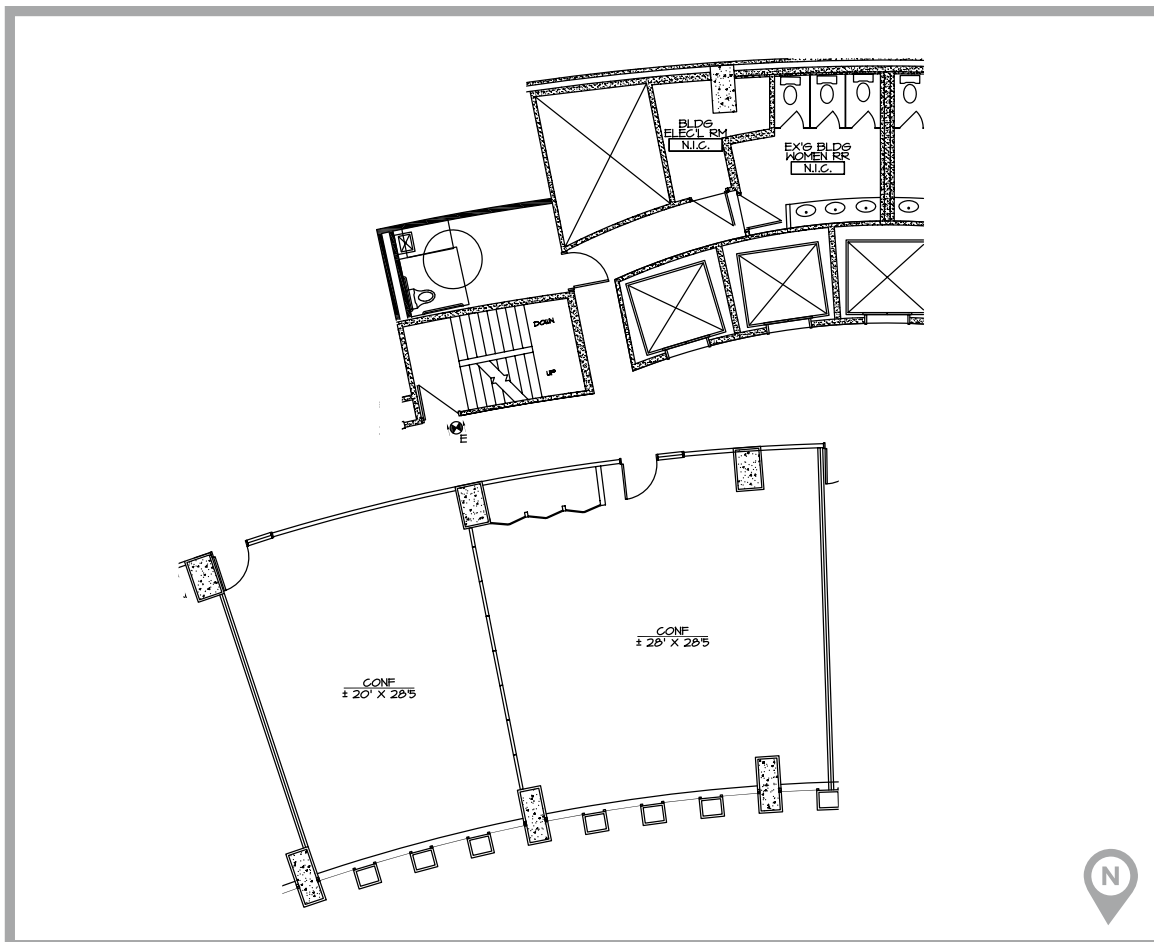
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Director  
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scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph: +1 602 954 9000  
fx: +1 602 468 8588  
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# 3443 N. Central Ave Phoenix, Arizona

Suite 900 ±1,510 RSF



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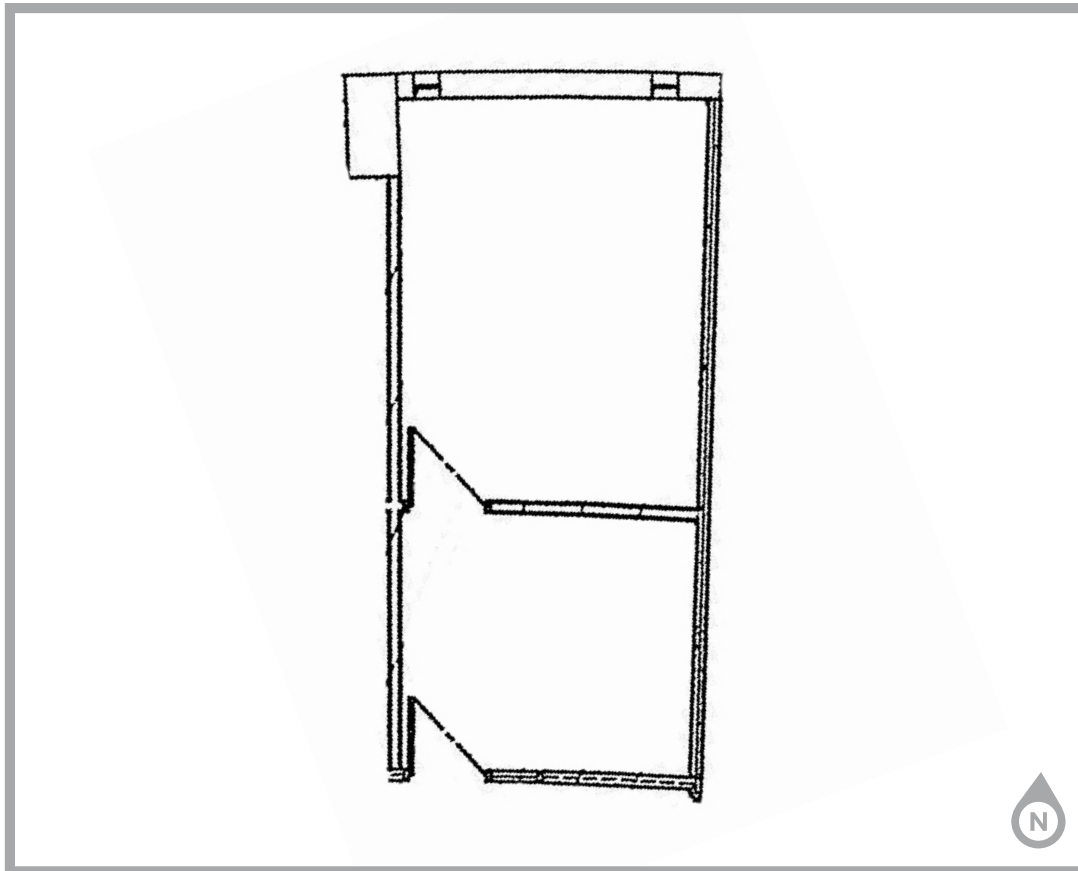
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2555 E. Camelback Rd, Suite 400  
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# 3443 N. Central Ave Phoenix, Arizona

Suite 911 ±333 RSF



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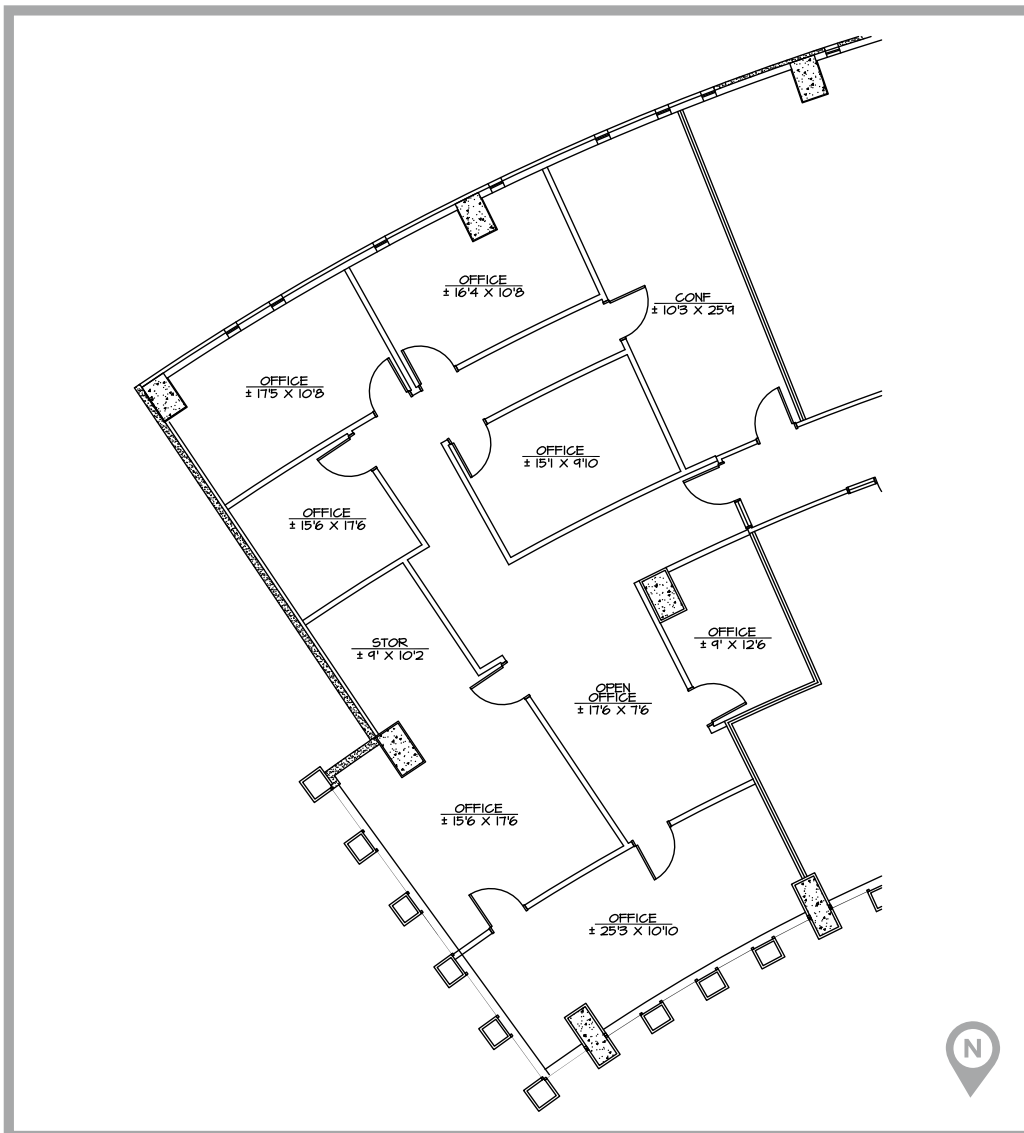
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2555 E. Camelback Rd, Suite 400  
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# 3443 N. Central Ave Phoenix, Arizona

Suite 916 ±2,996 RSF



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scott.isacksen@cushwake.com

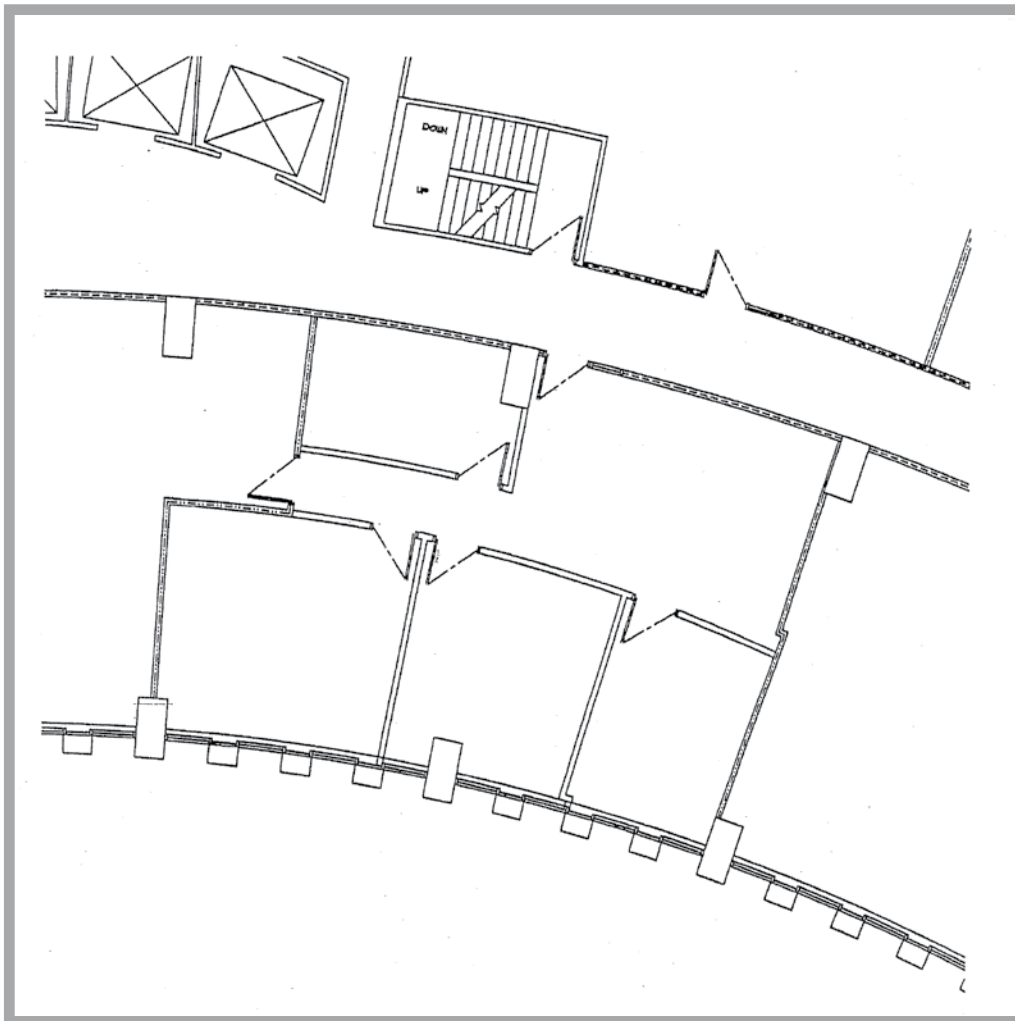
2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
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Suite 1000 ±1,227 RSF



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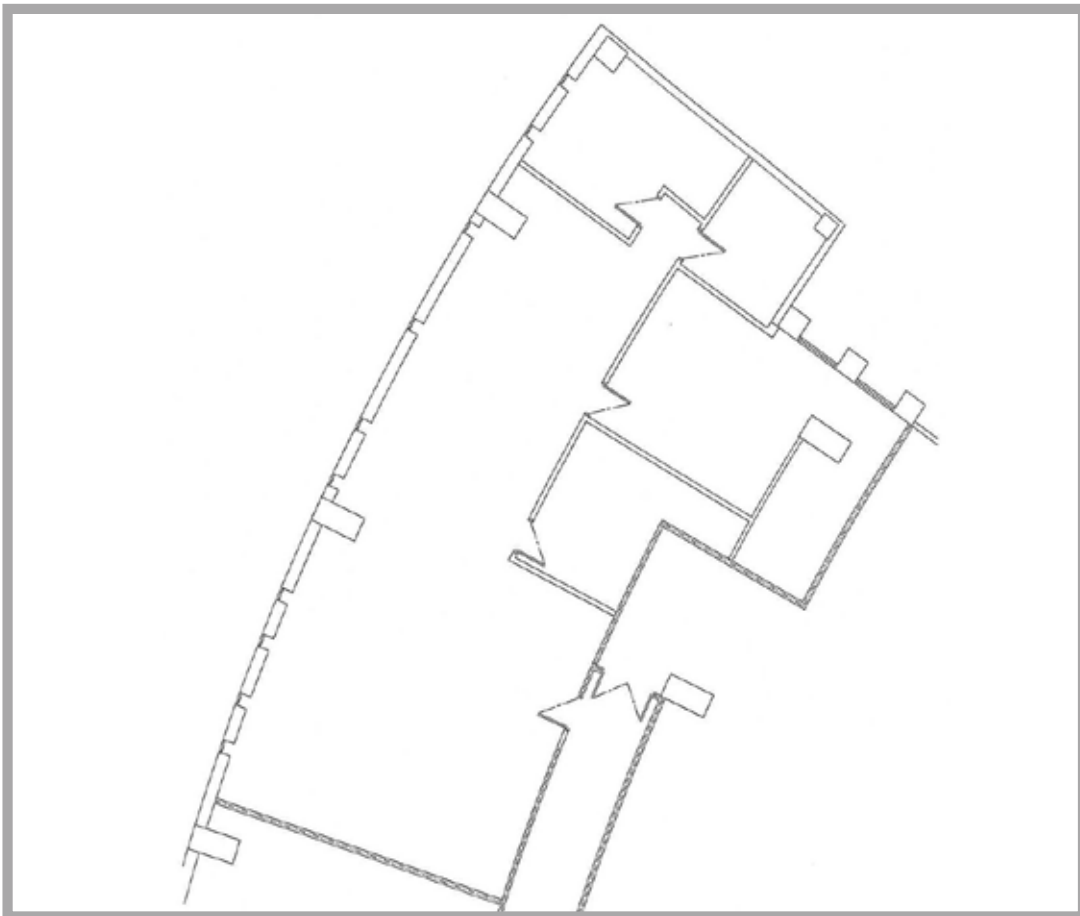
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2555 E. Camelback Rd, Suite 400  
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fx: +1 602 253 0528  
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# 3443 N. Central Ave Phoenix, Arizona

Suite 1017 ±2,155 RSF



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Managing Director  
+1 602 224 4452  
gordon.raguse@cushwake.com

**Scott Isacksen**  
Director  
+1 602 224 4480  
scott.isacksen@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph: +1 602 954 9000  
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Suite 1510 ±4,528 RSF



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