

3443 N. Central Ave Phoenix, Arizona



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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 900:	1,510 RSF**
Suite 911:	333 RSF
Suite 916:	2,996 RSF**
Suite 1000:	1,227 RSF
Suite 1012:	1,490 RSF
Suite 1017:	2,155 RSF
Suite 1510:	4,528 RSF

*Contiguous
**Contiguous

Full Floors Available:

6th Floor:	13,200 RSF
8th Floor:	13,200 RSF
14th Floor:	13,200 RSF
17th Floor:	13,200 RSF
18th Floor:	11,696 RSF



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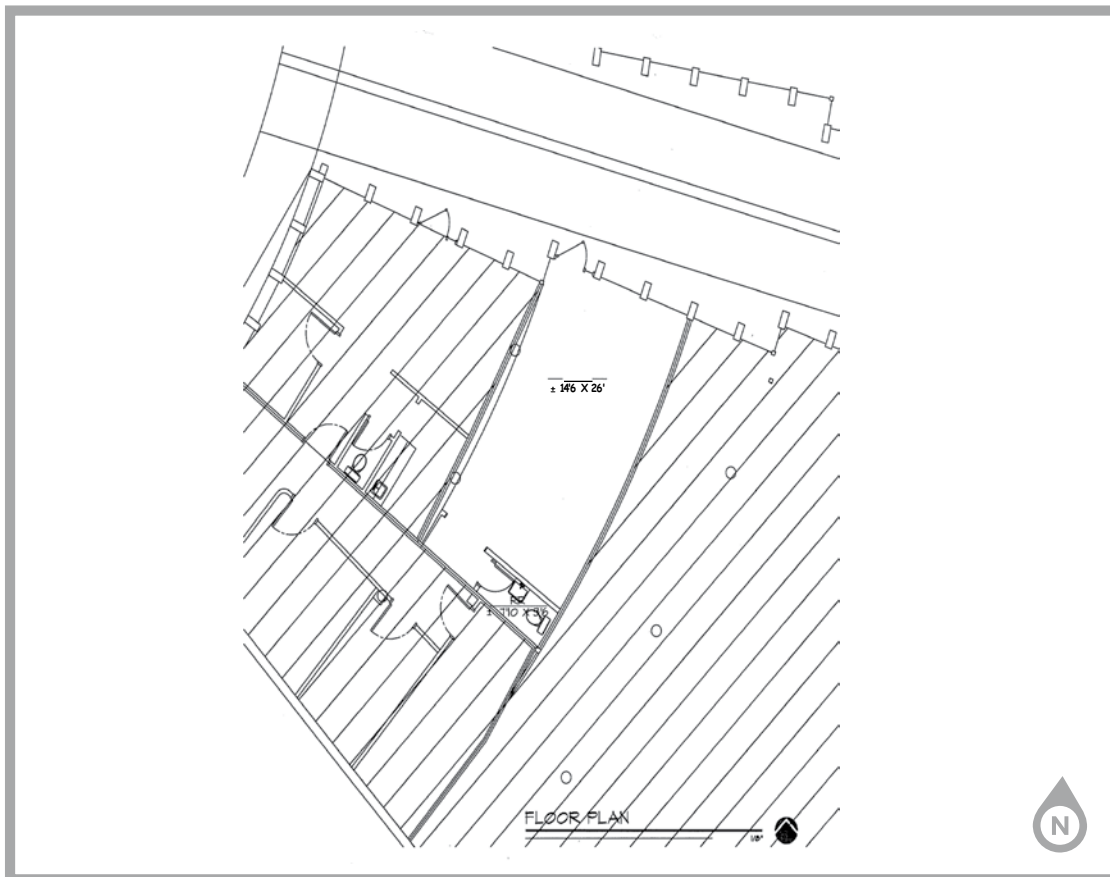
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Arcade 3 ±420 RSF



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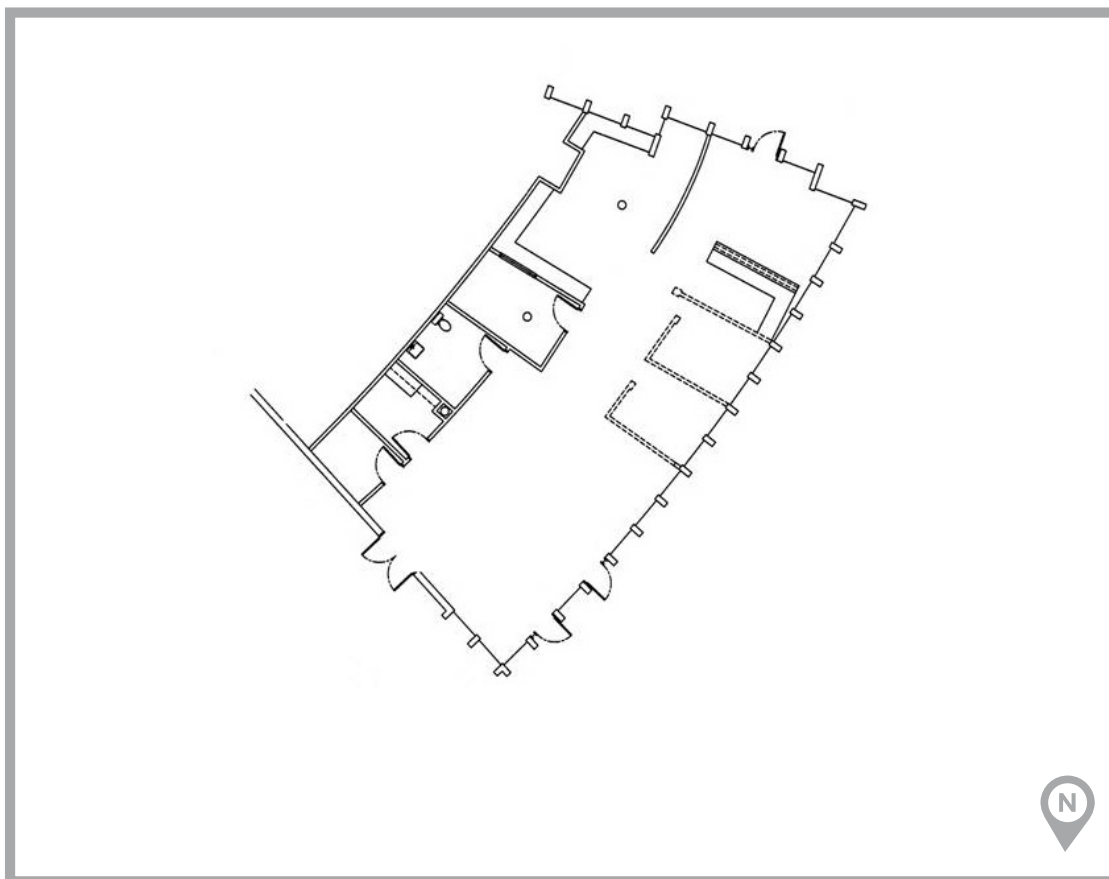
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Arcade 5 ±1,320 RSF



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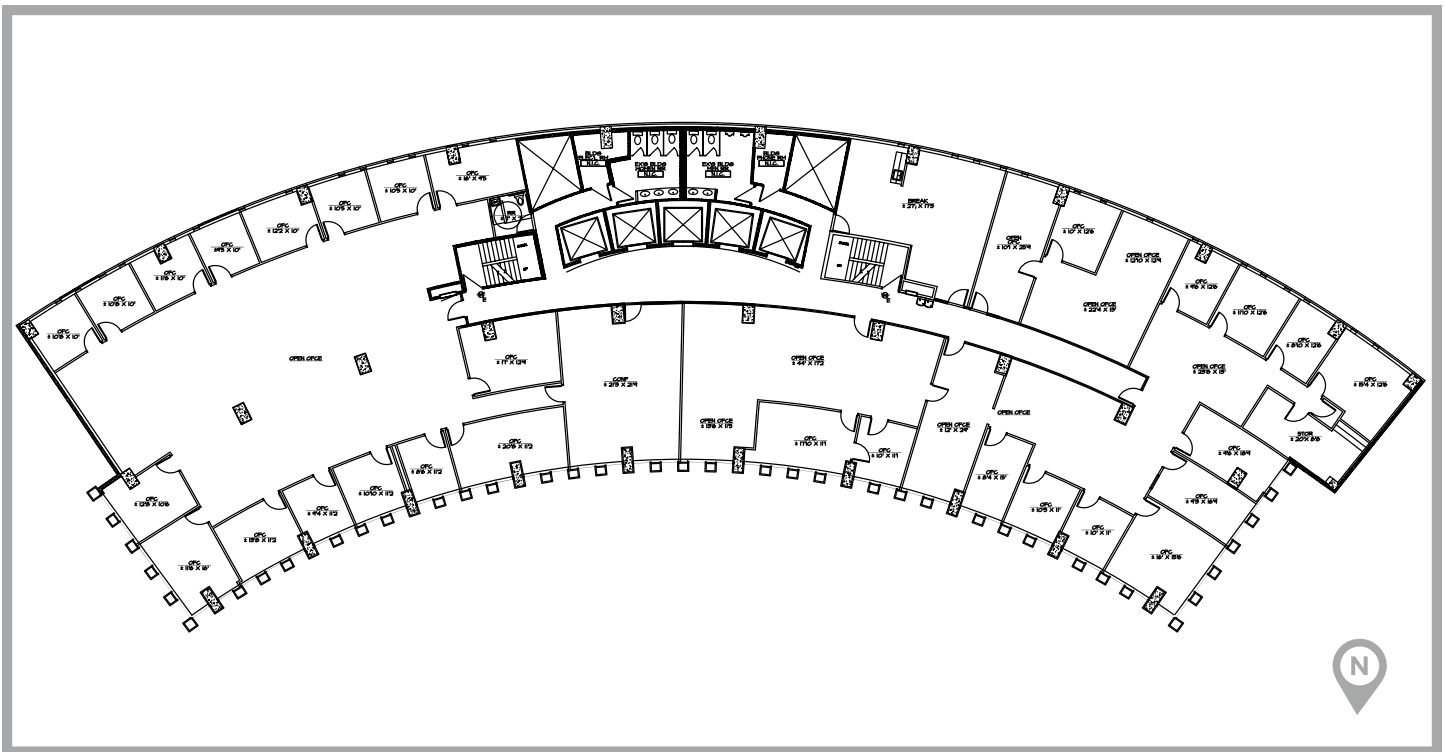
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Full 6th Floor ±13,200 RSF



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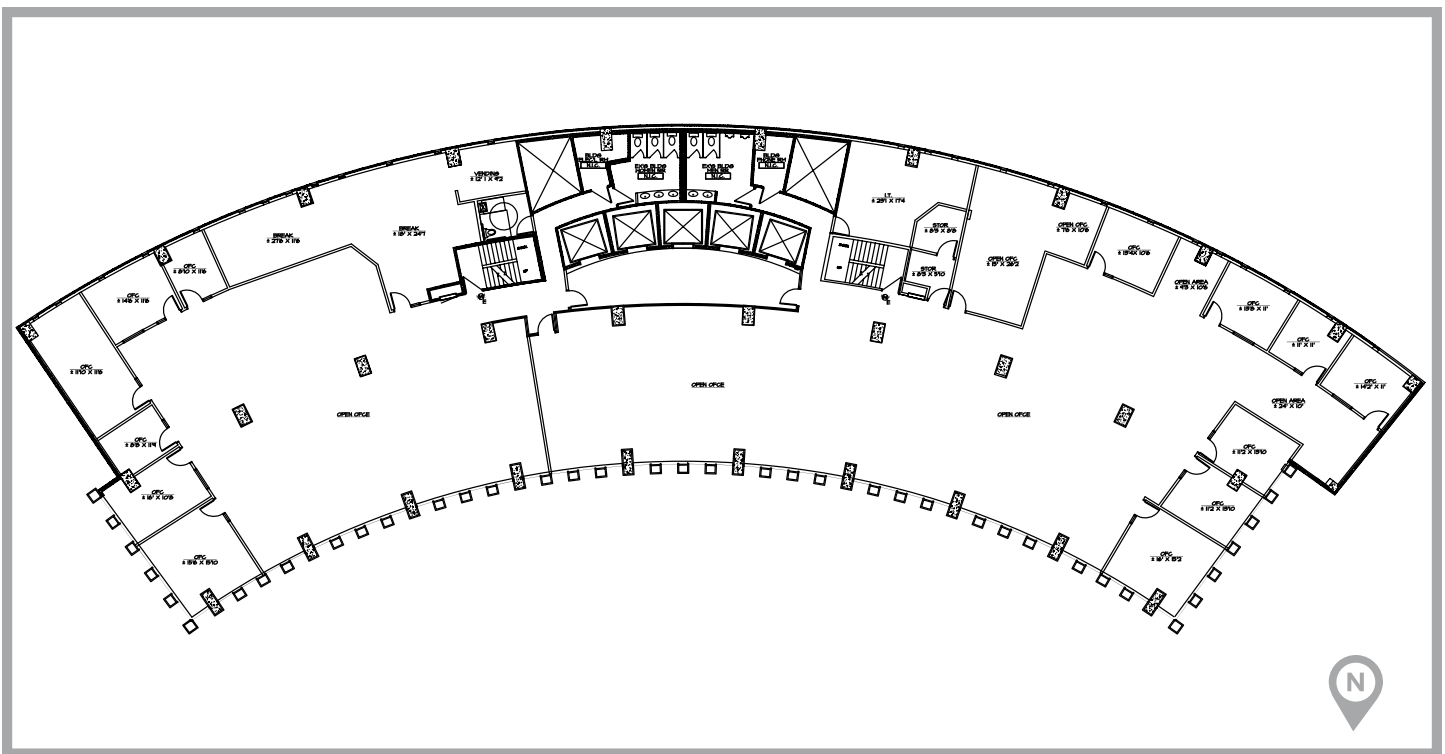
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Full 8th Floor ±13,200 RSF



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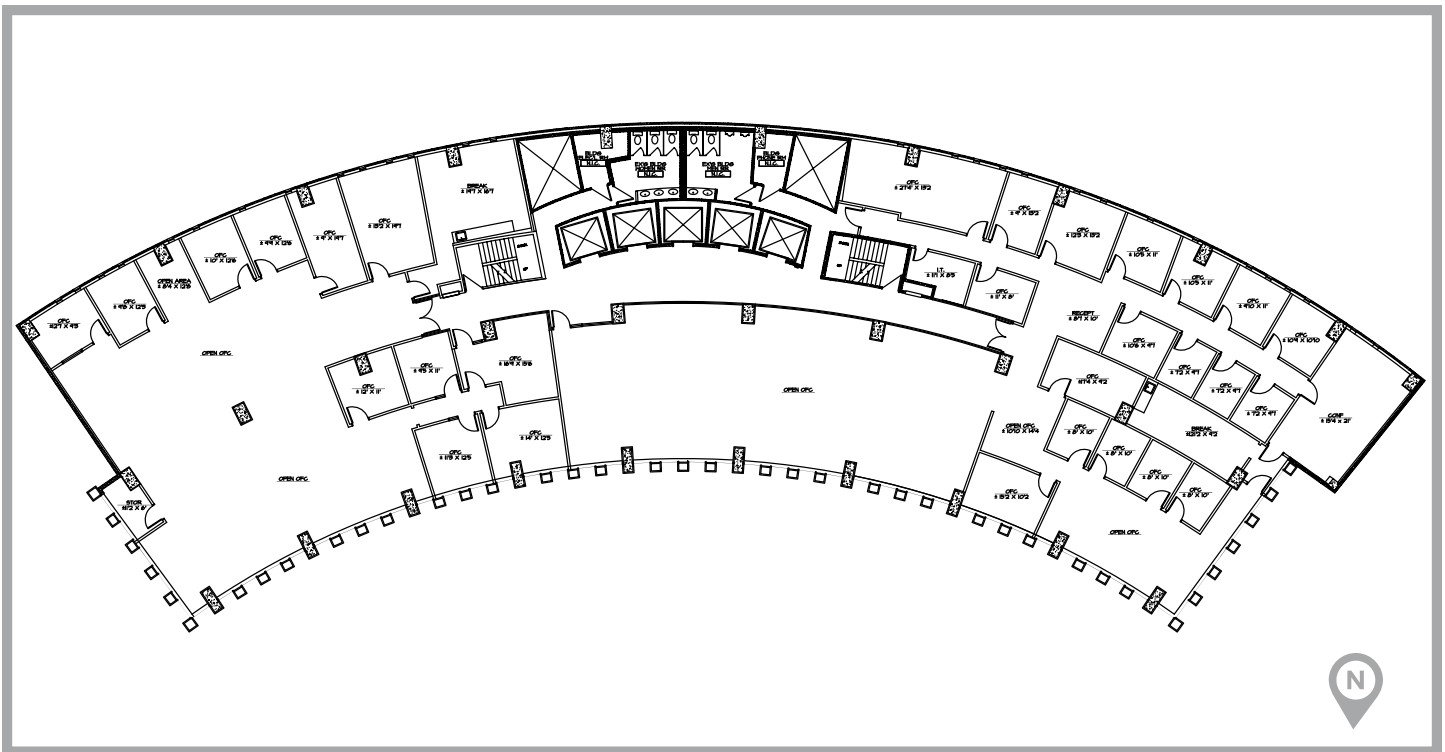
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3443 N. Central Ave Phoenix, Arizona

Full 14th Floor ±13,200 RSF



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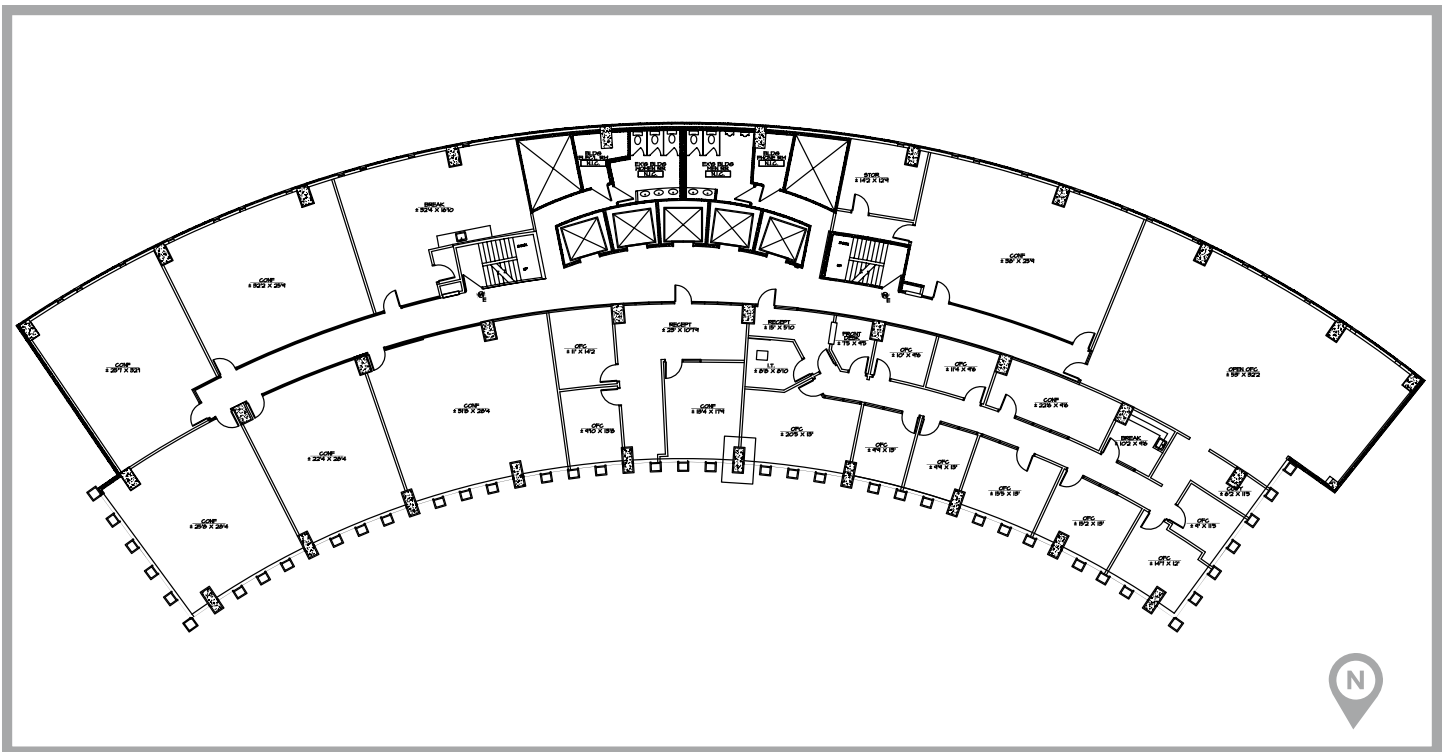
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Full 17th Floor ±13,200 RSF



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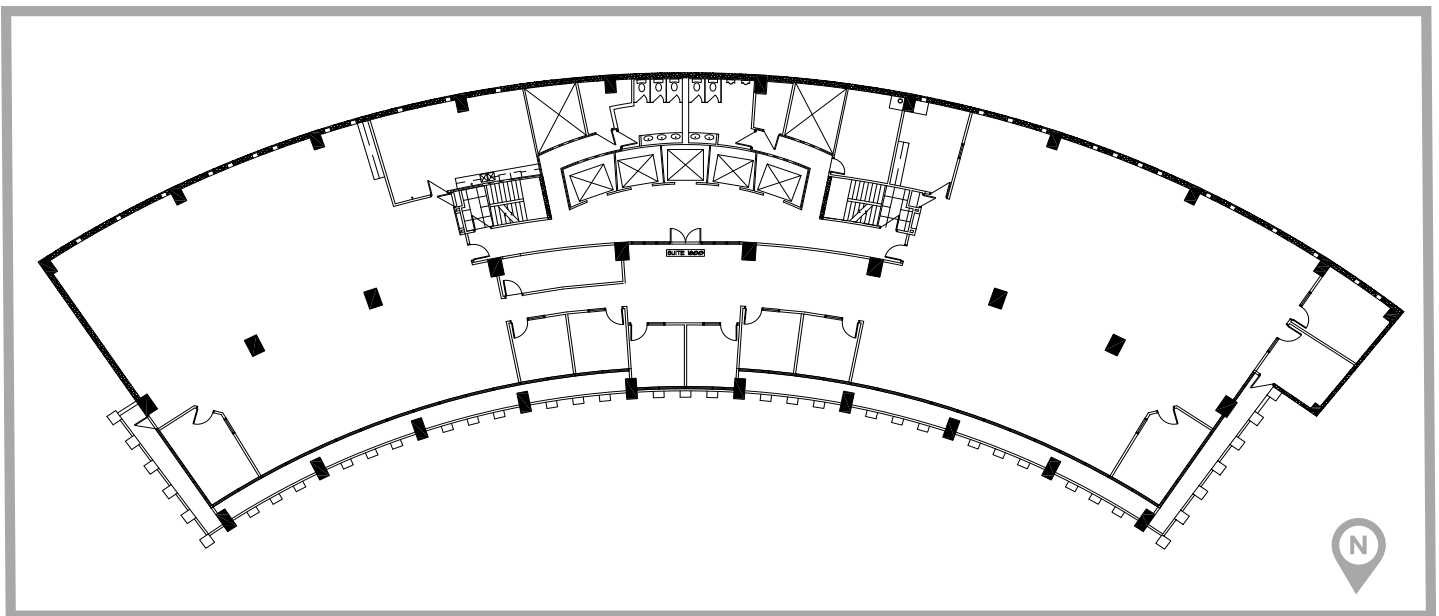
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Full 18th Floor ±11,696 RSF



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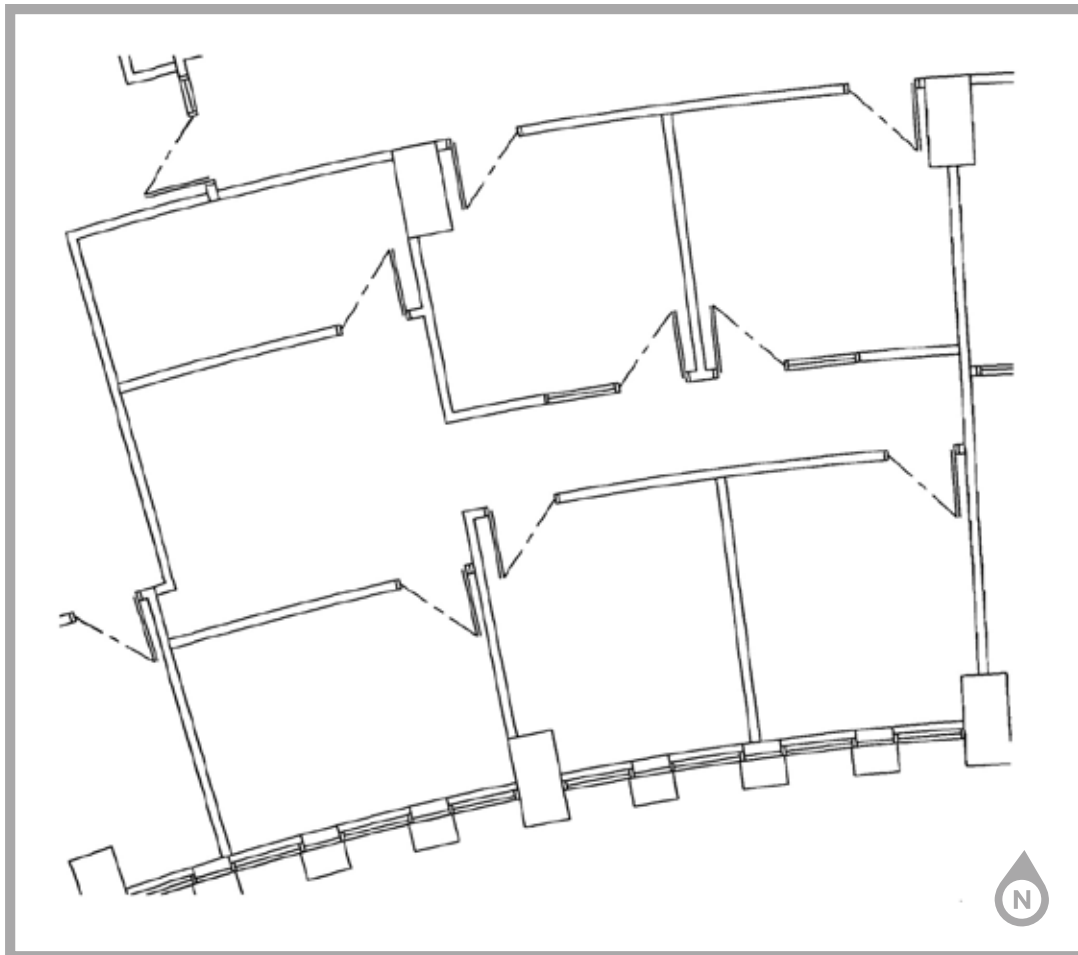
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Suite 704 ±1,148 RSF



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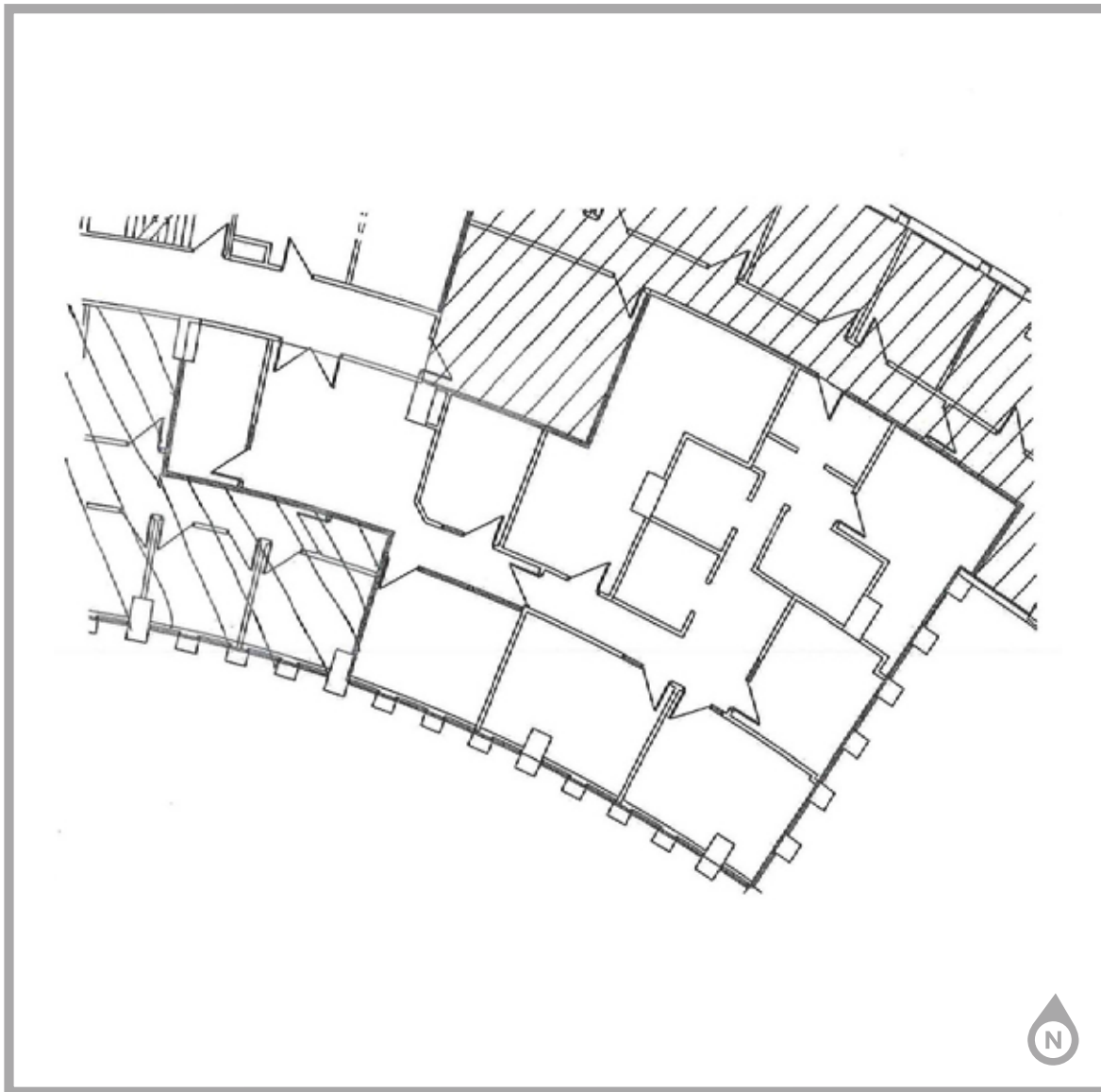
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Suite 706 ±2,568 RSF



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Suite 710 ±4,521 RSF



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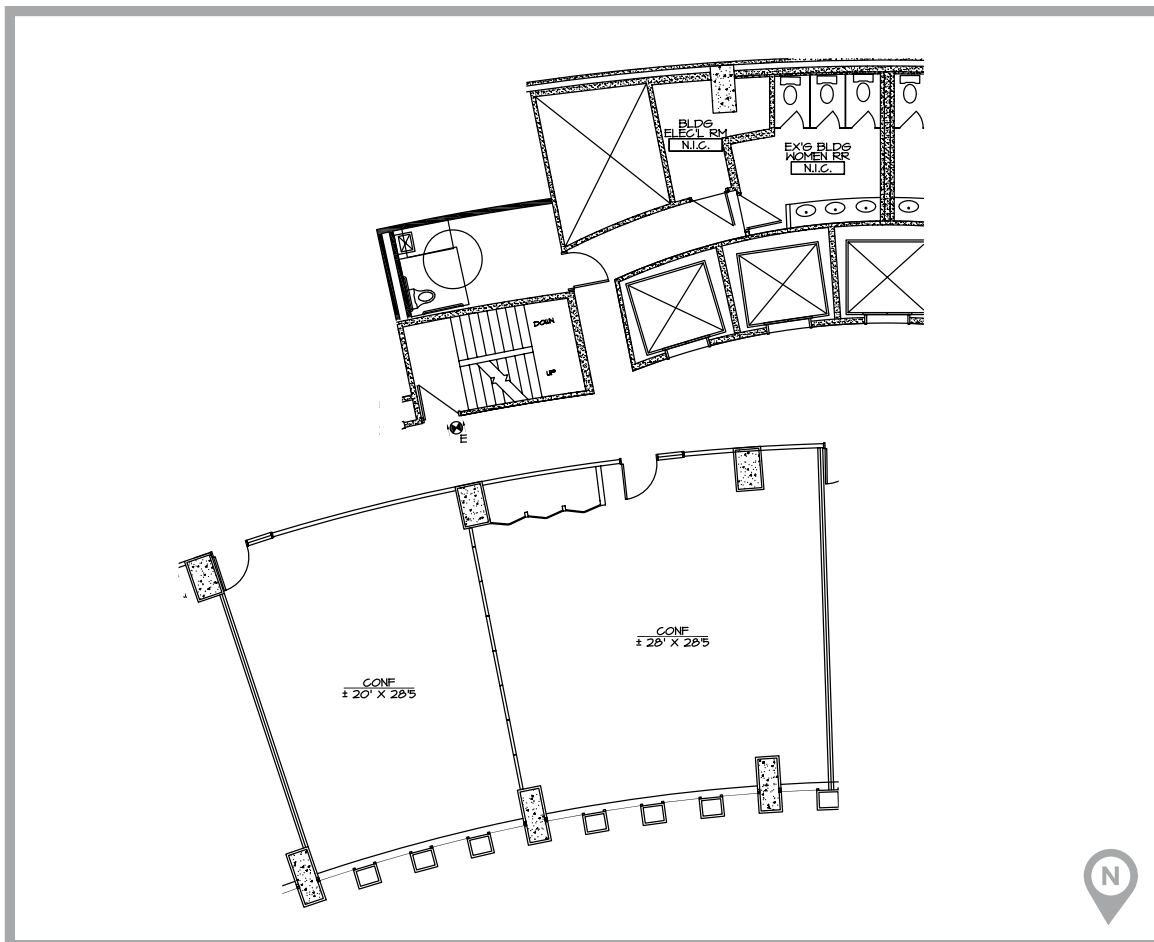
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Suite 900 ±1,510 RSF



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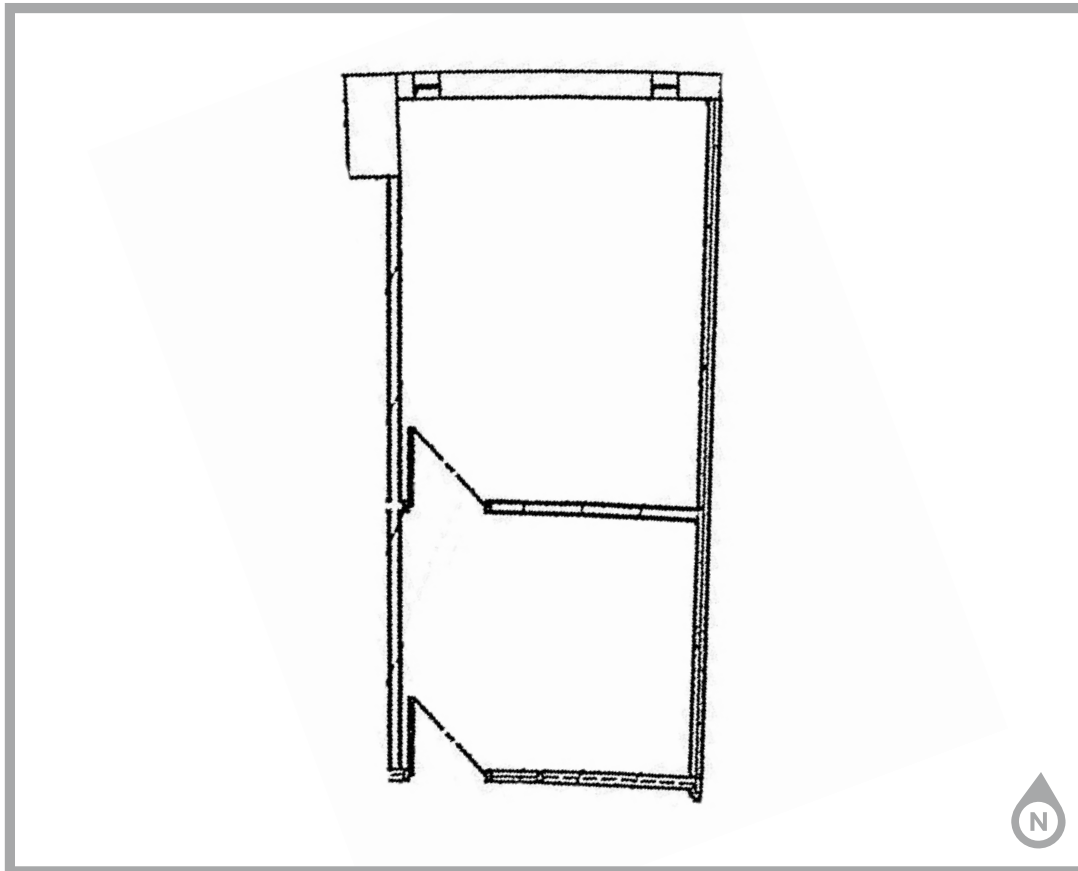
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Suite 911 ±333 RSF



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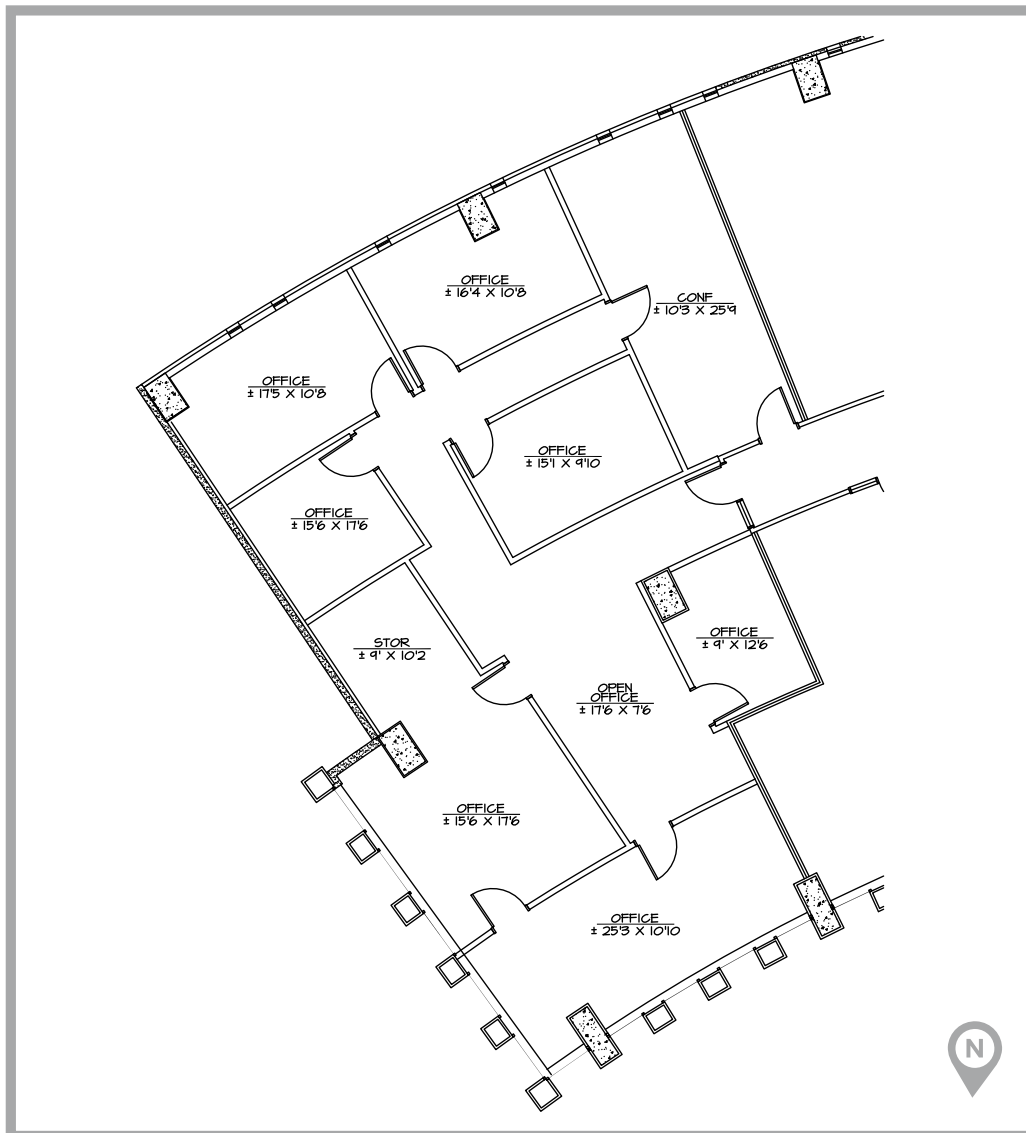
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Suite 916 ±2,996 RSF



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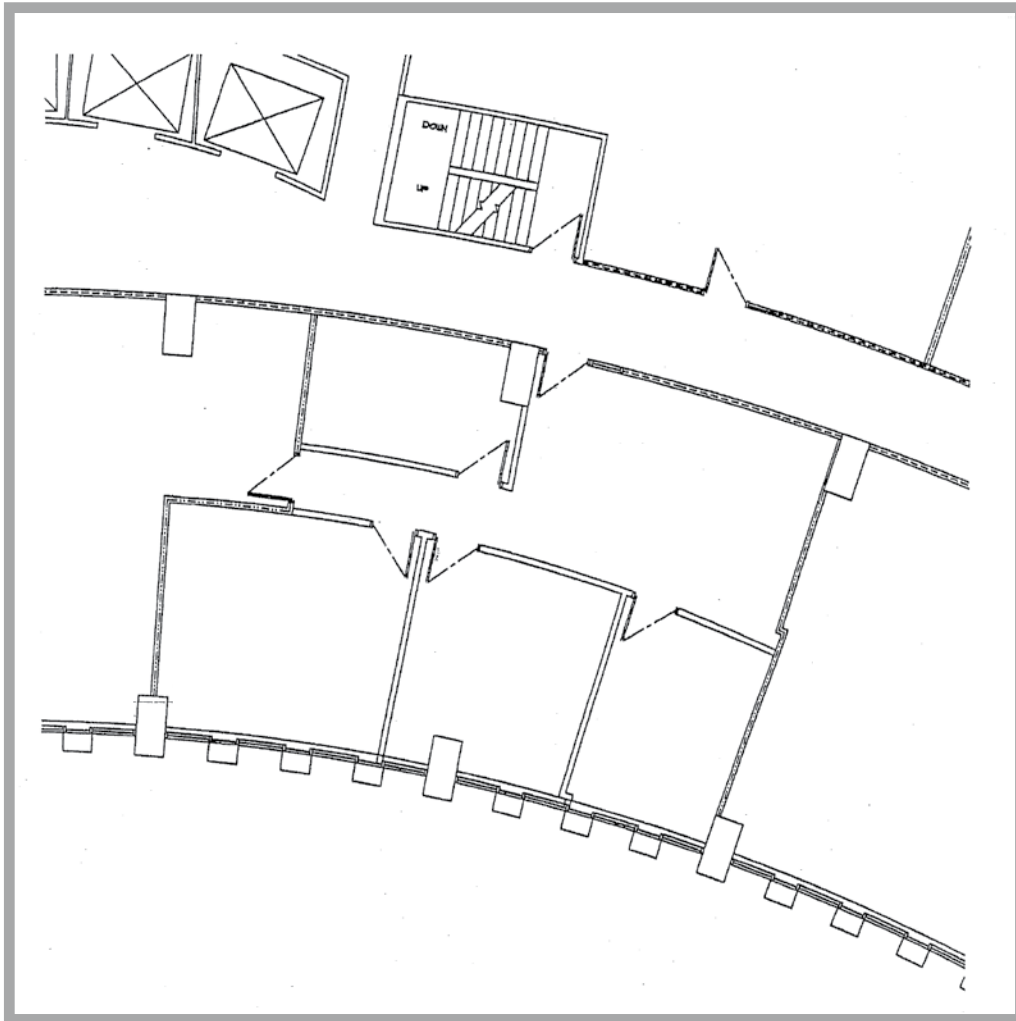
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Suite 1000 ±1,227 RSF



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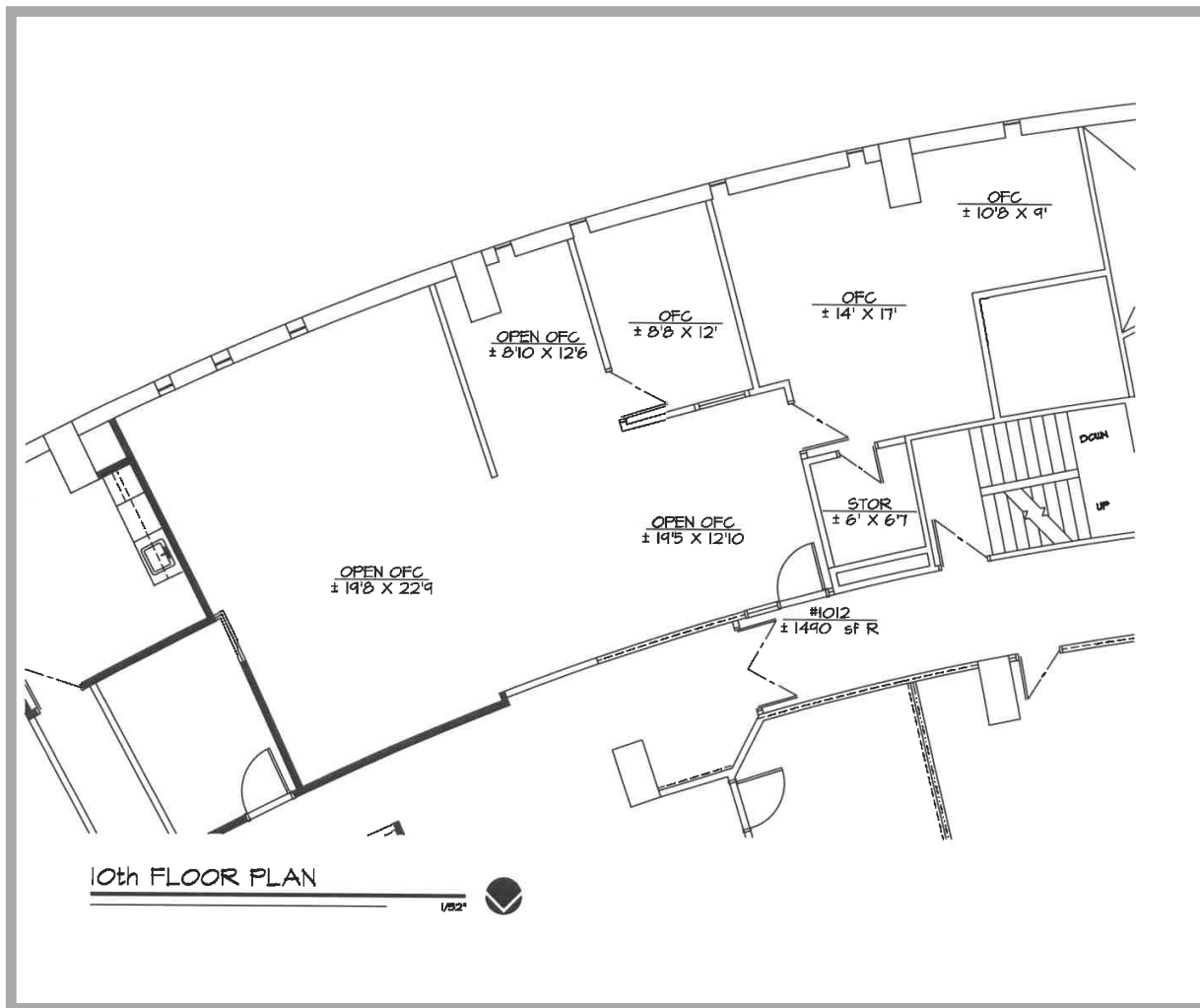
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Suite 1012 ±1,490 RSF



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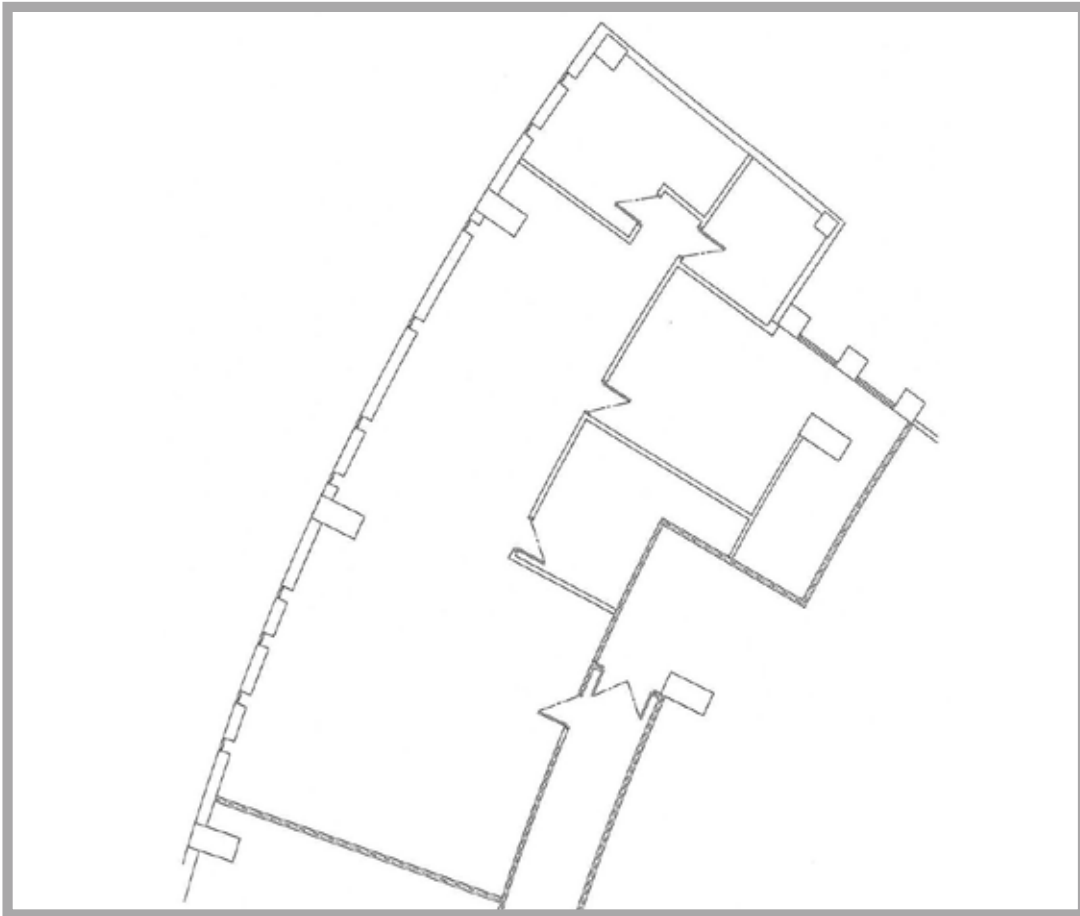
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