

30
30
NORTH
CENTRAL



BUILDING SIZE:

±189,868 SF

TYPICAL FLOOR SIZE:

±13,562 SF

AMENITIES:

**ON-SITE DELI &
CONVENIENCE
STORE**

STORIES:

14

PARKING:

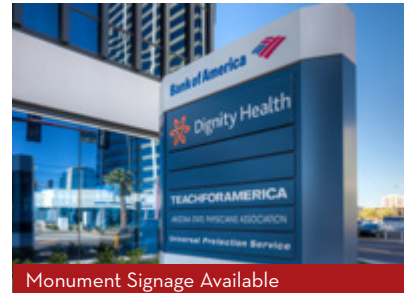
**UP TO
4/1,000**



Across the street from light rail stop



Covered parking



Monument Signage Available

FEATURES

Recently renovated building with high-end finishes including the lobby, all common areas, restrooms and building exterior

Prominent Uptown Location with Great City Views

Property Management and Leasing Office On-Site

Close Proximity to Many Retail Amenities (Including Restaurants and Hotels)

On-Site Deli & Convenience Store

Covered Parking Available

Excellent Freeway Access to I-10 and the Piastewa Freeway

Directly Across the Street from a Light Rail Stop

CenturyLink, Cox and L3 Communications Fiber Optics to the Building

Bank of America Branch ATM Located on Ground Floor

DETAILS

Building Size: 189,868 SF

Building Class: B

Year Built: 1974

Lot Size: 1.59 AC

Property Type: Office

Zoning Description: C-2

Property Sub-type: Office Building

APN / Parcel ID: 118-36-18

RECENTLY COMPLETED RENOVATIONS

- Exterior transformation with LED light panels
- Lobby renovation with modern, high-end finishes
- Newly installed digital directory
- Upgraded all restrooms on each floor
- Renovated building entrance & cafe





PARK CENTRAL

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COMING SOON!

PARK CENTRAL REDEVELOPMENT

The Park Central Redevelopment project is focused on returning the property to its rightful position as the heart of Midtown Phoenix. This location represents the potential for a tectonic shift in the City's fabric and Midtown's capacity for commerce, entertainment, and urban living.





The Phase I vision for the project includes:

Strengthening the Park Central presence & brand along Central Avenue:

the LINK

Establishing a shaded civic connection between Central Avenue and Park Central:

the MARKET

Adapting existing spaces into flexible office opportunities with a strong visual presence:

the ANCHOR

Supporting tenants & the community with spaces to socialize around food + drink:

the PORCH



Inventing opportunities for disruptive spaces that support Phoenix's best and brightest:

the HUB

Designing authentic workspaces celebrating the original history of these buildings:

the office LOFTS

Providing tempered outdoor social spaces which leverage our unique climate for opportunities to work and play outdoors:

the YARD

Promoting a culture of health and sustainability and reconnecting the urban fabric:

the LANE



LOCAL AMENITIES



DINING



BANKS

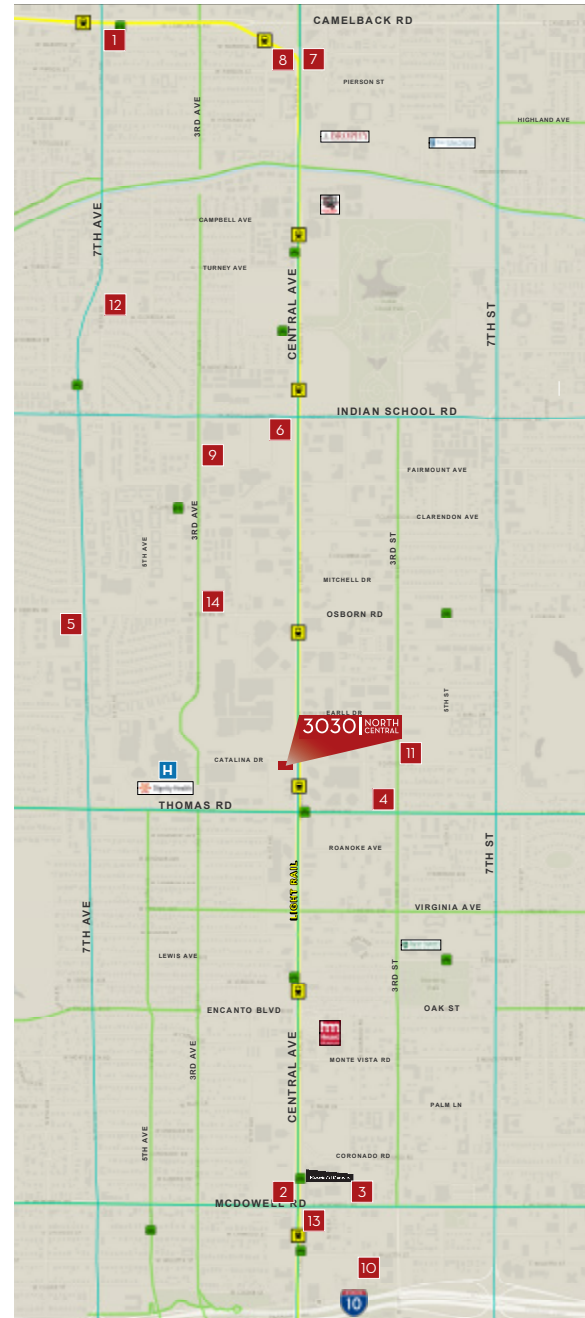


HOTELS



MULTI-FAMILY HOUSING PROPOSED CONSTRUCTION + NEW 2018

	BUILDING NAME	BUILDING ADDRESS	BUILDING STATUS	UNITS
1	ALTA CAMELBACK	4949 N 7TH AVE	EXISTING	237
2	THE MUSE	1616 N CENTRAL AVE	EXISTING	366
3	BROADSTONE ARTS LOFTS	222 E MCDOWELL RD	EXISTING	280
4	ALTA MIDTOWN	200 E THOMAS RD	EXISTING	225
5	THE LOCAL	N 7TH AVE @ W OSBORN RD	PROPOSED	145
6	4040-4060 N CENTRAL AVE	4040-4060 N CENTRAL AVE	PROPOSED	100
7	OMNINET EAST	4801 N CENTRAL AVE	PROPOSED	181
8	OMNINET WEST	4814 N CENTRAL AVE	PROPOSED	286
9	PARC MIDTOWN	3993 N 3RD AVE	UNDER CONSTRUCTION	299
10	CITY CENTER ON THE PARK	1314 N 3RD ST	UNDER CONSTRUCTION	319
11	3001 N 3RD ST	3001 N 3RD ST	UNDER CONSTRUCTION	229
12	THE CURVE AT MELROSE	4333 N 6TH DR	UNDER CONSTRUCTION	204
13	THE WILLA	1505 N CENTRAL AVE	UNDER CONSTRUCTION	227
14	BROADSTONE MIDTOWN	OSBORN RD & CENTRAL AVE	UNDER CONSTRUCTION	163





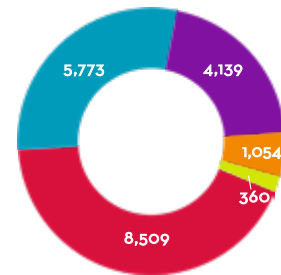
TOP EMPLOYERS

EMPLOYER

DIGNITY HEALTH	4,470
CARL T HAYDEN VA MEDICAL CENTER	3,320
U HAUL	3,060
CENTURYLINK COMMUNICATIONS	1,010
VETERANS ADMINISTRATION HEALTH SYSTEMS	860
BANNER HEALTH	800
DIGNITY HEALTH	660
IBM CORPORATION	510
UNIVERSAL SERVICES OF AMERICA LP	500
CABLE ONE INC CORP OFFICE	480
STATE OF ARIZONA	450
UNITED STATE FEDERAL GOVERNMENT	410
COUNTY OF MARICOPA	360
SOUTHWEST CATHOLIC HEALTH NETWORK CORP	350
STATE OF ARIZONA	320

EMPLOYEES

BY INDUSTRY



WALKABILITY



WALK
SCORE
69

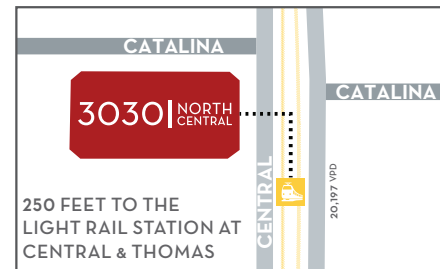
SOURCE: WALKSCORE.COM



TRANSIT
SCORE
57



BIKE
SCORE
86



WALKABLE AMENITIES

WITHIN A 7 MINUTE WALK



DINING
39

JASMINE THAI
MIKA'S GREEK
SUBWAY
LENNY BURGER
5TH AVE CAFÉ
D'LISH
ZPIZZA
SACKS

FIRST WATCH
PINO'S PIZZA
HONEY BEAR'S BBQ
BEST OF PHILLY
ICHI BAN
SMOOTHIE KING
JAMBA JUICE
SIU WOK

PANERA
WILD THAIGER
DURANT'S
SWITCH
CORDUROY
BURGER KING
IHOP
DEL TACO

CITY MARKET DELI
STARBUCKS
FIREDDIE
PARK CENTRAL DELI
THAI BASIL
JIMMY JOHNS
KOBALT
JACK IN THE BOX

LONG WONGS
KFC
OVEN + VINE
PAPA JOHNS
DOMINOS
CENTRAL CAFE



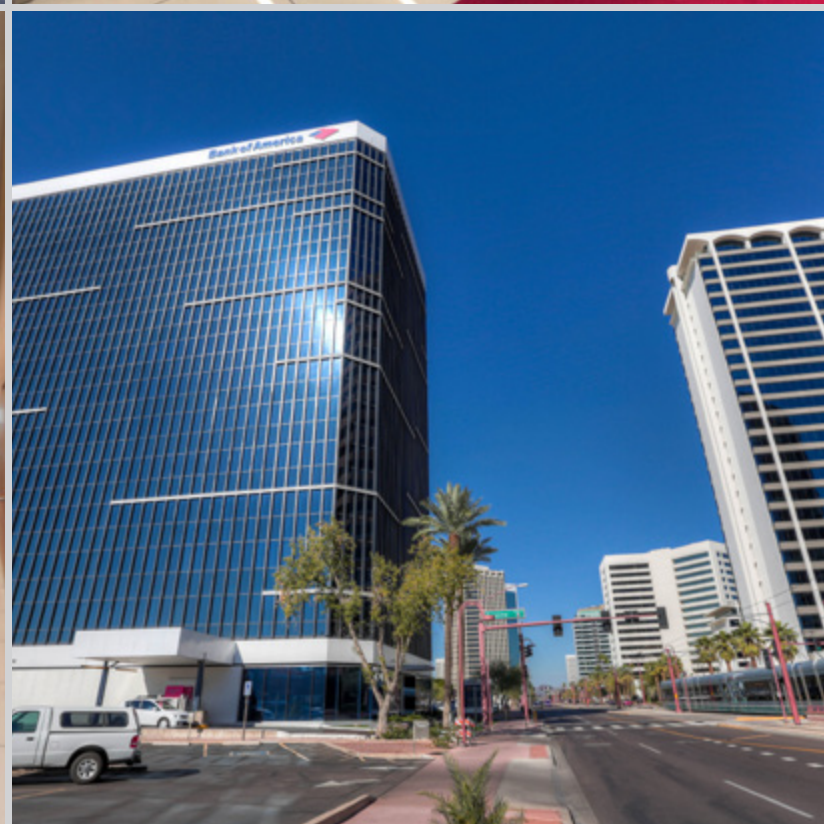
HOTELS
3

FAIRFIELD INN
HILTON SUITES
HAMPTON INN & SUITES



BANKS
7

ALLIANCE BANK
BANK OF AMERICA
BBVA COMPASS
COMERICA BANK (ATM)
NATIONAL BANK OF ARIZONA
UMB BANK
WELLS FARGO





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