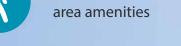


Abundant walk-able



Centrally located with sweeping city views



Recently completed Class A renovations



44













PROPERTY PROFILE



Building Features:

- + Multi-tenant Class A office building available for lease
- + 163,956 total square feet
- + Immediate occupancy available
- + 4/1000 parking ratio with covered reserved spaces available
- + Energy Star rated
- + LEED Silver Certified building

Location Features:

- + Walking distance to many restaurants and shops
- + Convenient, close access to Loop 202, SR 143, SR 51 and I-10
- + 5 miles to Phoenix Sky Harbor International Airport





Tower 44 is an 11-story office building that portrays a timeless image created by it's distinctive architectural design. The property is situated within the amenity rich Arcadia submarket, host to multiple urban housing developments. The project boasts Class A renovations, sweeping city views and includes an on-site fitness center.

Typical Floor Plate





Owned by:



eased by:



Karsten Peterson Managing Director +1 602 282 6318 karsten.peterson@am.jll.com

Dave Seeger Managing Director +1 602 282 6317 dave.seeger@am.jll.com

Mark Gustin, slor, ccim Managing Director +1 602 282 6316 mark.gustin@am.ill.com

ll.com/phoenix







FOOD & DRINKS

- 1 Applebee's
- 2 Arby's
- 3 Arcadia Tavern
- 4 Beckett's Table
- 5 Carl's Jr
- 6 Chick-Fil-A
- 7 Chipotle
- 8 Coco's
- 9 Cold Stone Creamery
- 10 Firehouse Subs
- 11 Five Guys
- 12 Honey Bear's BBQ
- 13 IHOP
- 14 Ingo's Tasty Food
- 15 Jack In The Box
- 16 Jimmy John's
- 17 KFC
- 18 La Grande Orange
- 19 Manuel's
- 20 McDonald's
- 21 O.H.S.O. Eatery & Brewery

- 22 Panda Express
- 23 Pei Wei
- 24 Pita Jungle
- 25 Postino
- 26 Raising Canes
- 27 Rubio's
- 28 Ruby Tuesday
- 29 Samurai Sam's
- 30 Schlotzsky's
- 30 501110
- 31 Sonic
- 32 Sushi Brokers
- 33 Taco Bell
- 34 Thai Lahna
- 35 The Stockyards
- 36 The Vig
- 37 Wendy's
- 38 Wildflower Bread
- 39 Wing Stop
- 40 Zipps
- 41 Over Easy
- 42 Flowerchild

SHOPPING & FITNESS

- 1 Target
- 2 Costco
- 3 Petco
- 4 Super Walmart
- 5 Home Depot
- 6 Planet Fitness
- 7 Big 5 Sports
- 8 Safeway
- 9 Sprouts
- . 10 CVS

LODGING

- 1 Aloft Phoenix Airport
- 2 Crowne Plaza
- 3 Doubletree Suites By Hilton
- 4 Embassy Suites-Phoenix Airport
- 5 Extended Stay America
- 6 Hampton Inn-Airport North
- 7 Hilton Garden Inn
- 8 Holiday Inn Phx Airport North
- 9 La Quinta Inn-Phoenix
- 10 Marriott-Phoenix Airport
- 11 Radisson-Phoenix Airport
- 12 Pasidon as Inn Phaemir Airm
- 12 Residence Inn-Phoenix Airport