

3550 THE

3550 NORTH
CENTRAL AVE
PHOENIX, AZ



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PHOENIX, AZ

THE PROPERTY

The 3550 is a **multi-tenant, transit-oriented 281,059 square foot office tower** rising 20 stories over Phoenix's Central Corridor, just a **two-minute walk** from a **light rail station**.

The project fronts along **Central Avenue**, the primary arterial that links the Central Corridor's neighborhoods, including **Downtown, Central Arts District, Midtown, and Uptown**.

With **±11,600 square foot floor plates**, the office tower is ideally configured for small- to mid-sized office tenants.

In addition, the first four floors of the building include an annex with larger, **±31,000 square foot floor plates** to accommodate larger tenants, with excellent **floor-to-ceiling glass line**.

NET RENTABLE AREA: ±281,059 SF

PARKING RATIO: 3.5/1,000
Structured & Surface

RENOVATIONS: Expansive roof-top amenity deck, Tenant amenity lounge,



ACCESS



2 MIN

WALK TO LIGHT RAIL STOP



10 MIN

TO SKY HARBOR INTL. AIRPORT



1 MIN

TO VALLEY METRO BUS STOP



<10 MIN

DRIVE TO I-10, I-17 AND SR-51



AMENITIES

The 3550 benefits from Phoenix's urban revival, with new residential, restaurants, coffee houses and bars transforming the location to a **24-hour live-work-play environment**.



80+
RESTAURANTS, BARS &
COFFEE HOUSES NEARBY

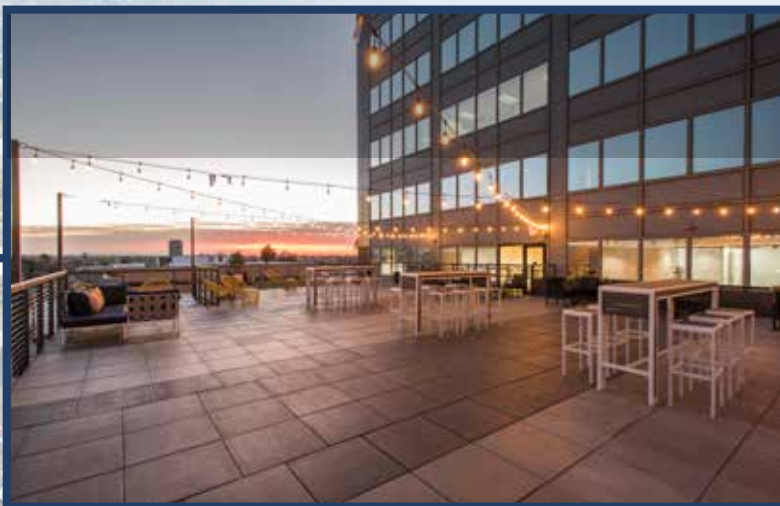
7
EXISTING OR U/C
APARTMENTS WITHIN 3 MILES

POPULAR RESTAURANTS NEARBY



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TENANT AMENITY DECK & LOUNGE

- INTERIOR & EXTERIOR AREAS OPEN TO ALL TENANTS
- LOUNGE INCLUDES: CONFERENCE CENTER, SHUFFLEBOARD, SNACKS AND BEVERAGES

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