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3550 NORTH
CENTRAL AVE
PHOENIX, AZ

3550

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THE PROPERTY

The 3550 is a multi-tenant, transitoriented 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.

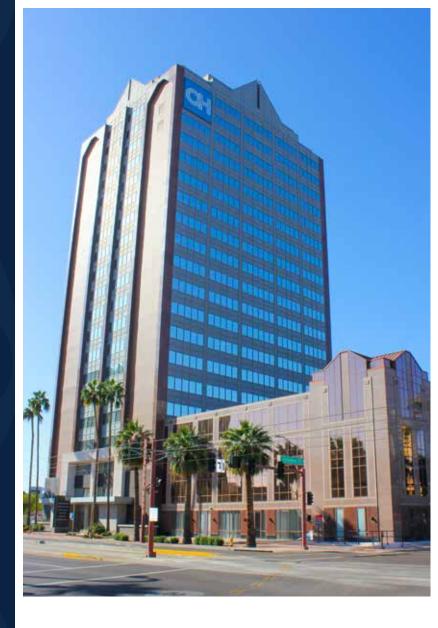
With ±11,600 square foot floor plates, the office tower is ideally configured for small- to mid-sized office tenants.

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 rooftop amenity deck, Tenant amenity lounge,



ACCESS



WALK TO LIGHT RAIL STOP



IO MIN

TO SKY HARBOR INTL. AIRPORT



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**

EXISTING OR U/C APARTMENTS WITHIN 3 MILES



OPULAR













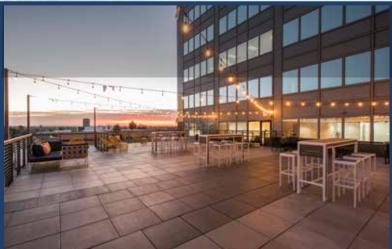
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TENANT AMENITY DECK & LOUNGE

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

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