



3300

NORTH CENTRAL

3300 N CENTRAL AVENUE | PHOENIX, AZ

FEATURES

- ±363,655 SF 26-story Class A office tower
- Gorgeous views of Camelback Mountain, Downtown, Midtown, Piestewa Peak & Tempe
- On-site fitness center & business lounge
- Professional, onsite property management by CBRE
- On-site restaurant & espresso bar
- Major signage opportunities available
- 3.3/1,000 SF parking available in adjacent parking garage
- Abundant fiber providers including Level3, KGT, Verizon, GTT, and Zayo
- Energy Star rated
- Low operating expenses
- Replacement of central plant
- Destination Dispatch elevators (DD) PORT technology – hands free
- AVI auto-entry to garage – hands free





DIRECT ACCESS TO DOWNTOWN
Phoenix, Sky Harbor International
Airport & Downtown Tempe



EXCELLENT FREEWAY ACCESS
to I-10, I-17 & SR-51



SUPERIOR WALKABILITY with
access to abundant restaurants,
shops & amenities



NEARBY EXECUTIVE HOUSING
in North Central Phoenix &
Camelback Corridor

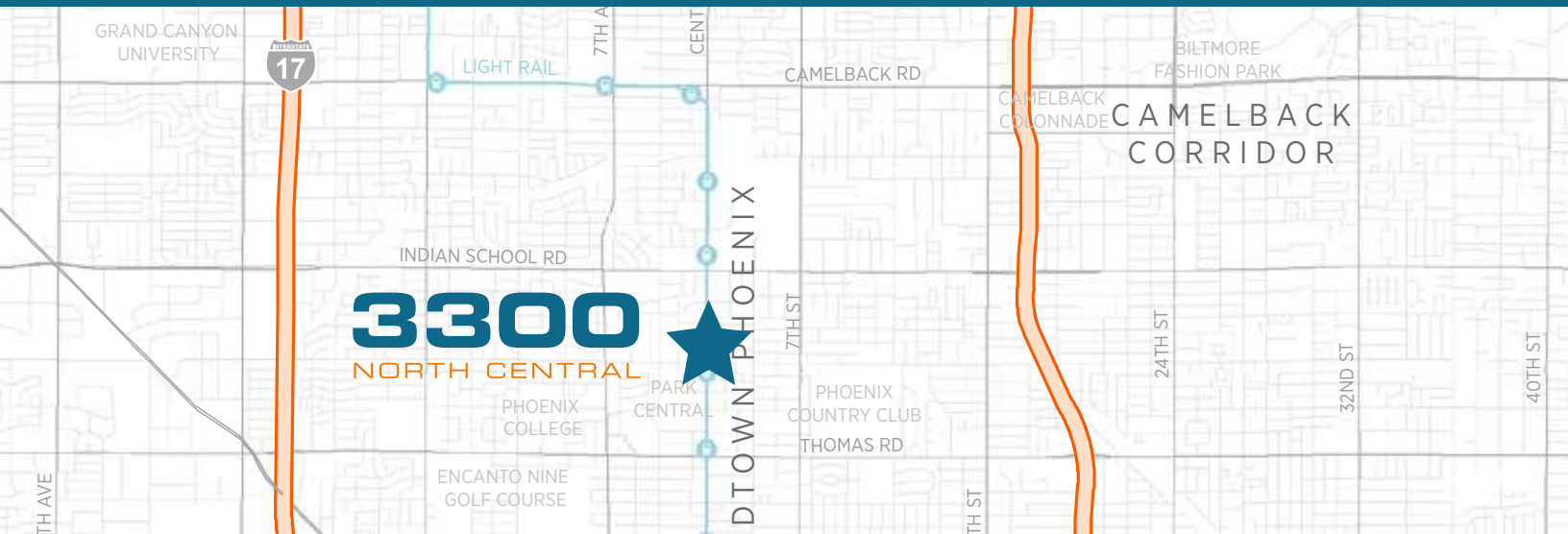


LOCATED in the amenity rich
Central Avenue Corridor



LIGHT RAIL CONVENIENCE
Close proximity to Light
Rail System

LOCATION





LIGHT RAIL ACCESS

05

Campbell/Central Ave

07

Osborn/Central Ave

09

Encanto/Central Ave

06

Indian School/Central Ave

08

Thomas/Central Ave

RESTAURANTS AND BARS



3300



CENTRAL AVE

OSBORN RD

- S** SKY HARBOR
10 MINS 6 MILES SOUTH
- SE** ASU
20 MINS 12 MILES SOUTHEAST
- W** GCU
15 MINS 5 MILES WEST
- S** DOWNTOWN PHOENIX
10 MINS 3 MILES SOUTH
- E** OLD TOWN SCOTTSDALE
25 MINS 10 MILES EAST
- N** PIESTEWA PEAK
20 MINS 8 MILES NORTH



FLOWER CHILD
HEALTHY FOOD FOR A BUSY WORK

BLIMPIE
AMERICA'S SUB SHOP

Hula's
modern tiki



Alexi's
GRILL & CATERING

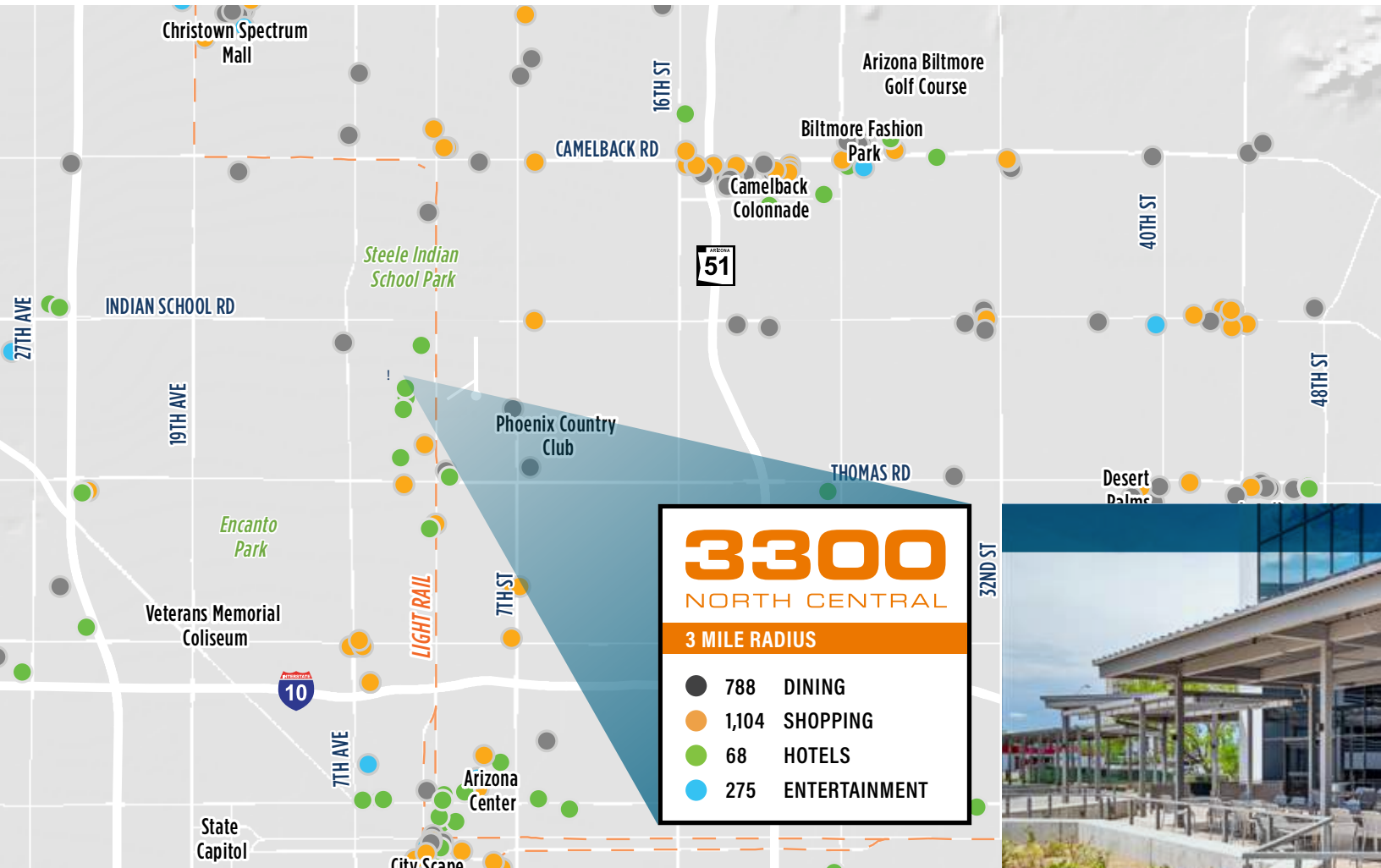
LOW TRAFFIC COUNTS

24,134

VEHICLES PER DAY ON CENTRAL AVE

35,935

VEHICLES PER DAY ON OSBORN RD



AMENITY MAP

CORPORATE NEIGHBORS



ON-SITE DELI



OUTDOOR SEATING



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**CUSHMAN &
WAKEFIELD**

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