

Office space available for lease

3838 NORTH CENTRAL AVENUE, PHOENIX, ARIZONA 85012

Available Suites:

Suite 160	± 1,529 r.s.f.	
Suite 220	± 3,046 r.s.f.	
Suite 225	± 1,271 r.s.f.	
Suite 250	± 2,190 r.s.f.	
Suite 700	± 4,720 r.s.f.	spec suite
Suite 820	± 1,949 r.s.f.	spec suite
Suite 900	±13,148 r.s.f.	
Suite 1720	± 2,083 r.s.f.	
Suite 1800	± 3,722 r.s.f.	
Suite 1820	± 3,137 r.s.f.	

Building size: ±236,324 r.s.f.

Largest Contiguous: 13,148 r.s.f.

Rental Rate:
\$20.50 - \$22.50/square foot

Expense Stop:
Base year

Load Factor:
9% - single tenant
14% - multi tenant

Tenant Improvements:
Negotiable

Standard Parking Ratio:
4.0/1000 SF

Parking:
Covered, Reserved: \$80.00/mo/stall
Covered, unreserved: \$60.00/mo/stall
Rooftop/Surface: \$30.00mo/stall

On-Site Amenities:

- Fitness Center
- Hilt 7,341 on Garden Inn
- Conferencing facility - \$25/hour, wifi available
- Restaurants
- Day care
- Food service
- On-site storage
- Sundries shop
- Banking
- Mail room

For more information, please contact:

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