

**NEW OWNERSHIP**



**±78,233 SF FREESTANDING  
4-STORY OFFICE BUILDING**

# **FAIRMOUNT PLACE**

4001 North 3rd Street, Phoenix, Arizona

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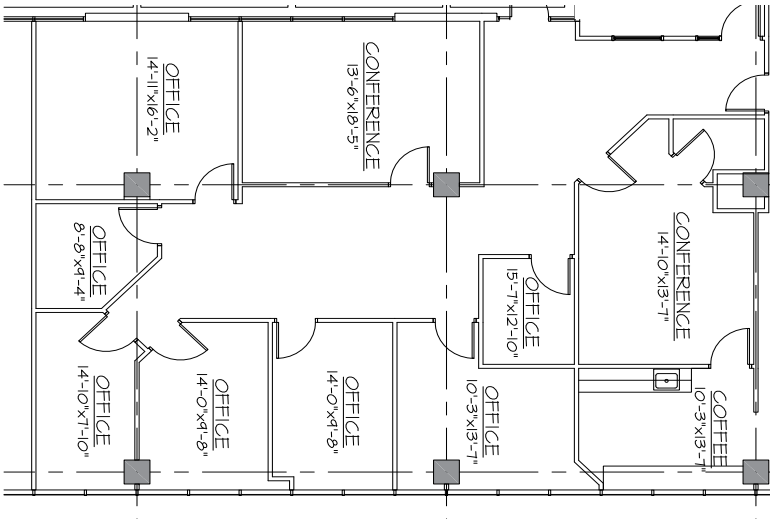
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Phoenix, Arizona 85016  
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cushmanwakefield.com



# FLOOR PLANS

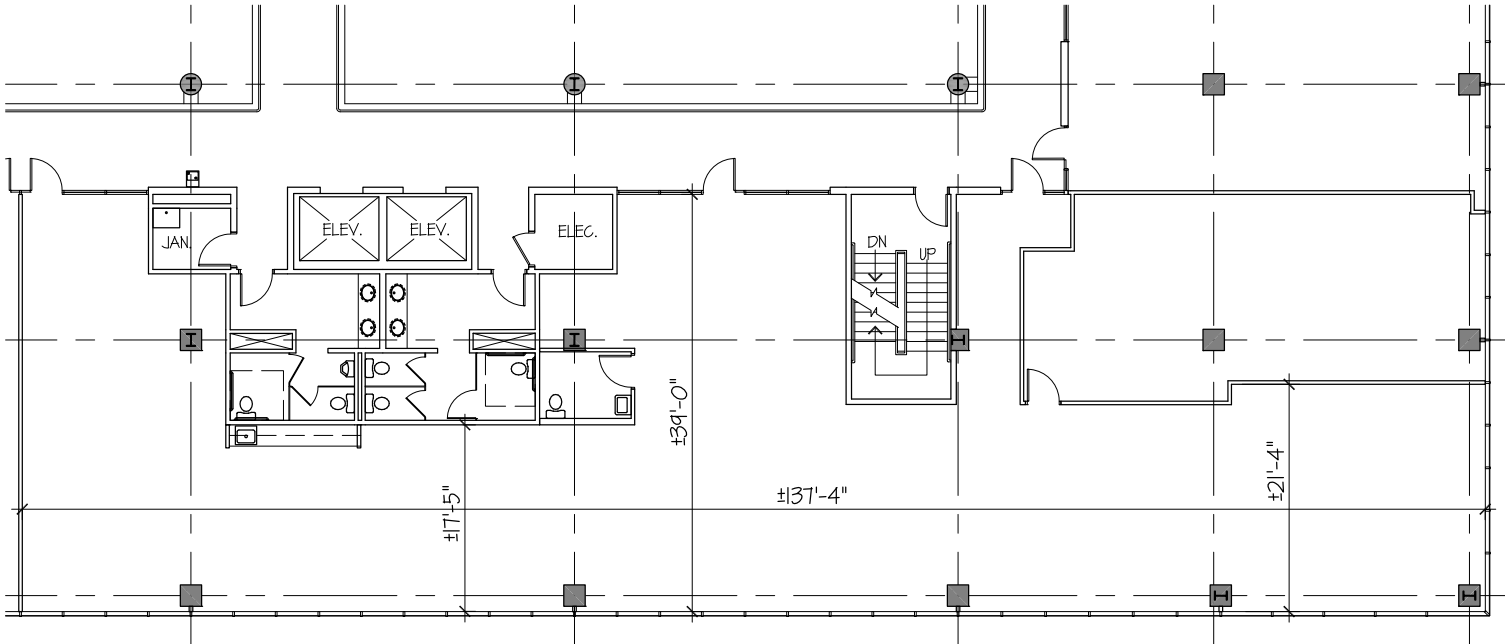
## SUITE 120

±2,392 RSF



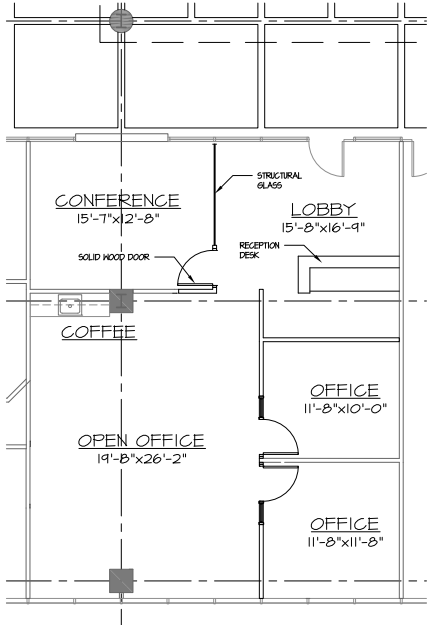
## SUITE 230

±4,512 RSF



## SUITE 165

±1,355 RSF



# FLOOR PLANS

UP TO 15,495 RSF CONTIGUOUS

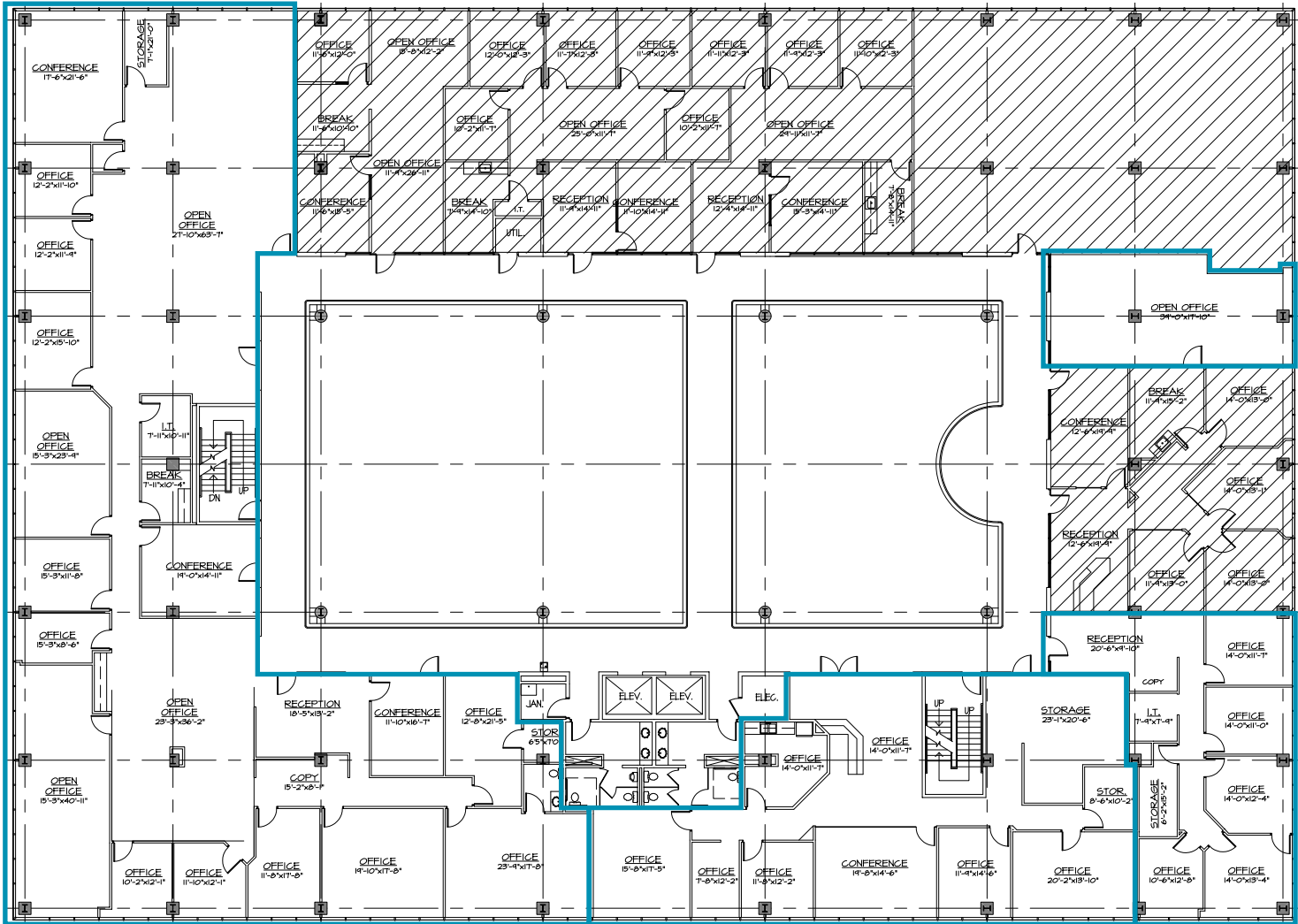
**SUITE 440**   **SUITE 430**  
±1,116 RSF   ±1,694 RSF

**SUITE 480**  
±8,348 RSF

**SUITE 405A**  
±700 RSF

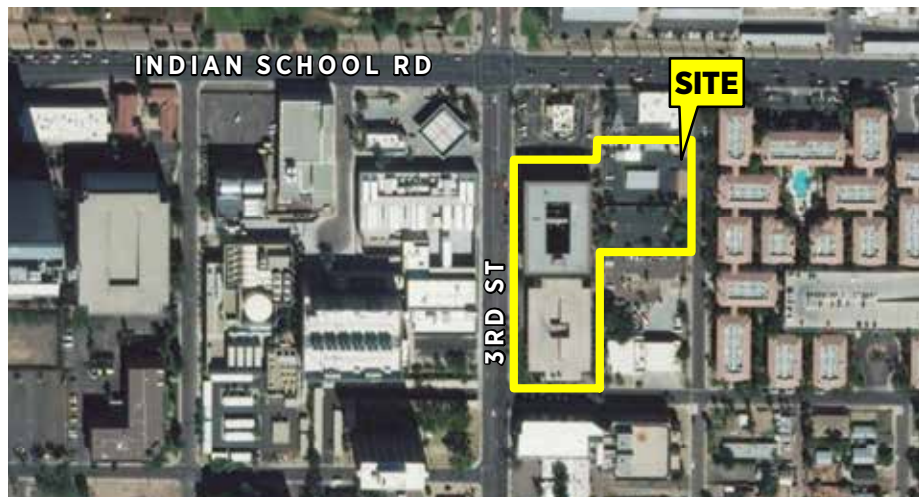
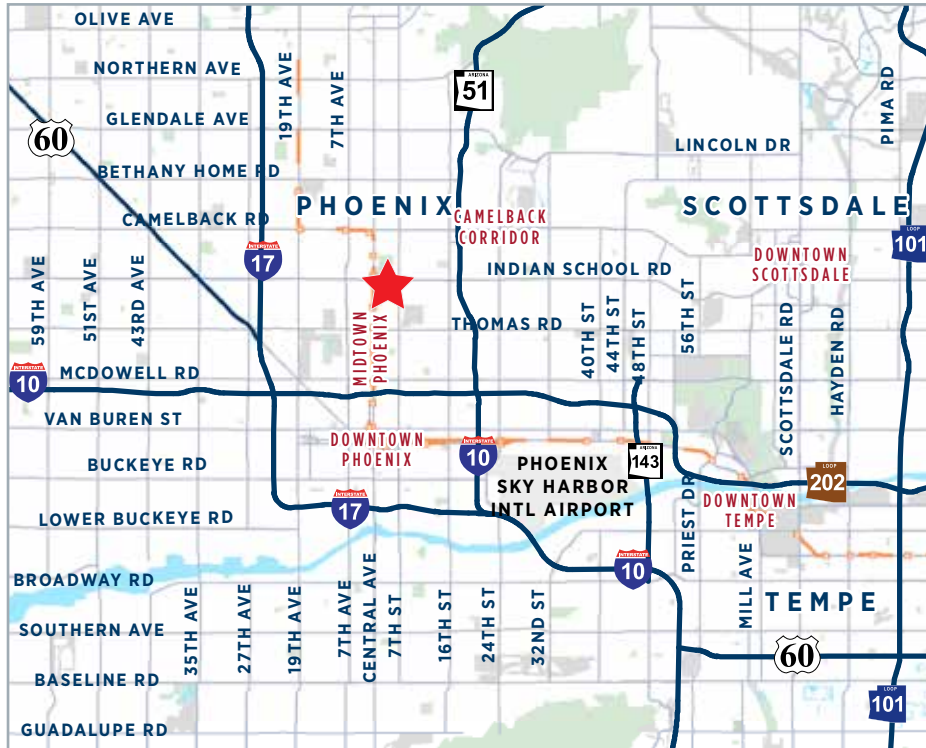
**SUITE 401**  
±1,488 RSF

**SUITE 400**  
±2,849 RSF



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## Property Features:

- UNDER NEW OWNERSHIP
- PROPERTY TYPE: Freestanding, 4-story office building
- TOTAL SIZE: ±78,233 SF
- ZONING: C-O, City of Phoenix
- LOCATION: SEC 3rd St. and Indian School Rd.
- Brand new spec suite finishes
- Totally remodeled 2015
- Major common area renovations
- Excellent parking, both surface and multi-story garage
- Excellent ingress and egress
- Monument signage available
- Located close to I-17 and SR-51
- CCTV/DVR security covered system
- Monday through Friday daytime security on-site
- After hours security patrol stops during nights and weekends

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