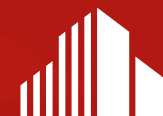




FOR LEASE

ARCADIA

3303 N 44TH ST, PHOENIX, AZ 85018



**CUSHMAN &
WAKEFIELD**

BUILDING PHOTOS



PROPERTY HIGHLIGHTS

Asking Lease Rate: \$26.00 NNN

Built in: 1988

SF Available: 3,000 SF Minimum

Zoning: CO

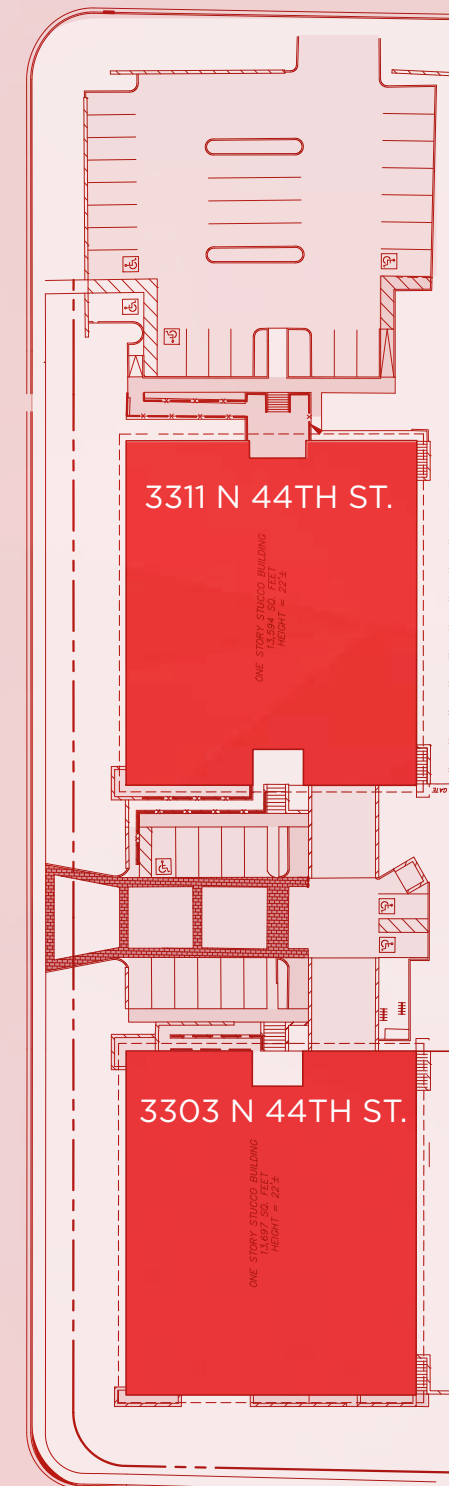
Parking: 45 Underground parking spots

- 7 surface dedicated to the south building
- 6 shared between both buildings
- Tenants/users are allowed to park in the north parking lot if they choose to as well.

Arcadia is a prime opportunity for a business owner to occupy space in a high demand area. This stand-alone 13,758 SF building has high visibility on 44th St, right in the heart of Arcadia. Located just north is HonorHealth Medical Group. An underground parking structure is dedicated to the building in addition to surface parking in the front entrance. Interiors will be in shell condition with the elevator and restroom core in tact. Tenant Improvement contribution is negotiable.

OSBORN ROAD

44TH STREET



BILTMORE
FURNITURE STORE

3rd & 4th
Community

3rd & 4th
Fashion Square

HONOR HEALTH
Family Medicine

Abrazo

PHOENIX CHILDREN'S
Hospital

HONOR HEALTH

A: S: I: S
Orthopedic
Hospital

Valleywise
Health



PARADISE
VALLEY

CAMELBACK
MOUNTAIN

ARCADIA

PHOENIX

SCOTTSDALE

51

10

202

143

TATUM BLVD

MCDONALD DR

44TH ST

INVERGORDON RD

CHAPARRAL RD

HIGHLAND AVE

CAMELBACK RD

INDIAN SCHOOL RD

40TH ST

ARCADIA DR

56TH ST

GOLDWATER BLVD

OSBORN RD

OSBORN RD

THOMAS RD

48TH ST

OAK ST

64TH ST

68TH ST

SCOTTSDALE RD

MCDOWELL RD

GALVIN PKWY

52ND ST

48TH ST

GALVIN PKWY

COLLEGE AVE

VAN BUREN ST

VAN BUREN ST

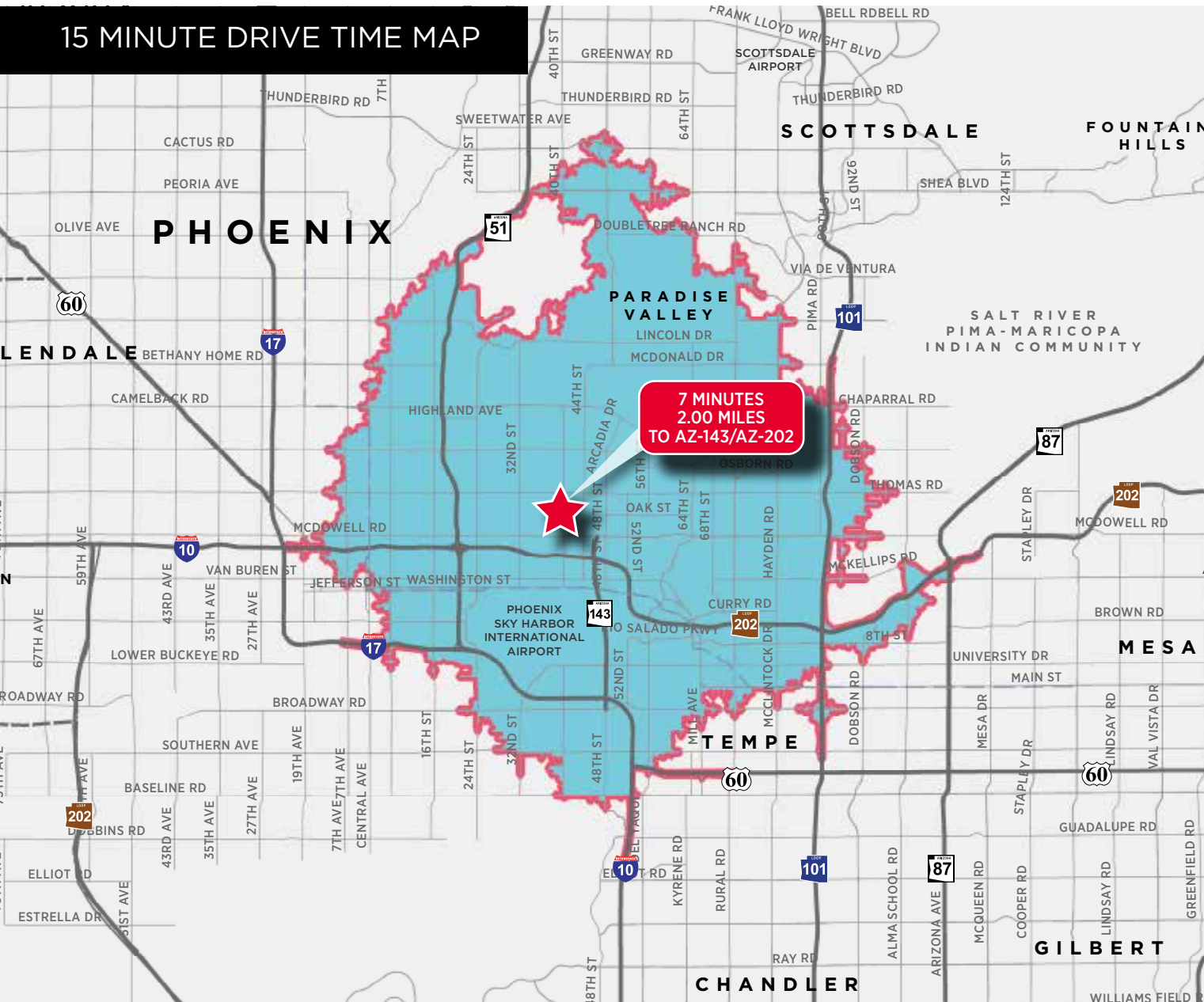
MCKELLIPS RD

ARCADIA

3303 N 44TH ST, PHOENIX, AZ 85018



15 MINUTE DRIVE TIME MAP



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