



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

# FAIRMOUNT PLACE

4001 North 3rd Street, Phoenix, Arizona

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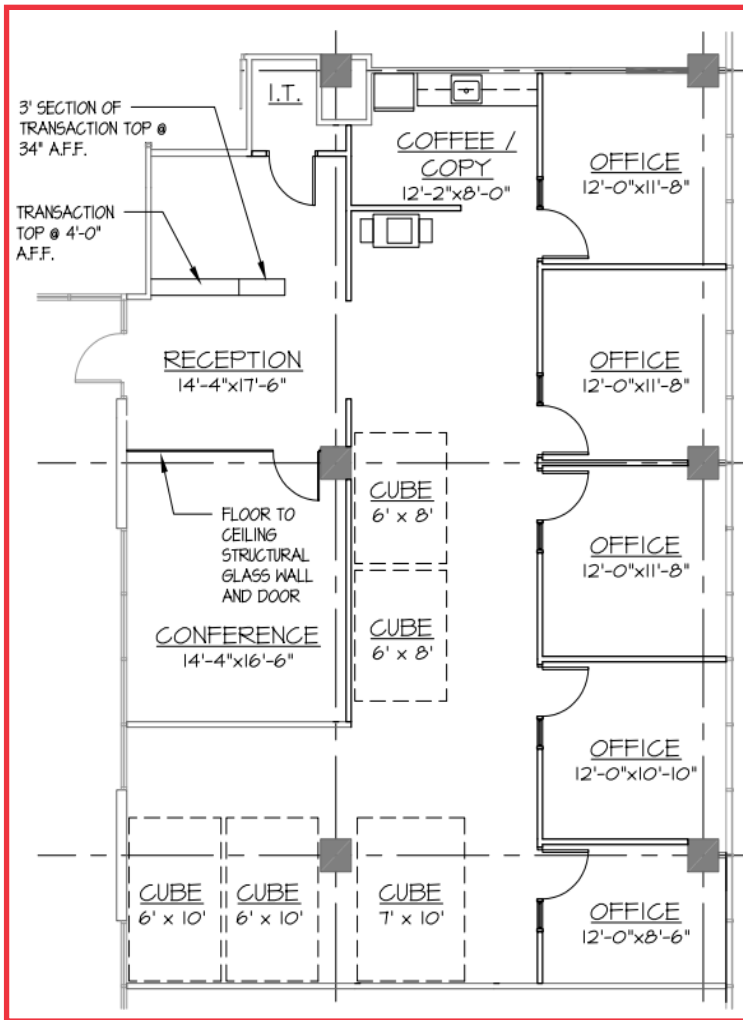
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f + 1 602 253 0528  
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# FLOOR PLANS - 1,227 RSF - 18,751 RSF AVAILABLE

## SPEC SUITE SUITE 118

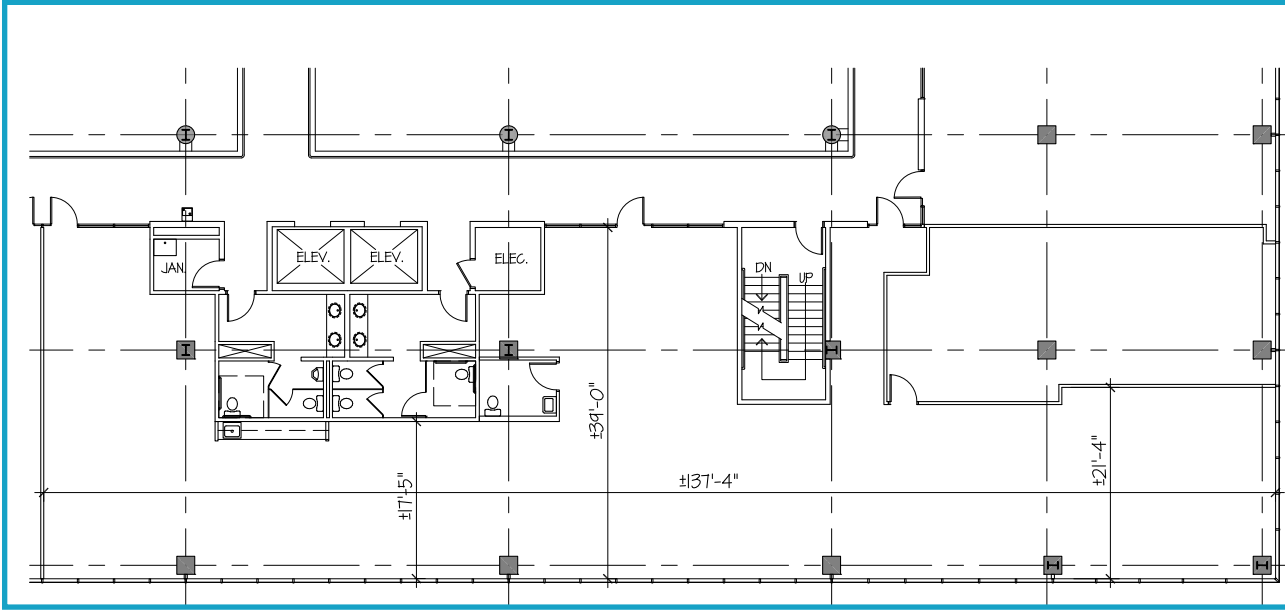
±2,392 RSF



# FLOOR PLANS - 1,227 RSF - 18,751 RSF AVAILABLE

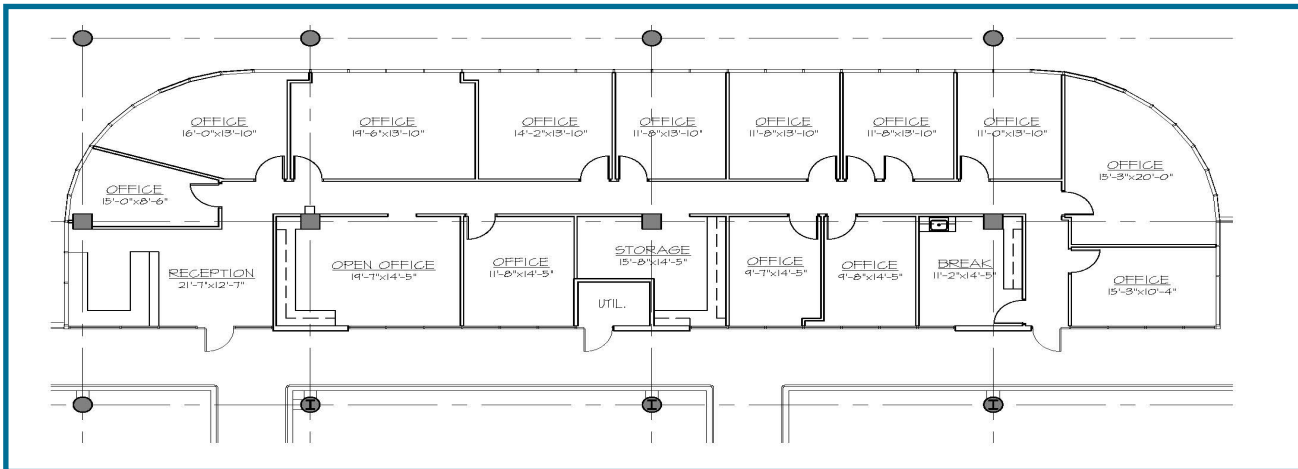
## SUITE 230

±4,512 RSF



## SUITE 290

±4,074 RSF



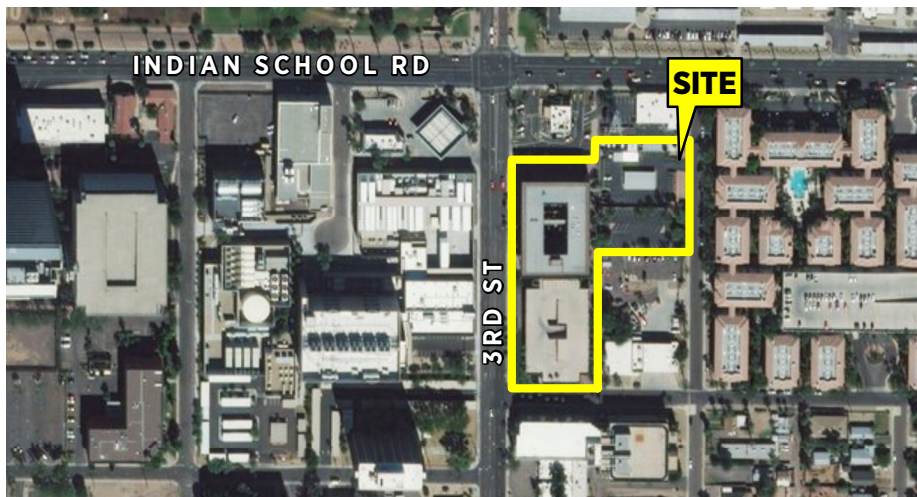
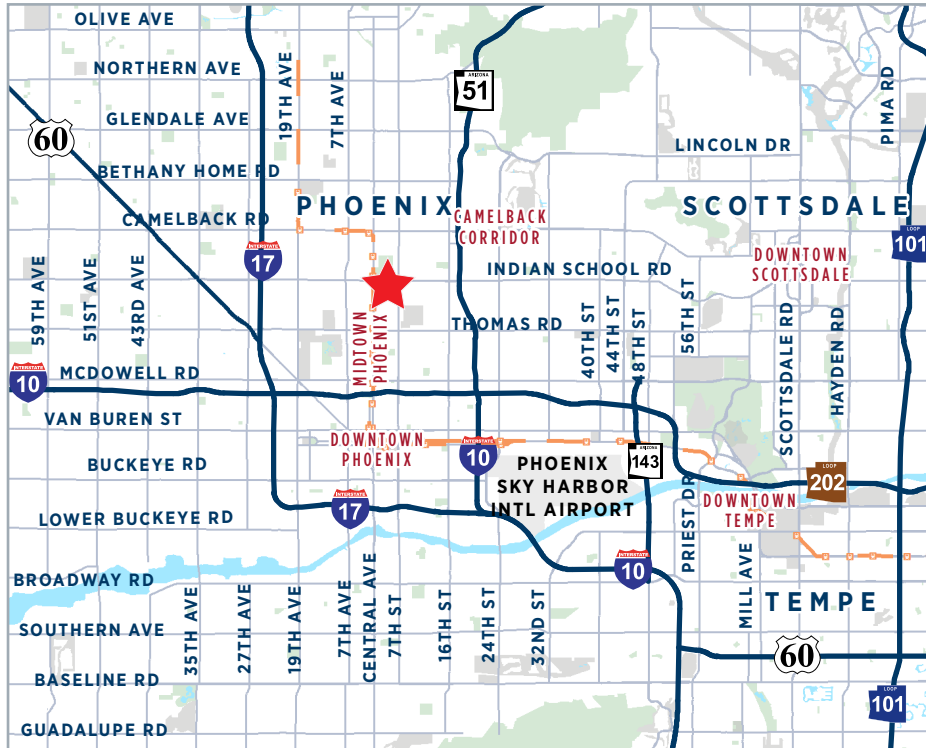


# THE COURTYARD



# FAIRMOUNT PLACE

4001 North 3rd Street, Phoenix, Arizona



## Property Features:

- UNDER NEW OWNERSHIP
- PROPERTY TYPE: Freestanding, 4-story office building
- TOTAL SIZE: ±78,233 SF
- ZONING: C-O, City of Phoenix
- LOCATION: South of the SEC 3rd St. and Indian School Rd.
- Brand new spec suite finishes
- Built 1984, 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
- After hours secure courtyard
- Updated, LED parking garage lighting
- Local property management

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