

# THE TRADER BUILDING × 11,597 RSF HISTORIC WAREHOUSE BUILDING IN MIDTOWN



PCT

PHOENIX CORPORATE TOWER

3003 N. CENTRAL AVENUE | PHOENIX, AZ 85012

BALFOUR  
PACIFIC



RYAN

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

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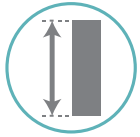
## THE BUILDING



11,597 RSF



COLUMN FREE SPACE  
+ BOW TRUSS CEILING



21' CEILINGS  
DECK TO DECK



FLOOR TO CEILING  
WINDOWS ON 2 SIDES

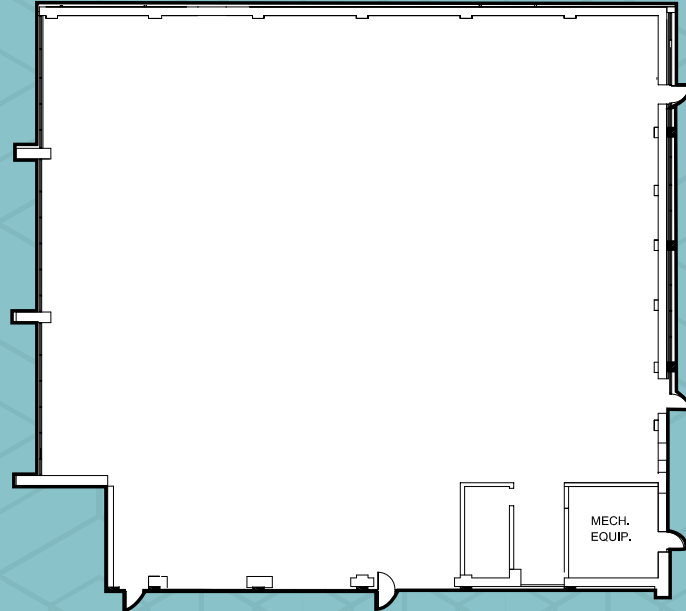


BUILDING SIGNAGE  
FRONTING CENTRAL

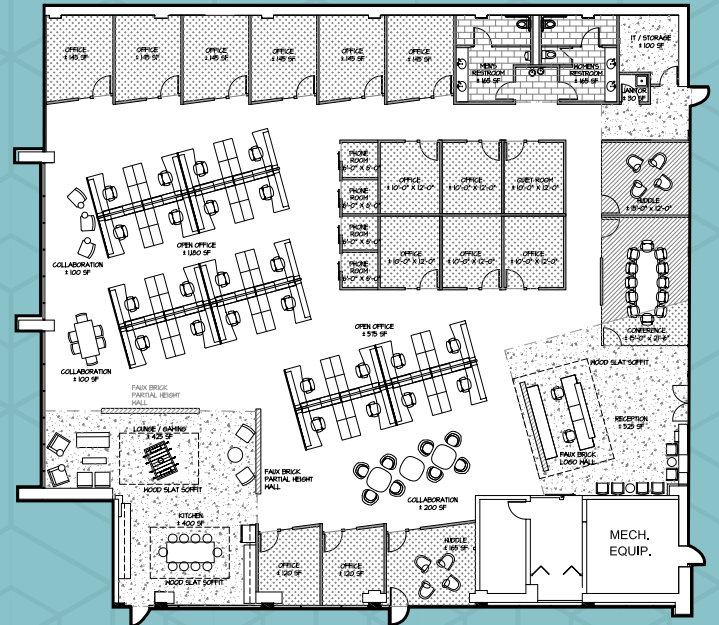


4:1000 PARKING  
AVAILABLE

## AS-BUILT FLOORPLAN



## CONCEPTUAL FLOORPLAN



## CULTURE



Midtown is home to Phoenix's Museum District. The Phoenix Art Museum, the world renowned Heard Museum and numerous other galleries provide unique exhibitions to the community. Midtown also features The Phoenix Opera, and is minutes away from Arizona's largest professional sports and concert event stadiums. A variety of theaters and live music venues provide some of the world's finest entertainment options. With recent revitalization, downtown is abuzz with nightlife and restaurant options. Midtown sits only 5 minutes from The Phoenix Convention Center and ASU's Downtown Campus, bringing a diverse group of people to the area.



## ACTIVITIES



Midtown Phoenix's many historical neighborhoods and parks offer lush greenery that has matured into an urban oasis amidst the bustling city. With their bike paths, fishing lakes, dog parks and walking trails, Midtown's parks are ideal for maintaining an active lifestyle. Midtown offers several public gardens and farmers' markets and many festivals, street fairs and cultural events are scheduled throughout the year. On the first Friday of each month, the art galleries of Roosevelt Row are featured in one of the nation's largest self-guided art walks. "First Friday" brings the community together to enjoy food trucks, live entertainment and, of course, art.

## EATERIES



With the newly dubbed "Restaurant Row" to the east and some of Phoenix's most highly touted dining to the north, Midtown Phoenix has more exciting new restaurant options than anywhere in town. Classic steakhouses, trendy coffee shops, hopping happy hours, and fantastic brunch spots abound. Midtown Phoenix is highly diverse and has a distinct flavor and flair compared to other parts of Phoenix, with award-winning options for every ethnic food and diet within the area. Some of The Valley's most recognized chefs have chosen Midtown as their home, securing the area as a "Foodie Haven."

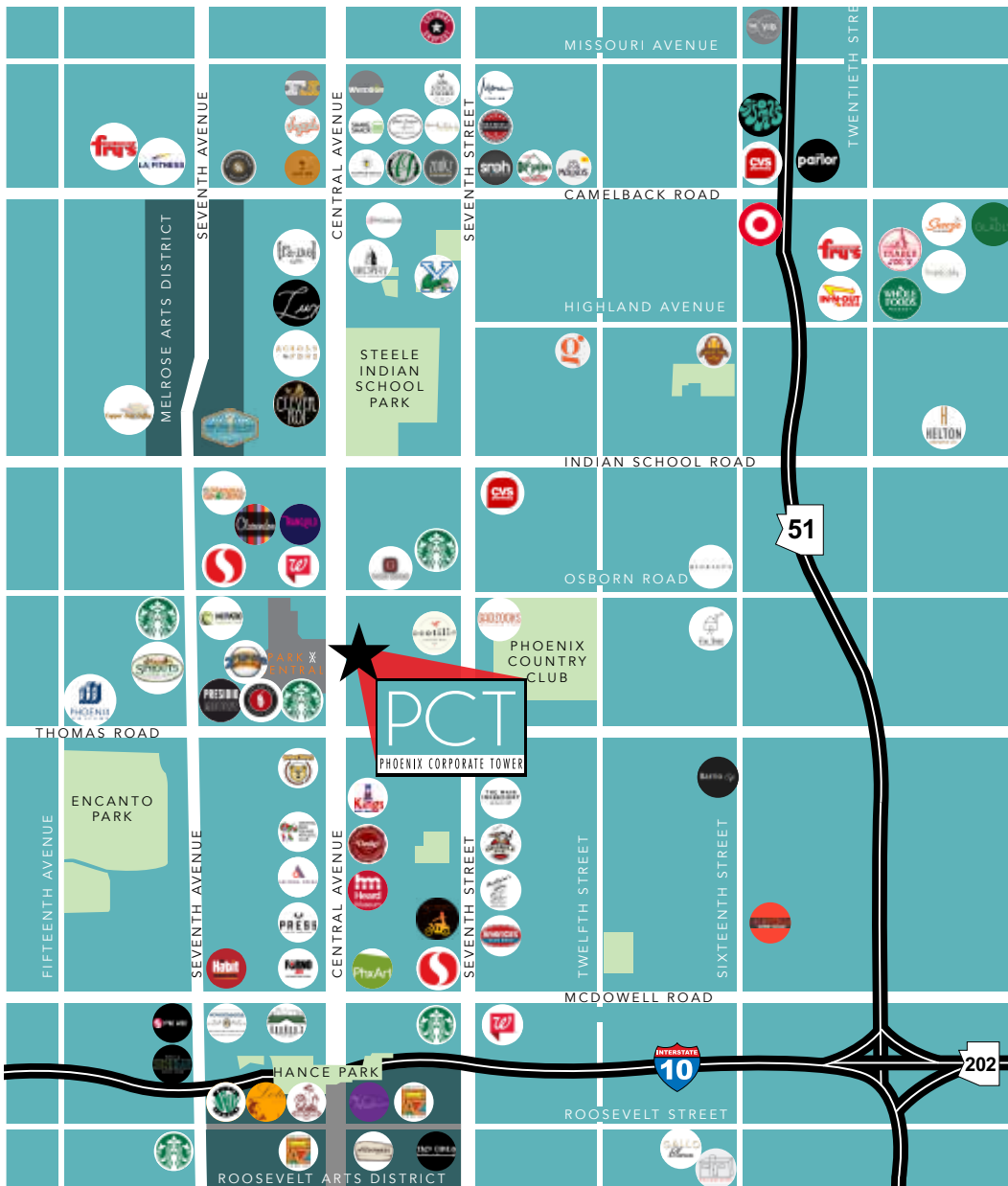
## LIFESTYLE



Midtown is in the midst of an urban renewal movement that is transforming the area into a 24-hour live/work/play environment. The repositioning of existing structures and development of new projects into a multitude of vibrant new restaurants, offices, luxury residential communities and retailers, add to the appeal for employers and residents in the area. For weekend getaways, all major freeways are within only a few minutes from Midtown and Sky Harbor International Airport is less than 15 minutes away. Grid-Bikes are readily available and the many light rail stops down Central Avenue connect Midtown to Tempe, Sky Harbor Airport and more.

CENTRAL PHOENIX OFFERS UNPARALLELED ACCESSIBILITY & AMENITIES

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