

Office space available for lease

4000 NORTH CENTRAL AVENUE, PHOENIX, ARIZONA 85012

Available Suites:

Suite 100	± 8,092 r.s.f.] 10' 6" ceiling heights
Suite 200	± 9,129 r.s.f.	
Suite 250	± 1,608 r.s.f.] 11,557 r.s.f. contiguous
Suite 270	± 820 r.s.f.	
Suite 700	± 13,915 r.s.f.	
Suite 1020	± 3,191 r.s.f.	
Suite 1030	± 1,124 r.s.f.	
Suite 1050	± 3,283 r.s.f.	
Suite 1100	± 7,154 r.s.f.] 8,647 r.s.f.
Suite 1105	± 1,493 r.s.f.	
Suite 1200	± 3,334 r.s.f.] 10,008 r.s.f.
Suite 1210	± 2,056 r.s.f.	
Suite 1230	± 1,056 r.s.f.	
Suite 1250	± 926 r.s.f.	
Suite 1260	± 1,495 r.s.f.	
Suite 1270	± 1,141 r.s.f.	
Suite 1600	± 14,466 r.s.f.] 27,806 r.s.f.
Suite 1700	± 13,340 r.s.f.	
Suite 2300	± 6,122 r.s.f.] 12,273 r.s.f.
Suite 2330	± 2,069 r.s.f.	
Suite 2390	± 4,082 r.s.f.	

Building size: ± 297,615 r.s.f.

Largest Contiguous: 27,806 rsf

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: \$30.00/mo/stall

On-Site Amenities:

- Fitness Center
- Hilton 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:

John Bonnell
 Managing Director
 +1 602 282 6256
 john.bonnell@jll.com

Brett Abramson
 Executive Vice President
 +1 602 282 6257
 brett.abramson@jll.com

Chris Latvaaho
 Senior Vice President
 +1 602 282 6313
 chris.latvaaho@jll.com

