

Office space available for lease

3800 NORTH CENTRAL AVENUE, PHOENIX, ARIZONA 85012

Available Suites:

Suite 200	± 3,883 r.s.f.	
Suite 240	± 2,747 r.s.f.	
Suite 290	± 810 r.s.f.	
Suite 400	± 2,519 r.s.f.	
Suite 470	± 1,191 r.s.f.	
Suite 480	± 1,984 r.s.f.	
Suite 520	± 4,389 r.s.f.	
Suite 580	± 1,086 r.s.f.	
Suite 590	± 2,159 r.s.f.	
Suite 600	± 4,227 r.s.f.] 7,190 r.s.f. contiguous spec suite
Suite 605	± 2,963 r.s.f.	
Suite 700	± 2,135 r.s.f.	
Suite 730	± 2,102 r.s.f.	
Suite 770	± 1,250 r.s.f.	
Suite 820	± 1,673 r.s.f.] 7,992 r.s.f. contiguous
Suite 830	± 1,220 r.s.f.	
Suite 850	± 2,663 r.s.f.	
Suite 860	± 1,343 r.s.f.	
Suite 870	± 1,023 r.s.f.	
Suite 1010	± 3,057 r.s.f.	
Suite 1500	±10,439 r.s.f.] 20,607 r.s.f. contiguous
Suite 1600	±10,168 r.s.f.	
Suite B100	± 4,901 r.s.f.	
Suite C100	± 2,805 r.s.f.	
Suite D100	± 3,352 r.s.f.] 5,870 r.s.f. contiguous
Suite D200	± 2,518 r.s.f.	

Building size: ±190,448 r.s.f.

Largest Contiguous: 20,607 rsf (floors 15 & 16)

Rental Rate:

\$20.50 - \$22.50/square foot for all other Floors

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 - wifi available
- Restaurants
- Day care
- Food service
- On-site storage
- Sundries shop
- Banking
- Mail room

For more information, please contact:

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