

DTZ

FOR LEASE

5% on 3-Year Deals to Co-Broker

3443 N. Central Ave Phoenix, Arizona



For more information, please contact:

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Property Features

- Building Height: 18 Stories
- Total Sq. Ft: 309,697 RSF
- Parking Ratio: 5:1000
- Load Factor: 10%
- Lease Rates Starting at \$15.95/RSF
"As Is" on 1-3 Year Leases with annual increases
- Band Width Providers: Qwest, El Dorado Sales, MCI Metro, MCI, Worldcom, Electric Lightwave, Air Band, Deru

BUILDING AMENITIES

- Light Rail Station Stop at Central and Osborn
- Convenient midtown location with easy access to freeways and airport; walking distance to restaurants and shops
- 24 hour on-site staffing and security
- Unique large grassy park-like setting
- Indoor and outdoor eating opportunities at on-site restaurant
- On-site shops include a snack shop, gift shop, coffee shop and hair salon/barber
- Responsive on-site property management and abundant storage facilities
- Ideal Central Avenue frontage with high visibility monument signage available
- Large building conference room available for tenant use
- Abundant parking ratio with both underground and surface parking conveniently accessible from both Osborn and Mitchell streets

Suites Available:

Arcade 5:	1,320 RSF
Suite 704:	1,148 RSF *
Suite 710:	4,521 RSF *
Suite 706:	2,568 RSF
Suite 1010:	4,764 RSF
Suite 1017:	2,155 RSF
Suite 1400:	4,079 RSF *
Suite 1410:	2,460 RSF *
Suite 1420:	4,728 RSF *
Suite 1705:	1,055 RSF

*Contiguous



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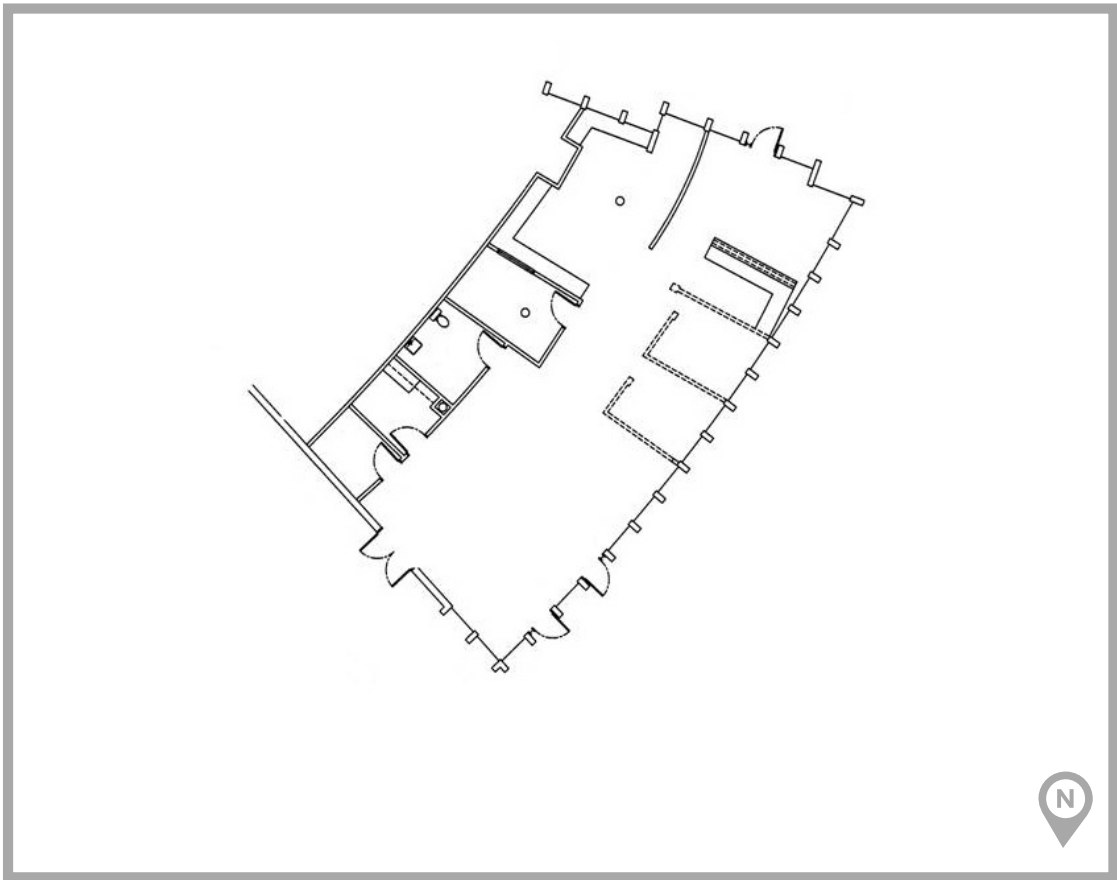
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Arcade 5 ±1,320 RSF



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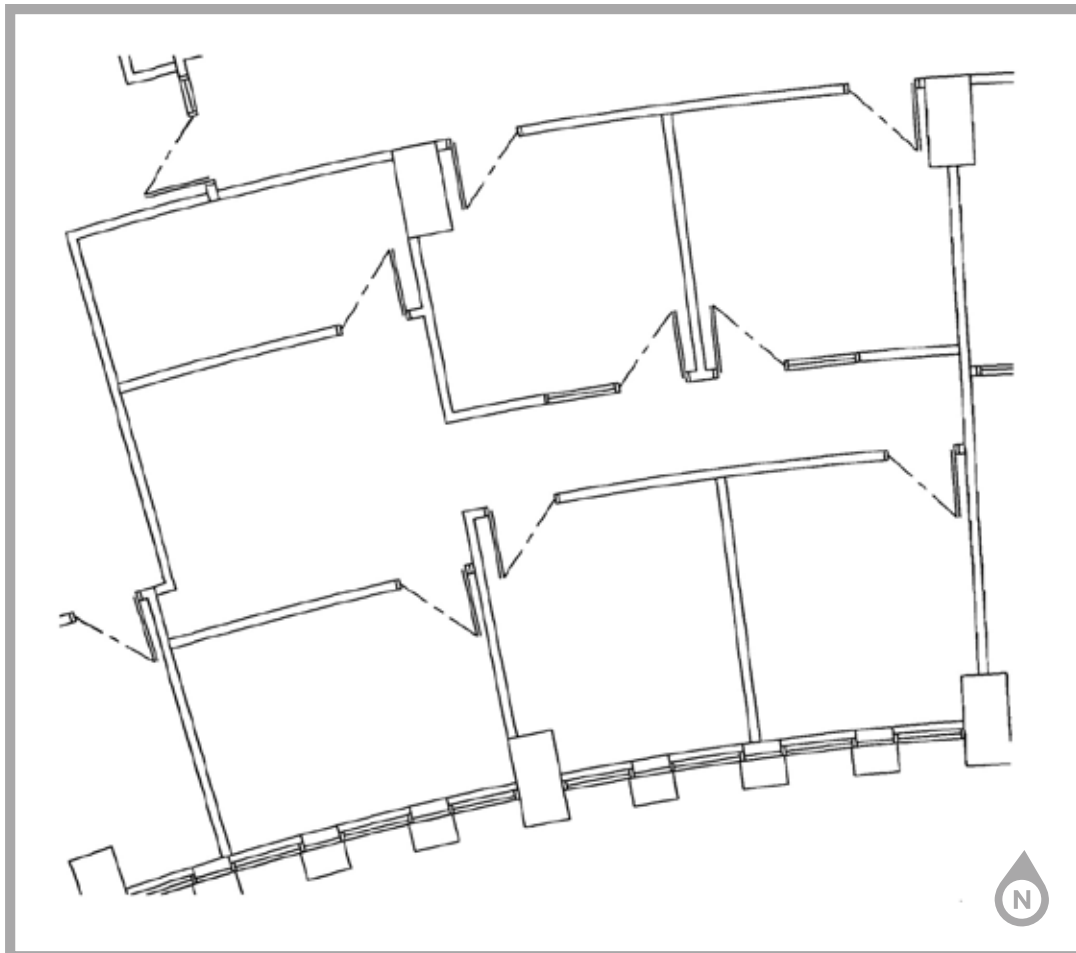
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Suite 704 ±1,148 RSF



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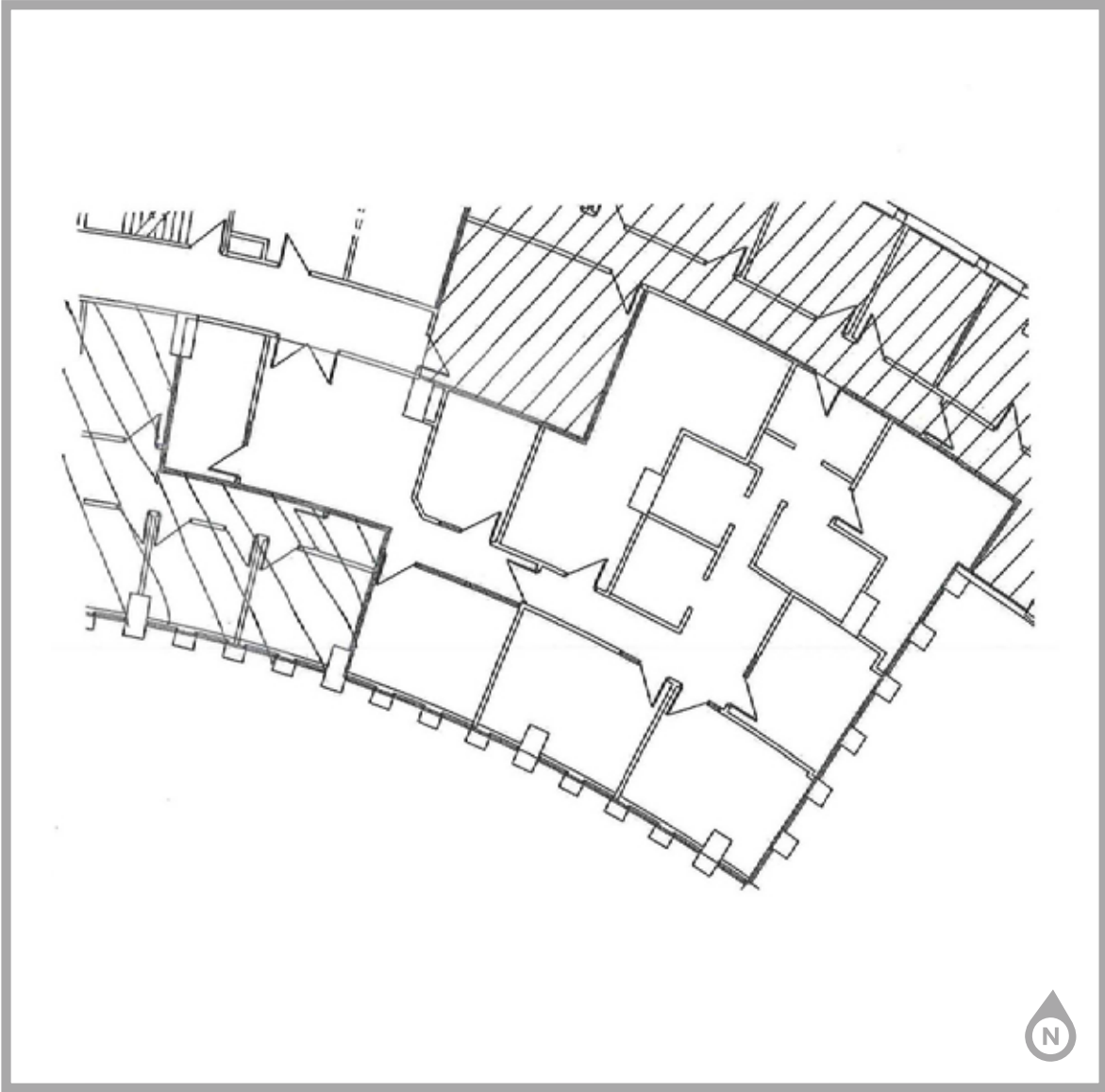
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3443 N. Central Ave Phoenix, Arizona

Suite 706 ±2,568 RSF



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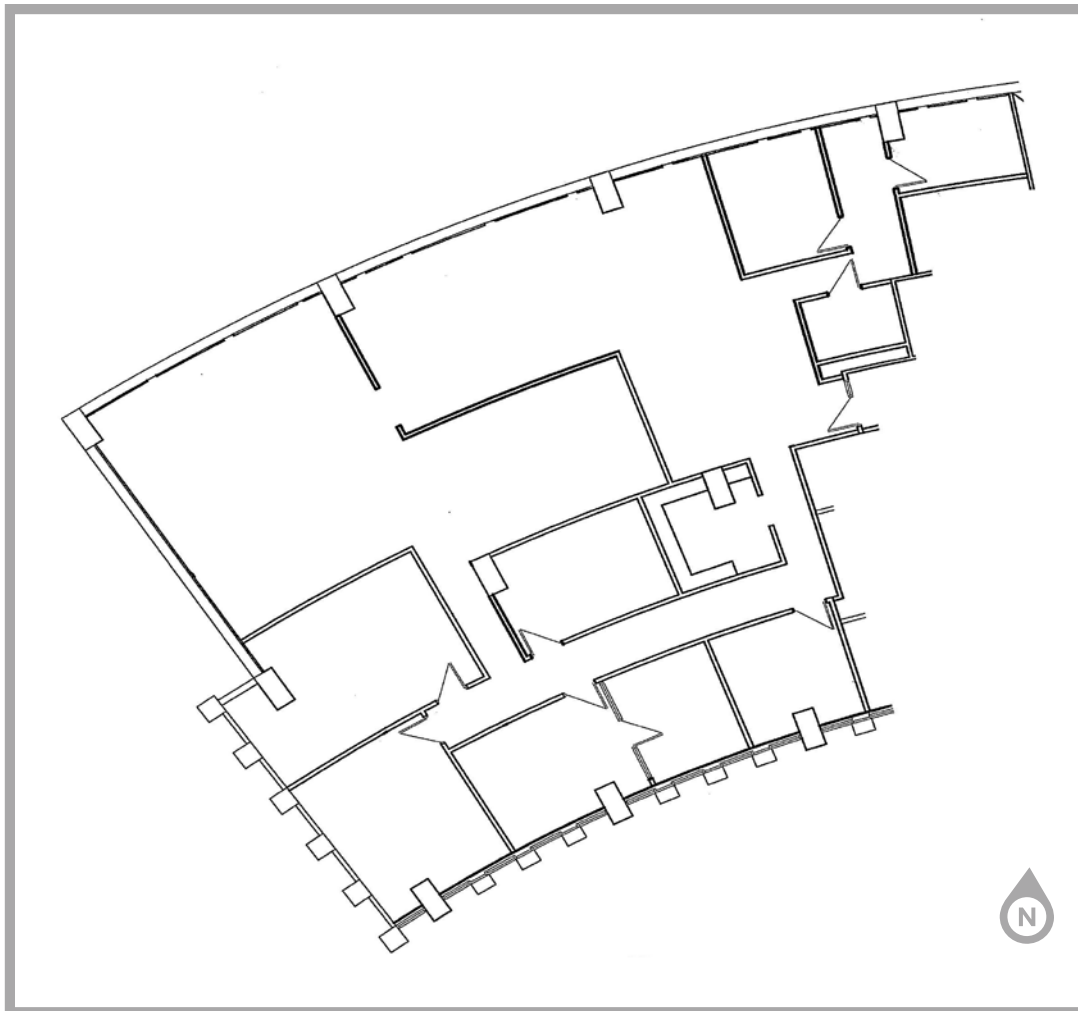
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3443 N. Central Ave Phoenix, Arizona

Suite 710 ±4,521 RSF



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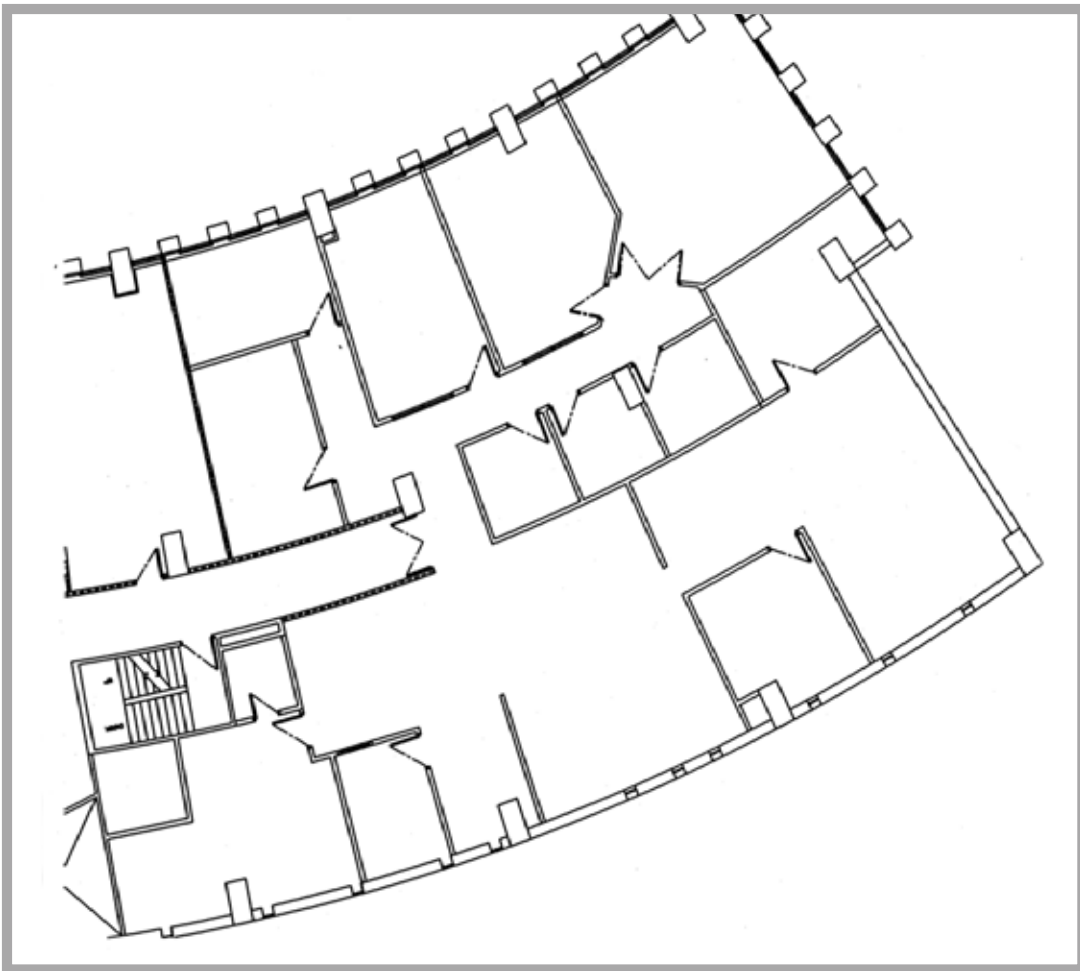
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3443 N. Central Ave Phoenix, Arizona

Suite 1010 ±4,764 RSF



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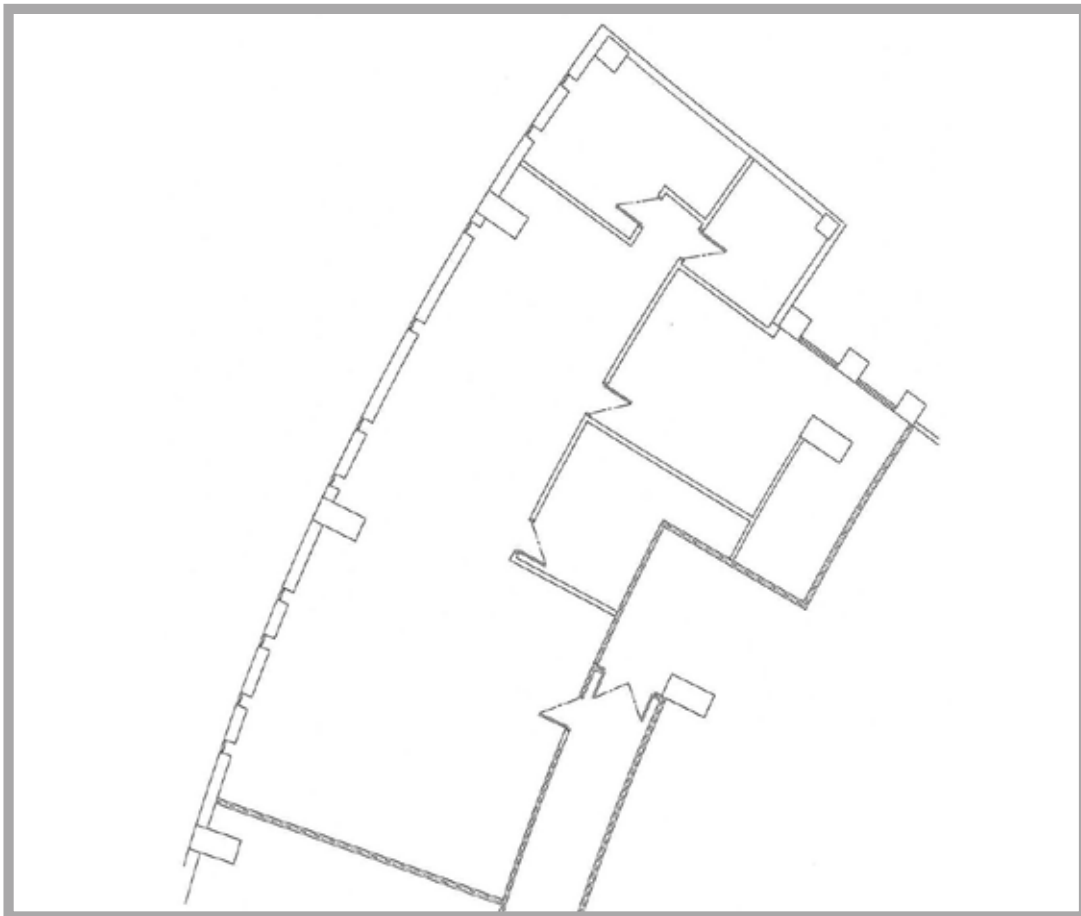
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Suite 1017 ±2,155 RSF



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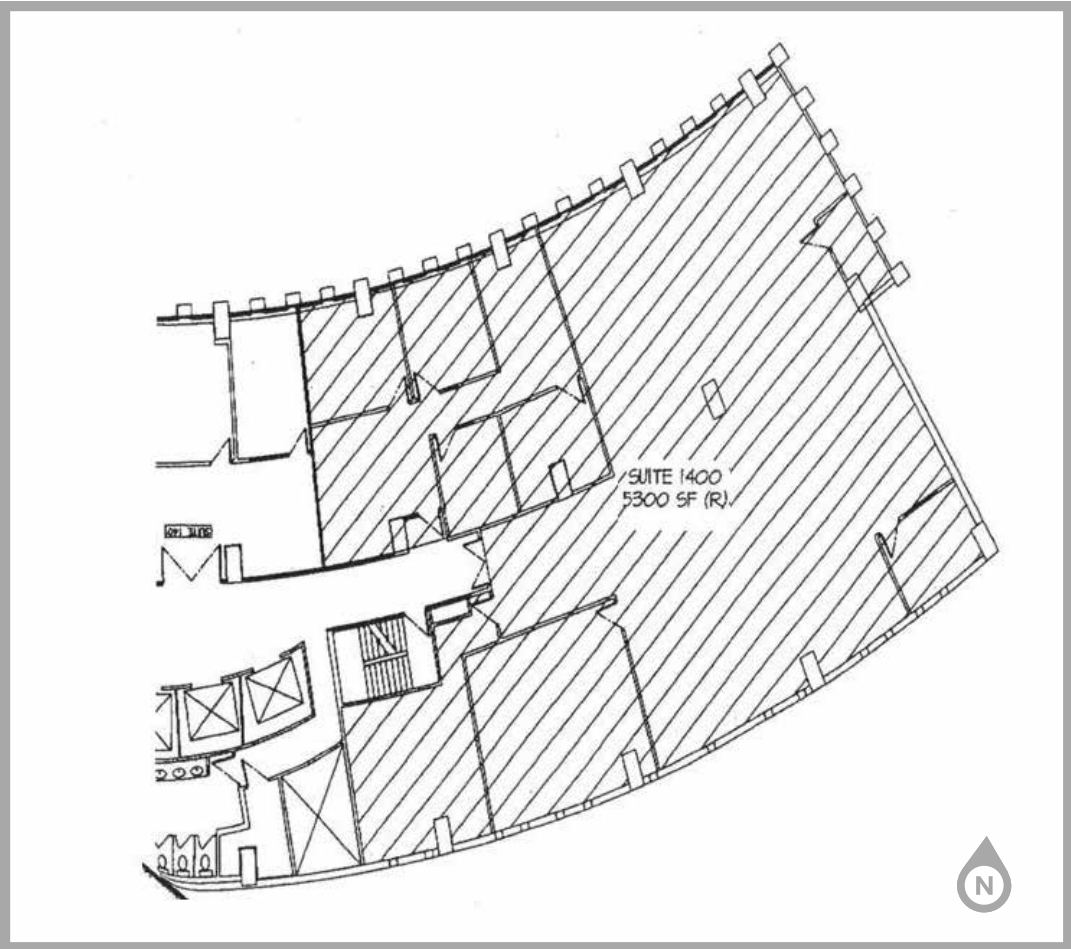
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Suite 1400 ±4,079 RSF



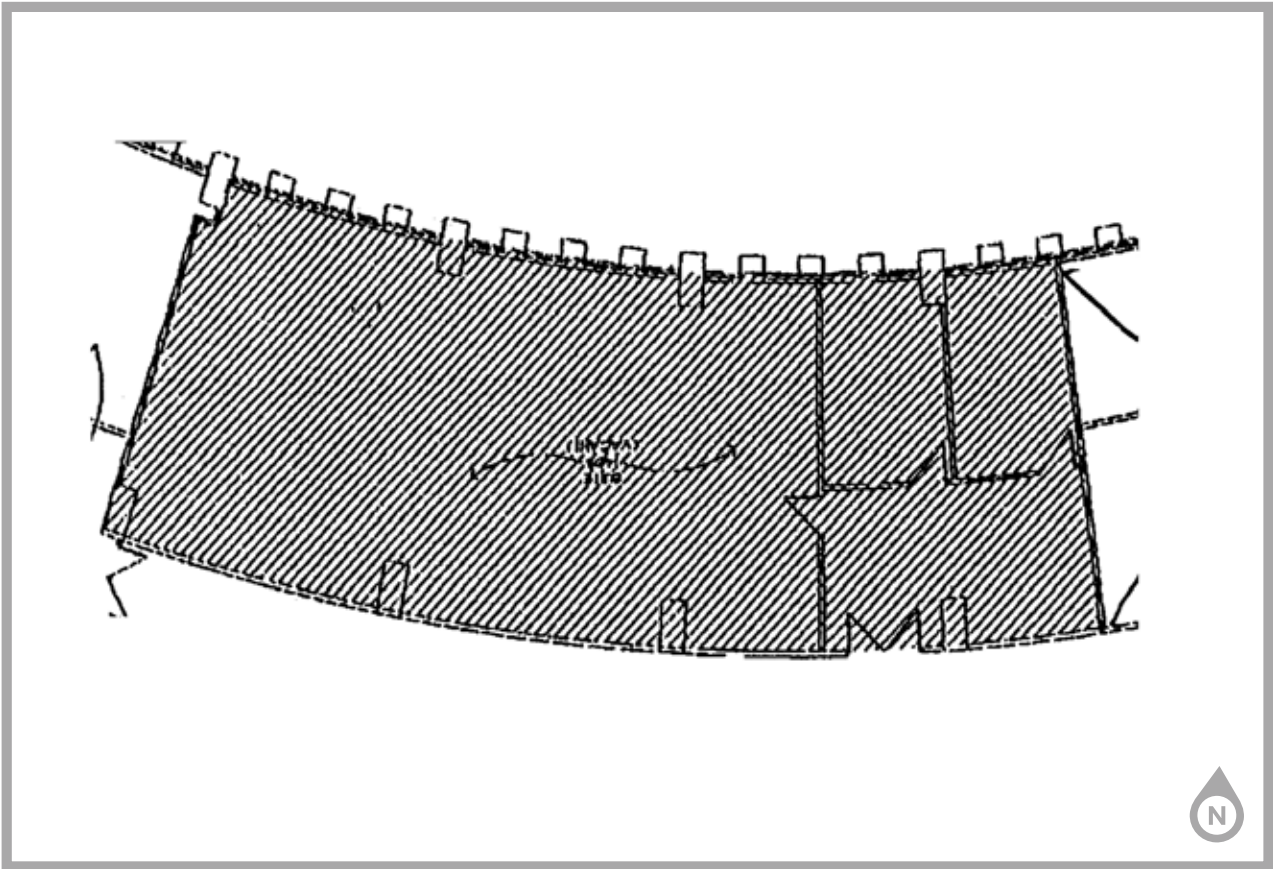
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Suite 1410 ±2,460 RSF



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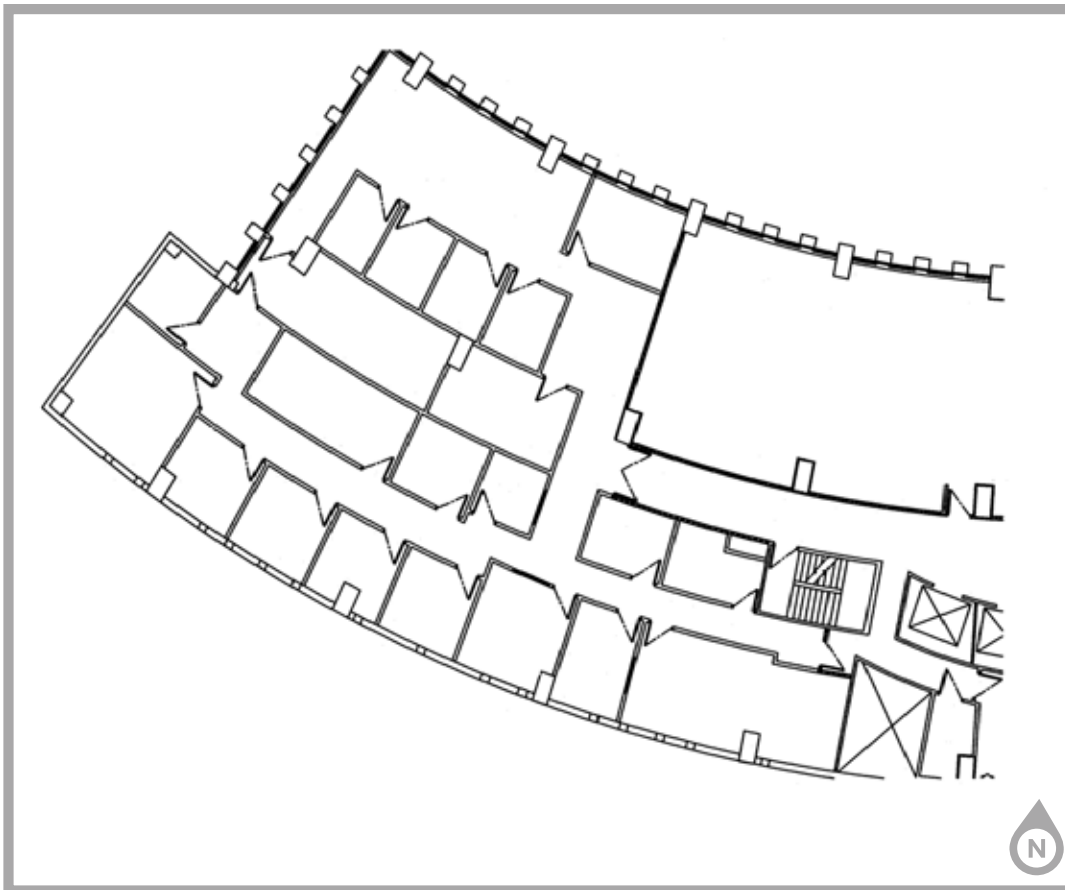
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Suite 1420 ±4,728 RSF



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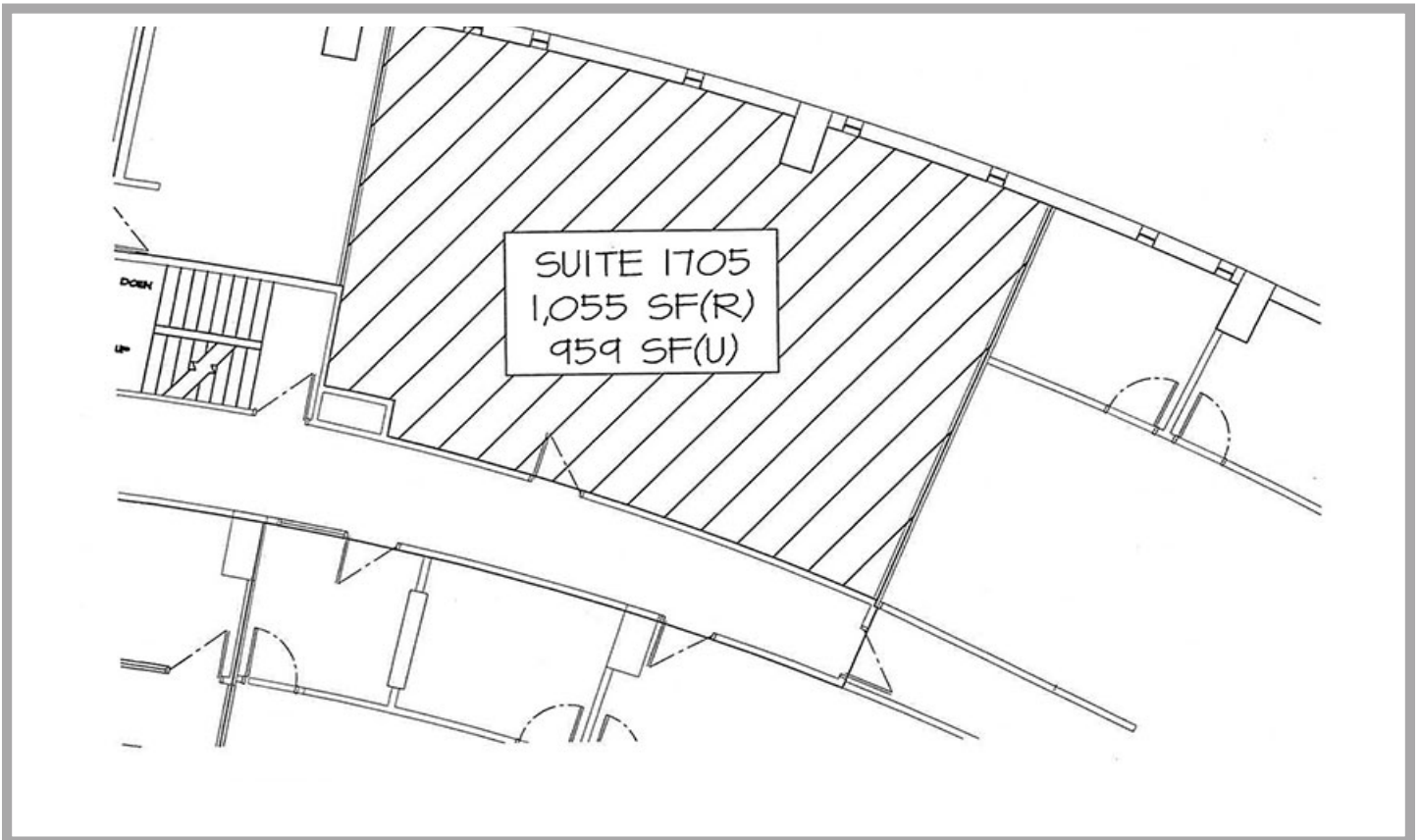
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Suite 1705 ±1,055 RSF



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