

# CAMCRE.

## FORUM NORTH 44

3033 N 44th Street, Phoenix, Arizona 85018

± 2,365 - 10,142 SF Available for Lease



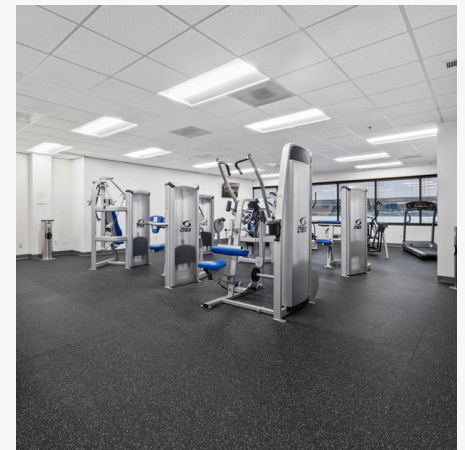
# Views That Meet Your Vision

Rising in the heart of Phoenix, Forum North 44 delivers a modern office experience.

Just minutes from the Camelback Corridor and with strategic freeway access, you'll discover workspaces elevated by abundant natural light, private balconies with sweeping views of Camelback Mountain, and the city skyline.

Choose plug-and-play suites for immediate impact or design your own vision within customizable shell spaces.

A fitness center and café bring balance and energy to each day, while proximity to healthcare and business hubs place tenants at the center of industry.



# DESIGN YOUR SPACE OR START WORKING TODAY

Move-In Ready & Build To Suit Suites Available

**±2,365-10,142 SF**      **34,641 SF**  
**Available (divisible)**      **Typical Floor**

**\$24 PSF Full Service**  
**Asking Price**



# BUILDING FEATURES



±103,923 SF  
Building Size



Class A



Covered  
Reserved Parking  
Available



Semi-Private  
Balconies



Fitness Center  
On-site



Café  
On-site



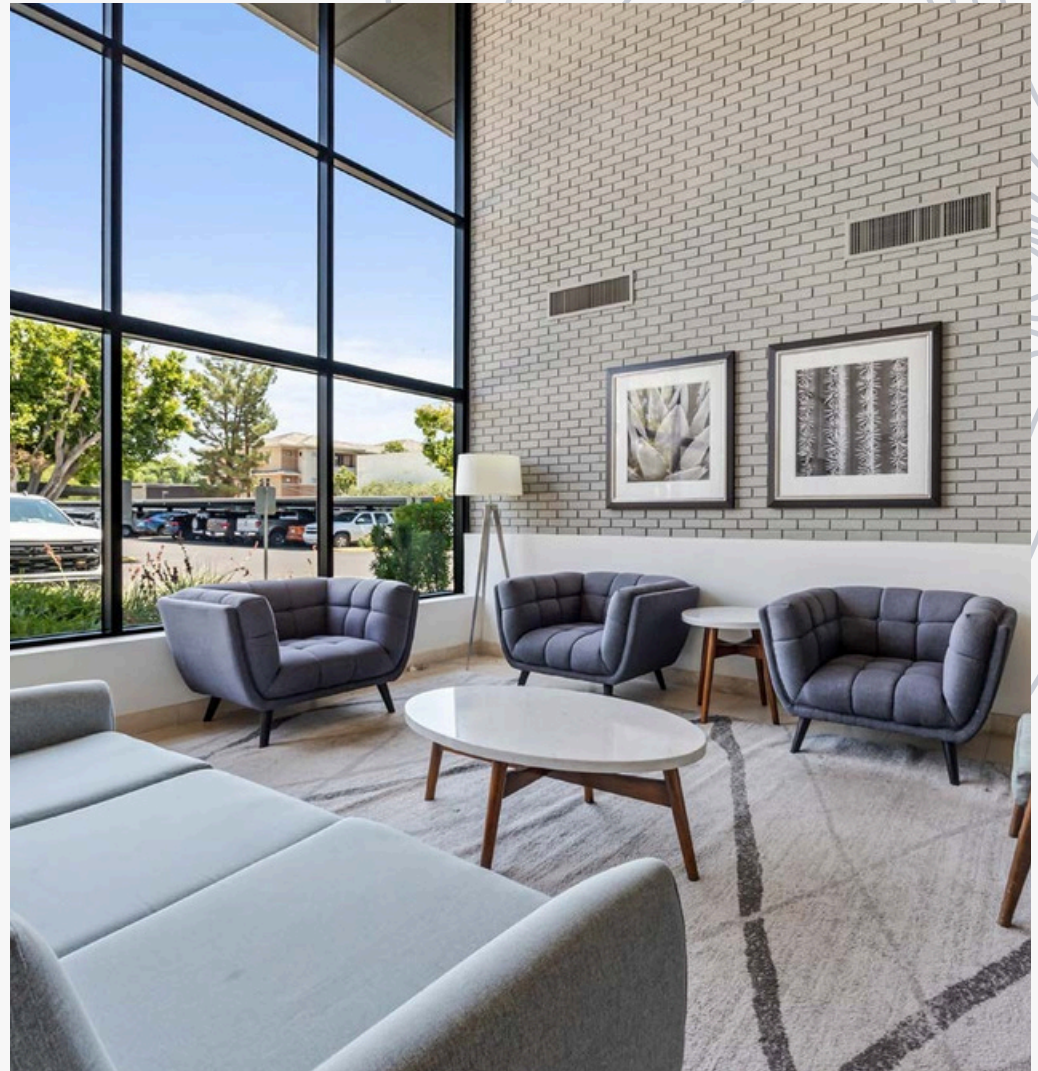
10'  
Ceiling Height



Mountain  
Views



Abundance  
of Natural  
Light



## MAJOR TENANTS

OrthoArizona

MATRIXNEWORLD

HILL &  
USHER

SOAR  
AUTISM  
CENTER



## Center Of It All

Unmatched access to Camelback Corridor, Downtown Phoenix, Major Freeways, Medical Centers, and endless food, entertainment, and lifestyle destinations.

3-mile Population	5-mile Population
<b>134,123</b>	<b>309,390</b>

Professional & Business Services	
<b>13,496</b>	<b>1,362</b>
Employees	Businesses



**3-5 Minute**  
Drive to Sky Harbor



### Time to Highways

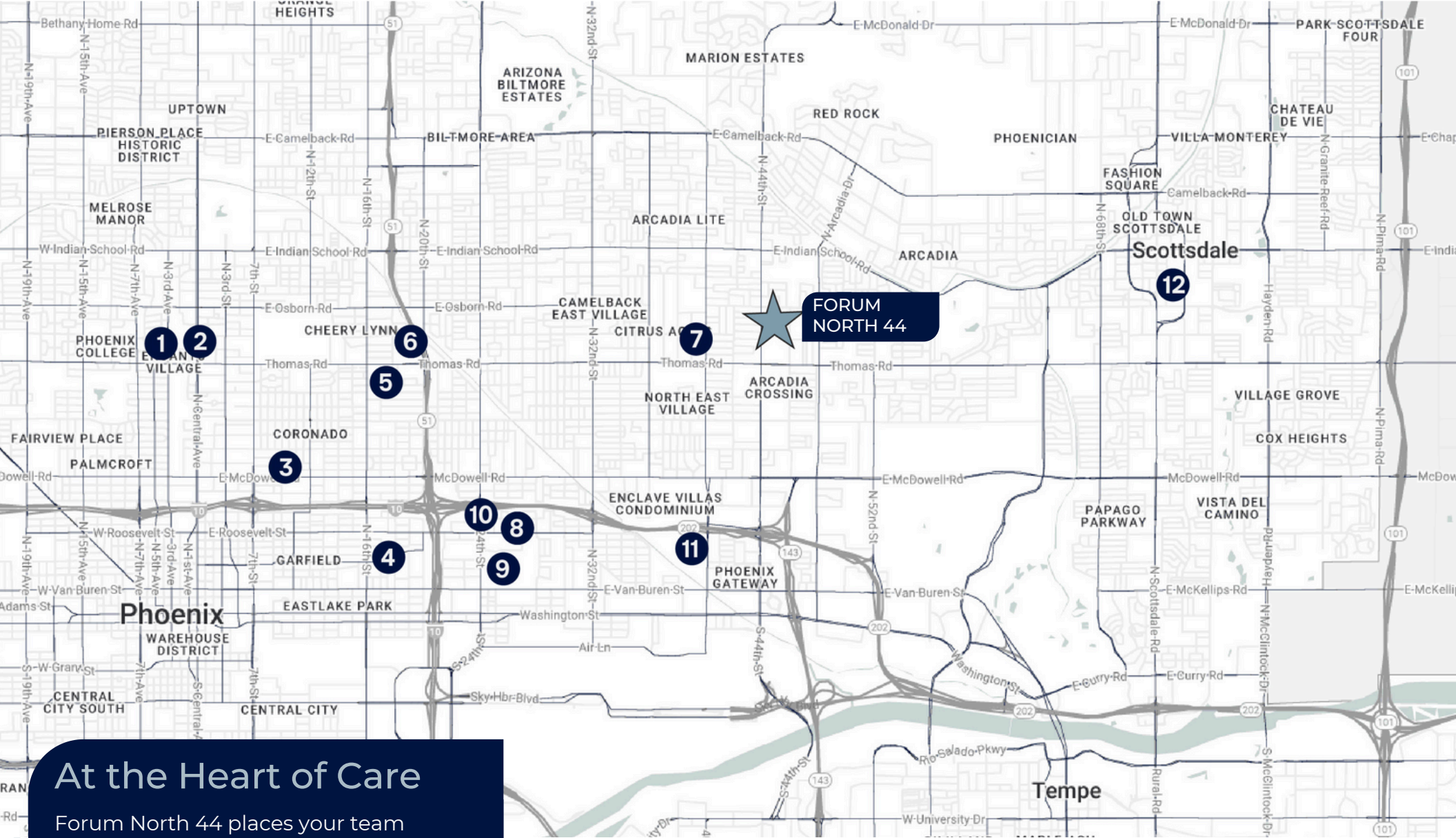
Loop 202: 6 mins  
SR 143: 7 mins  
Hwy 51: 12 mins



**140+ Restaurants**  
within 5 miles



**2M+ SF of Retail**  
within 5 miles



## At the Heart of Care

Forum North 44 places your team alongside Phoenix's most dynamic hospitals, specialty centers, and medical hubs. Experience seamless opportunities for growth and collaboration.

- |  |  |
|--|--|
| <b>1</b> St. Joseph Hospital                         | <b>7</b> Valley Hospital                   |
| <b>2</b> Dignity Health                              | <b>8</b> Maricopa County Hospital          |
| <b>3</b> Banner University Medical Center            | <b>9</b> Arizona State Hospital            |
| <b>4</b> Reunion Rehabilitation Hospital Phoenix     | <b>10</b> Valleywise Health Medical Center |
| <b>5</b> Phoenix Children's Hospital - Thomas Campus | <b>11</b> Mountain Park Health Center      |
| <b>6</b> Abrazo Arizona Heart Hospital               | <b>12</b> HonorHealth Scottsdale Osborn    |

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## EXCLUSIVE LEASING AGENTS:



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