

FOR LEASE



340 E PALM LANE & 2025 N 3RD STREET
PHOENIX, AZ 85004

AVAILABILITY: [CLICK SUITE TO VIEW FLOORPLAN](#)
& [SPEC SUITE PHOTOS](#)

340 E PALM LANE

SUITE A265 SPEC SUITE	±1,742 SF	\$25.75/SF FS \$19.00/SF FS	VIEW SUITE A265 VIRTUAL TOUR
SUITE A300	±2,799 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE A340 SPEC SUITE	±1,886 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE A350 SPEC SUITE	±1,000 SF	\$25.75/SF FS \$19.00/SF FS	

2025 N 3RD STREET

SUITE B160	±1,489 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B162	±1,328 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B167 SPEC SUITE	±2,262 SF	\$25.75/SF FS \$19.00/SF FS	VIEW SUITE B167 VIRTUAL TOUR
SUITE B218	±1,417 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B220	±1,274 SF	\$25.75/SF FS \$19.00/SF FS	

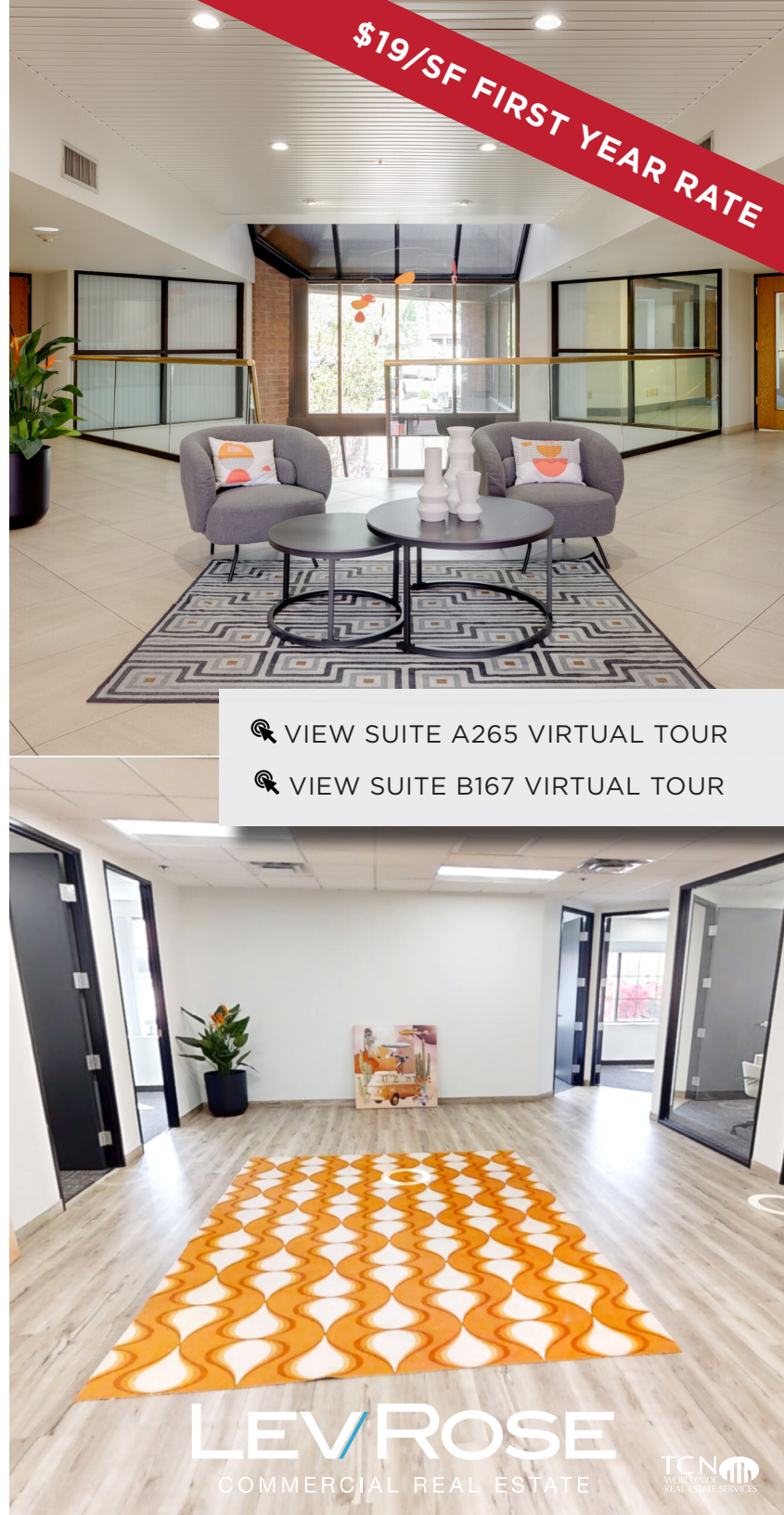
LEASE RATE: ~~\$25.75/SF FS~~ **\$19.00/SF FS FIRST YEAR RATE**

COVERED PARKING: \$50/mo/space

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HIGHLIGHTS:

- Centrally located minutes from Downtown PHX, the I-10 and I-17
- Less than 5 miles from Sky Harbor
- Recently remodeled interior lobby, common areas, and spec suites
- Loads of natural light and private balconies
- On-site tenant amenity coffee bar
- IT Fiber to the Building



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AERIAL OVERVIEW

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This map was prepared for assessment purposes only. Map not to scale.

SOUTH MOUNTAIN PRESERVE

THE WESTIN
PHOENIX DOWNTOWN

44
MONROE

THE LINK
APARTMENTS

Sheraton
Phoenix Downtown
HOTEL

ROOSEVELT
ROW ARTS DISTRICT

WA
Western Alliance Bank
aps
Snell & Wilmer
Alliance Bank

CHASE
FIELD

Uber

kenect
PHOENIX

Stewart

ARIZONA
CENTER

INTERSTATE
10

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

GREEN LEAF
ARTS DISTRICT

PhxArt 60
Phoenix Art Museum

ups
The UPS Store

SAFeway

EINSTEIN BROS. BAGELS

±65
ADDITIONAL PARKING
STALLS POTENTIALLY
AVAILABLE

ROOSEVELT
ROW ARTS DISTRICT

E PALM LANE

THE
BROCKSTONE

ROOSEVELT ROW
ARTS DISTRICT
±1 mile
Phoenix's walkable arts
district, home to art
galleries, restaurants,
bars and boutique shops

3RD STREET