

FOR LEASE

THE 3550

*A 281,059 SF,
office tower in
Central Phoenix
two-minutes from
the Central/Osborn
light rail station*

3550 N CENTRAL AVE
PHOENIX, AZ

EXCLUSIVELY LISTED BY

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**Kidder
Mathews**

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A 281,059 SF, *TRANSIT-ORIENTED* CLASS-A OFFICE TOWER IN CENTRAL PHOENIX

Alexis Grill, a Central Phoenix favorite, is located on the ground floor, offering full-service lunch, dinner and catering.

Elev8th Performance is an on-site fitness and training facility offering tenant's the opportunity for personal fitness training.

The tower fronts along Central Avenue, the primary arterial that links the Central Corridor's neighborhoods, including Downtown, Central Arts District, Midtown, and Uptown.

With $\pm 11,600$ square foot floor plates, the office tower is ideally configured for small-to mid-sized office tenants. In addition, the first four floors of the building include an annex building with larger, $\pm 31,000$ square foot floor plates to accommodate larger tenants, with excellent floor-to-ceiling glass line.

Renovations are ongoing, including new elevator lobbies, corridors, restrooms and the recently completed tenant amenity lounge, conference room and roof-top deck.

IDEALLY LOCATED

The 3550 benefits from Phoenix's urban revival, with new residential, restaurants, coffee houses and bars transforming the location to a 24-hour live-work-play environment.

PROPERTY OVERVIEW

BUILDING NRSF $\pm 284,059$

PARKING RATIO 3/1,000 Structured & Surface

FLOORPLATES $\pm 9,188$ SF to $\pm 12,225$ SF



ROOF-TOP
AMENITY
DECK



2 MIN

WALK TO CENTRAL/OSBORN
LIGHT RAIL STATION

9 MIN

DRIVE TO I-10, I-17
& SR 51 HIGHWAYS

80+

RESTAURANTS, BARS &
COFFEE HOUSES NEARBY

10 MIN

DRIVE TO SKY HARBOR
INT'L AIRPORT

1 MIN

WALK TO VALLEY
METRO BUS STOP

7

EXISTING OR U/C
APTS WITHIN 3 MI

NEARBY POPULAR RESTAURANTS

ocotillo

RESTAURANT
PROGRESS
WINE

UPWARD
PROJECTS

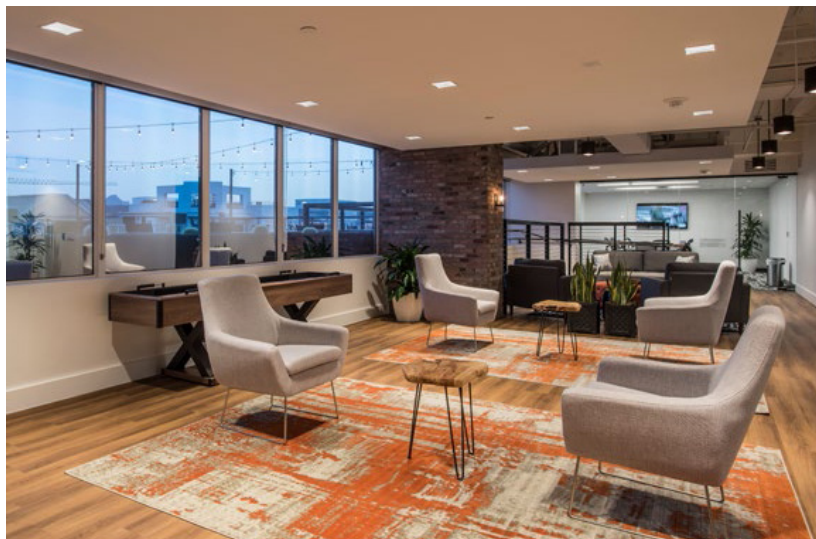
Alexis's Grill



**FIRST
WATCH**



The tenant amenity lounge, cafe, conference room and rooftop deck are areas open to all tenants. The lounge includes a conference center, shuffleboard, and snacks & beverages.



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