

# CITY-SQUARE

PREMIER CLASS A FULL SERVICE OFFICE PARK



**3800 TOWER**  
*3800 North Central Avenue*

**3838 TOWER**  
*3838 North Central Avenue*

**4000 TOWER**  
*4000 North Central Avenue*

**NEWMARK**

BARKER  
PACIFIC  
GROUP



## PREMIER CLASS A OFFICE SPACE FOR LEASE

### 1. FITNESS CENTER

- On-site shared complimentary fitness center
- Weight machines, free weights, cardio machines, yoga/pilates studio
- Private showers

### 2. HILTON GARDEN INN

- 156 guest rooms, with 24 two-room suites
- Complimentary high-speed internet and other
- Business features
- 7,500 s.f. of conference facilities
- Restaurant for hotel guests

### 3. BEAUTY SALON & BARBER SHOP

- Offers a complete line of services, including: cut, color, blow-out, extentions, manicures, and pedicures

### 4. ON-SITE DAY CARE

- 4,200 s.f. day care 3,500 s.f. playground
- Ages from 6 weeks to 5 years old

### 5. ON-SITE BANK

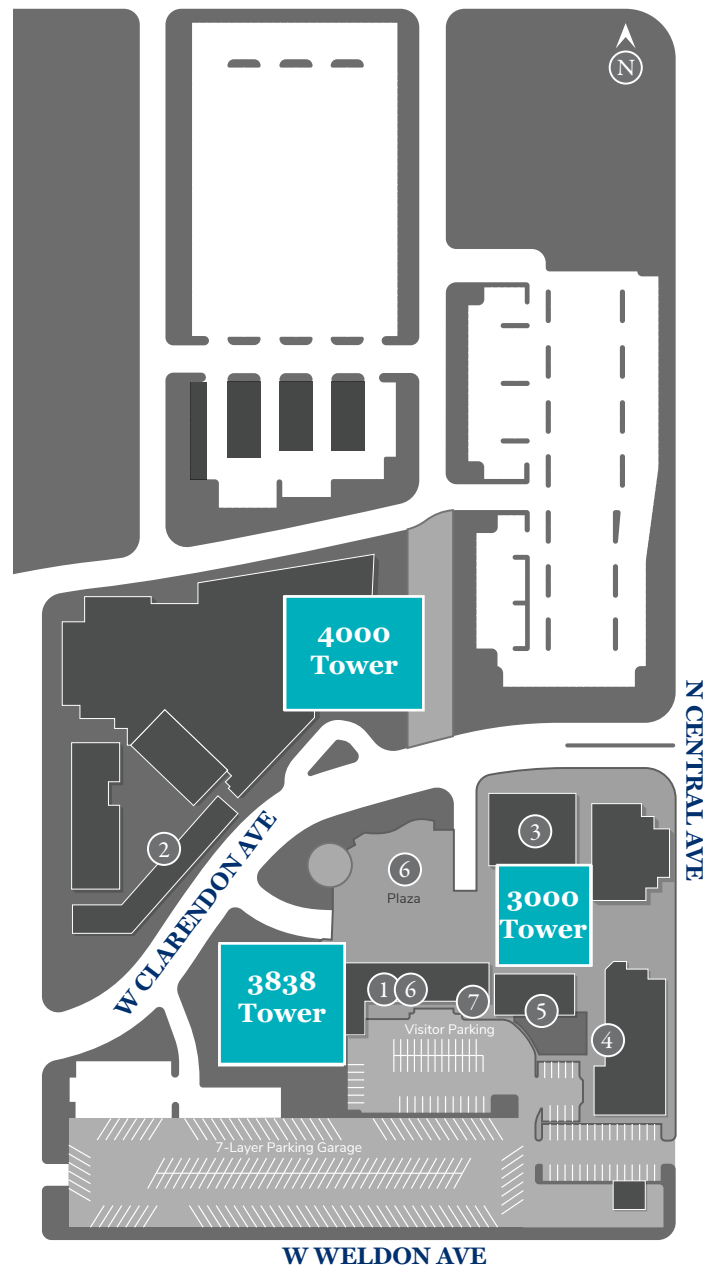
- Full-service bank with on-site parking
- Drive-thru service

### 6. RESTAURANTS

- AZ Deli
- Firecreek Coffee

### 7. BUILDING SHARED CONFERENCE ROOM

- 50 person capacity



## PREMIER CLASS A FULL SERVICE OFFICE PARK

### PROPERTY

City Square is midtown Phoenix's prominent mixed-use project which consists of three Class A office towers totaling over 724,387 square feet. The project features high quality construction, efficient and functional floorplates to accommodate an extensive range of tenant requirements, substantial on-site parking and expansive views.

City Square was constructed to the highest quality Class A standards and provides tenants with a first-class business environment including: recently renovated courtyard, corridors, restrooms and lobbies, fitness center, on-site restaurant facilities, on-site child care facility, barber shop, shoe shine, beauty salon, easy access to major banks, 24-hour guard service, and on-site management and engineering.

### LOCATION

Located in Phoenix's Central Business District (CBD), City Square is bordered by Indian School Road to the north, Central Avenue and the Light Rail to the east, Weldon Avenue to the south and 2nd Avenue to the west.



### FEATURES

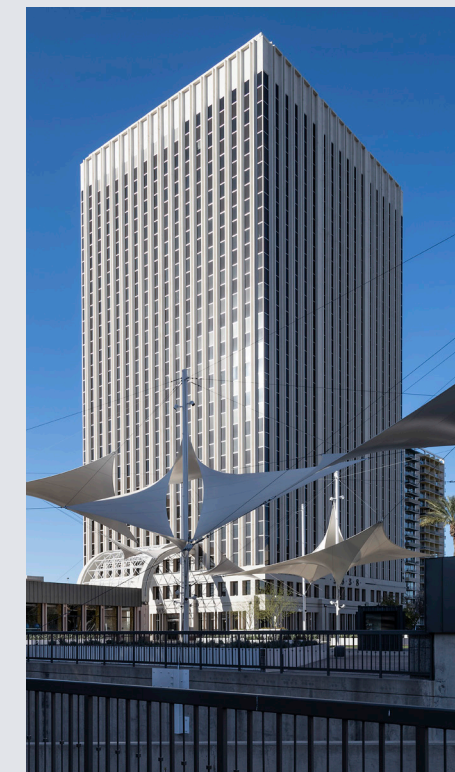
- Recently renovated courtyard with streetscapes
- Capability to meet LEED for commercial interiors
- 13 lodging establishments & over 120 restaurants within a one-mile radius
- 10 min. drive to Phoenix Sky Harbor International Airport
- Conferencing Facility
- On-site Management
- Sundries Shop
- On-site storage

### ACCESS

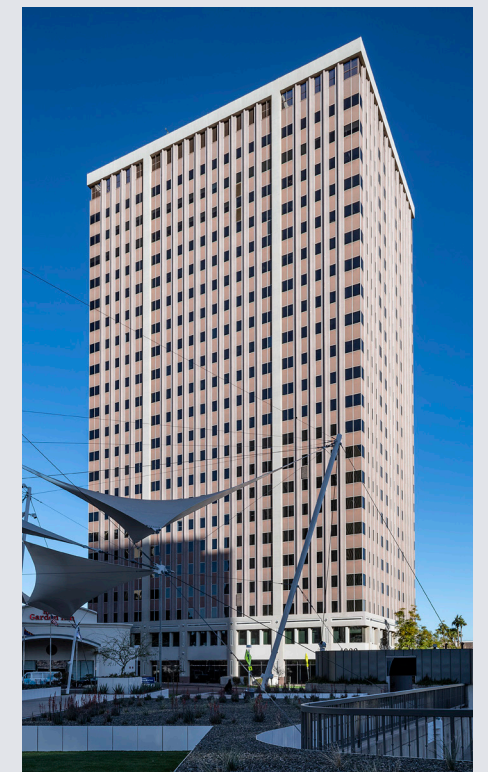
- SR-51, I-10 and I-17 are minutes away and very easily accessible. Prime ingress/egress and public transportation.
- 400 ft from the Valley Metro Light Rail Stop
- Valley Metro Bus Stop located in front of the 3800 Tower



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## NEARBY AMENITIES

- |                          |                       |                         |
|--------------------------|-----------------------|-------------------------|
| 1. Taco Bell / Pizza Hut | 16. Sui Wok           | 31. First Watch         |
| 2. Natural Grocer        | 17. US Bank           | 32. Jimmy Johns         |
| 3. 7 eleven              | 18. City Square Cafe  | 33. Cranberry Hills     |
| 4. Thai E San            | 19. Cafe              | 34. Best of Philly      |
| 5. Whataburger           | 20. Alexis Grill      | 35. Panera              |
| 6. QuikTrip              | 21. Safeway           | 36. Honey Bear's BBQ    |
| 7. George & Dragon       | 22. Peter Piper Pizza | 37. Lenny's Burgers     |
| 8. Pane Bianco           | 23. Subway            | 38. Budget Suites       |
| 9. Port of Subs          | 24. Blimpie           | 39. Hilton Garden Inn   |
| 10. Jack in the Box      | 25. China Chili       | 40. The Clarendon Hotel |
| 11. Wendy's              | 26. Jack in the Box   | 41. Holiday Inn         |
| 12. Yoshi's              | 27. Sam's Deli Mart   | 42. Hampton Inn         |
| 13. Domino's Pizza       | 28. Park Central Deli | 43. The Hilton          |
| 14. Plaze Cafe & Bakery  | 29. Fired Pie         | 44. Smoothie King       |
| 15. Zoom Expresso        | 30. Starbucks         | 45. The Clever Koi      |

## CONTACT LEASING TEAM

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