

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 A240	SPEC SUITE	±1,638 SF	\$25.75/SF FS \$19.00/SF FS	VIRTUAL TOUR
SUITE A265	SPEC SUITE	±1,742 SF	\$25.75/SF FS \$19.00/SF FS	VIRTUAL TOUR
SUITE A280	MEDICAL SUITE (IN SUITE RESTROOM)	±1,850-±4,227 SF	\$30.00/SF FS	VIRTUAL TOUR
SUITE A300		±2,799 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE A310		±1,539 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE A350		±870 SF	\$25.75/SF FS \$19.00/SF FS	

2025 N 3RD STREET

SUITE B167	SPEC SUITE	±2,285 SF	\$25.75/SF FS \$19.00/SF FS	VIRTUAL TOUR
SUITE B218		±1,459 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B220		±1,210 SF	\$25.75/SF FS \$19.00/SF FS	
SUITE B250		±3,924 SF	\$25.75/SF FS \$19.00/SF FS	

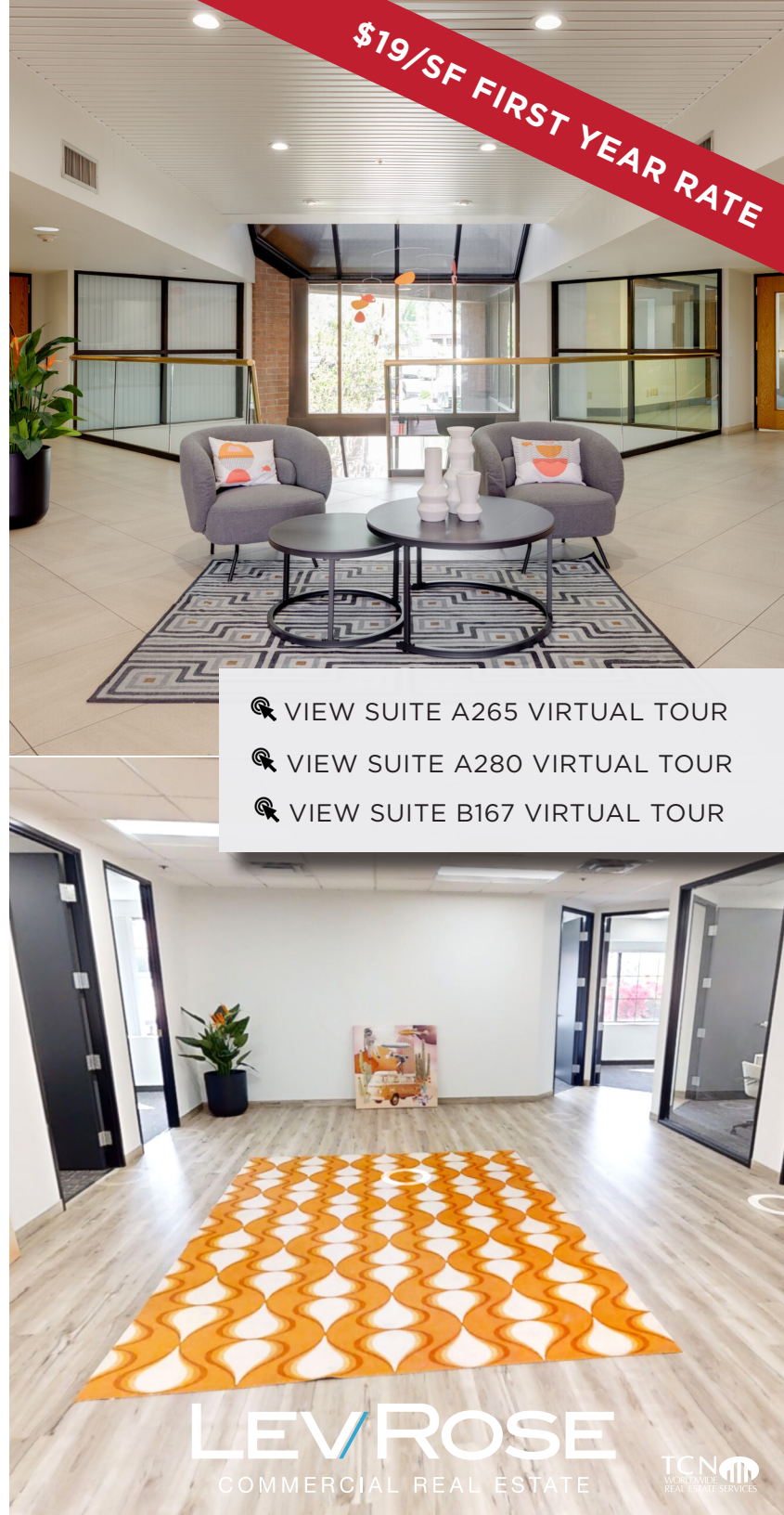
LEASE RATE: ~~\$25.75/SF FS~~ **\$19.00/SF FS FIRST YEAR RATE**

COVERED PARKING: \$50/mo/space

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- [VIEW SUITE A265 VIRTUAL TOUR](#)
- [VIEW SUITE A280 VIRTUAL TOUR](#)
- [VIEW SUITE B167 VIRTUAL TOUR](#)

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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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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

AERIAL OVERVIEW

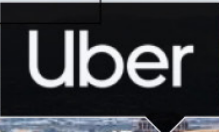
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COMMERCIAL REAL ESTATE



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

kenect
PHOENIX



ROOSEVELT
ROOSEVELT ROW ARTS DISTRICT

ARIZONA
CENTER



ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

ROOSEVELT ROW ARTS DISTRICT

GREEN LEAF
ARTS DISTRICT

ups
The UPS Store

SAFeway

PhxArt 60
Phoenix Art Museum

EINSTEIN BROS. BAGELS

±65
ADDITIONAL PARKING STALLS POTENTIALLY AVAILABLE

E PALM LANE

THE BROOKSTONE

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

3RD STREET