

FOR LEASE

2700 & 2702 N 3RD STREET
PHOENIX, AZ 85004

LEASE RATE | \$17.50-\$19.50/SF FS *Click Suite to View Floor Plan

2700 N 3RD STREET

SUITE 1000B			±1,940 SF	\$19.50/SF FS
SUITE 2000			±2,477 SF	\$19.50/SF FS
SUITE 2004			±1,149 SF	\$19.50/SF FS
SUITE 2005			±904 SF	\$19.50/SF FS
SUITE 2006*	 VIRTUAL TOUR	SPEC SUITE	±1,114 SF	\$19.50/SF FS
SUITE 2007	 VIRTUAL TOUR	SPEC SUITE	±1,270 SF	\$19.50/SF FS
SUITE 2008		YEAR 1 SPECIAL	±4,131 SF	\$17.50/SF FS \$16.50/SF FS
SUITE 2014		YEAR 1 SPECIAL	±4,199 SF	\$17.50/SF FS \$16.50/SF FS
SUITE 3030			±1,192 SF	\$19.50/SF FS
SUITE 3035			±2,067 SF	\$19.50/SF FS
SUITE 3040*	 VIRTUAL TOUR		±2,659 SF	\$19.50/SF FS
SUITE 3050A*	 (Contiguous to ±9,666 SF)		±1,869 SF	\$19.50/SF FS
SUITE 3050B*	 (Contiguous to ±9,666 SF)	YEAR 1 SPECIAL	±7,797 SF	\$17.50/SF FS \$16.50/SF FS
SUITE 4000			±19,773 SF	\$16.50/SF FS

2702 N 3RD STREET

SUITE 1014			±1,357 SF	\$19.50/SF FS
SUITE 2015			±963 SF	\$19.50/SF FS
SUITE 3000*	 VIRTUAL TOUR	SPEC SUITE YEAR 1 SPECIAL	±8,476 SF	\$17.50/SF FS \$16.50/SF FS
SUITE 3020			±1,200 SF	\$19.50/SF FS
SUITE 4001		YEAR 1 SPECIAL	±4,536 SF	\$17.50/SF FS \$16.50/SF FS
SUITE 4008	 VIRTUAL TOUR	SPEC SUITE	±1,493 SF	\$19.50/SF FS
SUITE 4020		YEAR 1 SPECIAL	±9,308 SF	\$17.50/SF FS \$16.50/SF FS

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THE DETAILS HIGHLIGHTS

- Parking Ratio: 4/1,000
- Garage parking - \$60/month per space
- Outside covered, reserved parking - \$40/month per space
- Prime location near the Central Avenue Business District
- Easy access to I-10 and SR-51
- Peaceful, park-like setting
- Ample covered and pull-up parking
- High-quality ownership and management

AMENITIES

- Basketball & pickleball courts
- Break rooms in most suites (with plumbing)
- New finishes throughout most suites
- Monument signage on 3rd Street



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