

Move-In-Ready Office  
Suites in Central Phoenix

**CAMBRIDGE COURT**  
2701 N 16th St | Phoenix, AZ 85006 | Call Broker for Pricing



**NEW OWNERSHIP | ±40,000 SF AVAILABLE WITH PROPERTY IMPROVEMENTS UNDERWAY**

**Don Morrow**

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602 393 6608

**Jake Fox**

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585 698 3393

**NAI Horizon**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200 Phoenix, AZ 85018  
602 955 4000 | [naihhorizon.com](http://naihhorizon.com)

# Property Information



**Address:** 2701 N 16th St | Phoenix, AZ 858006

**Property Type:** Office/Medical

**Lease Rate:** Call Broker For Pricing

**Year Built:** 1981

**Building Size:** ±44,592 SF, collectively

**Land Size:** 2.20 AC

**Zoning:** C-2

**Parking:** ±80 Covered Spaces Available, \$35/Month

**Parcel:** 117-04-123 | 117-04-105 | 117-04-106  
117-04-107 | 117-04-108

**Fire Safety:** Fully Sprinklered Building

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# Property Information

## Property Features

- Timeless red brick exterior with many building upgrades in progress
- Functioning operable windows in suites for fresh air circulation
- Secured, large central courtyard as tenant common area; mature landscaping creates a pleasant environment
- Monument sign on 16th St with multiple available panels for tenant identity
- Bus stop immediately in front of the property
- Parking lot is being renovated
- All furniture in suites are included with lease

## Location Features

- Near Phoenix Children's Hospital and Arizona Heart Hospital
- Quick access to SR-51; high visibility with 16th St frontage (major arterial)
- Several dining options in close proximity



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# Property Photos: Exterior



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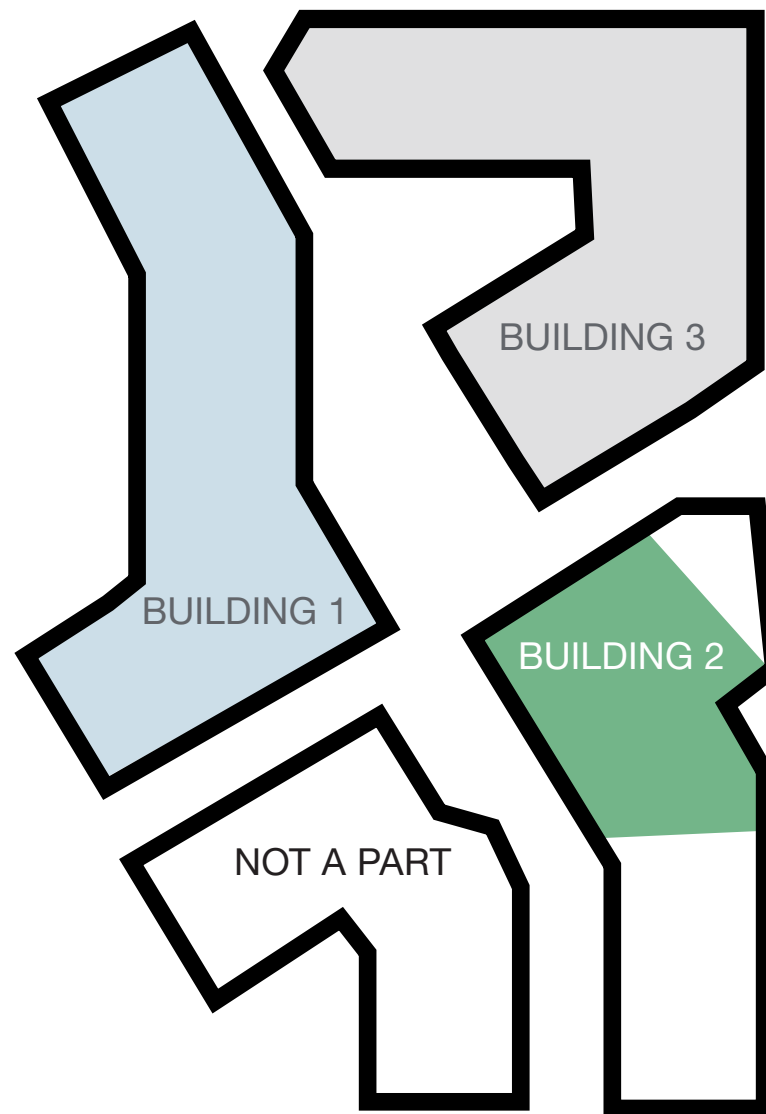
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# Available Suites

Building & Suite	Suite Size	Notes
<b>BUILDING 1</b>		
101	2,500 SF	
103	2,364 SF	
105	1,078 SF	
106	2,163 SF	
<i>First Floor</i>	<i>8,105 SF</i>	<i>Contiguous Available Suite</i>
<b>BUILDING 2</b>		
110	6,404 SF	
111	1,420 SF	
113	3,327 SF	Spec Suite
<i>First Floor</i>	<i>6,121</i>	<i>Contiguous Available Suite</i>
210	2,068 SF	
211	5,421 SF	
212	4,503 SF	Spec Suite
<i>Second Floor</i>	<i>6,121</i>	<i>Contiguous Available Suite</i>
<b>BUILDING 3</b>		
122	2,731 SF	Spec Suite
<i>First Floor</i>	<i>8,641 SF</i>	<i>Contiguous Available Suite</i>
<i>Second Floor</i>	<i>8,242 SF</i>	<i>Contiguous Available Suite</i>
<i>Third Floor</i>	<i>8,400 SF</i>	<i>Contiguous Available Suite</i>



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# Floor Plan

BUILDING 1, FLOOR 1

COMMON AREA RESTROOMS

SUITE 101  
2,500 SF

SUITE 103  
2,364 SF

SUITE 105  
1,078 SF

SUITE 106  
2,163 SF

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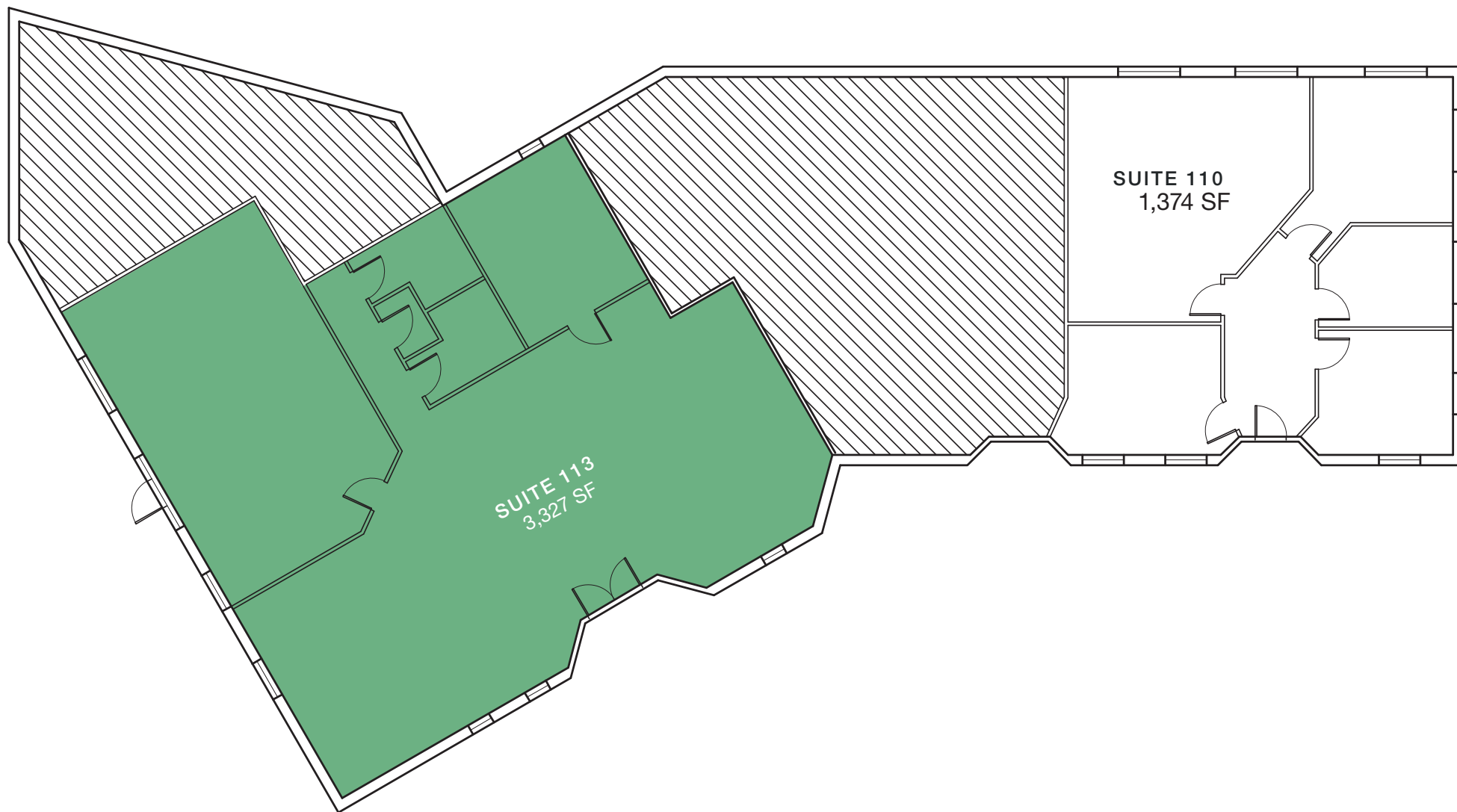
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# Floor Plan

BUILDING 2, FLOOR 1



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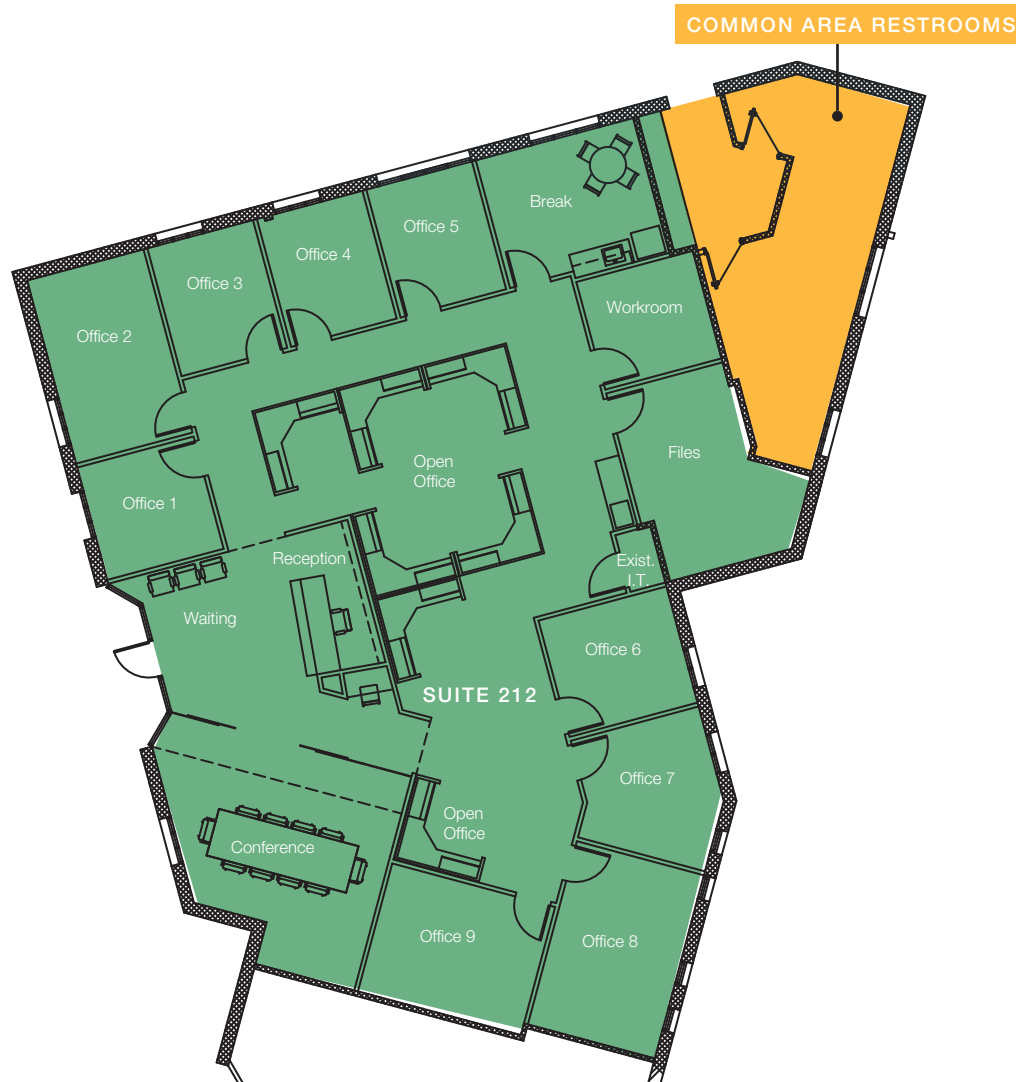
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# Floor Plan

BUILDING 2, FLOOR 2



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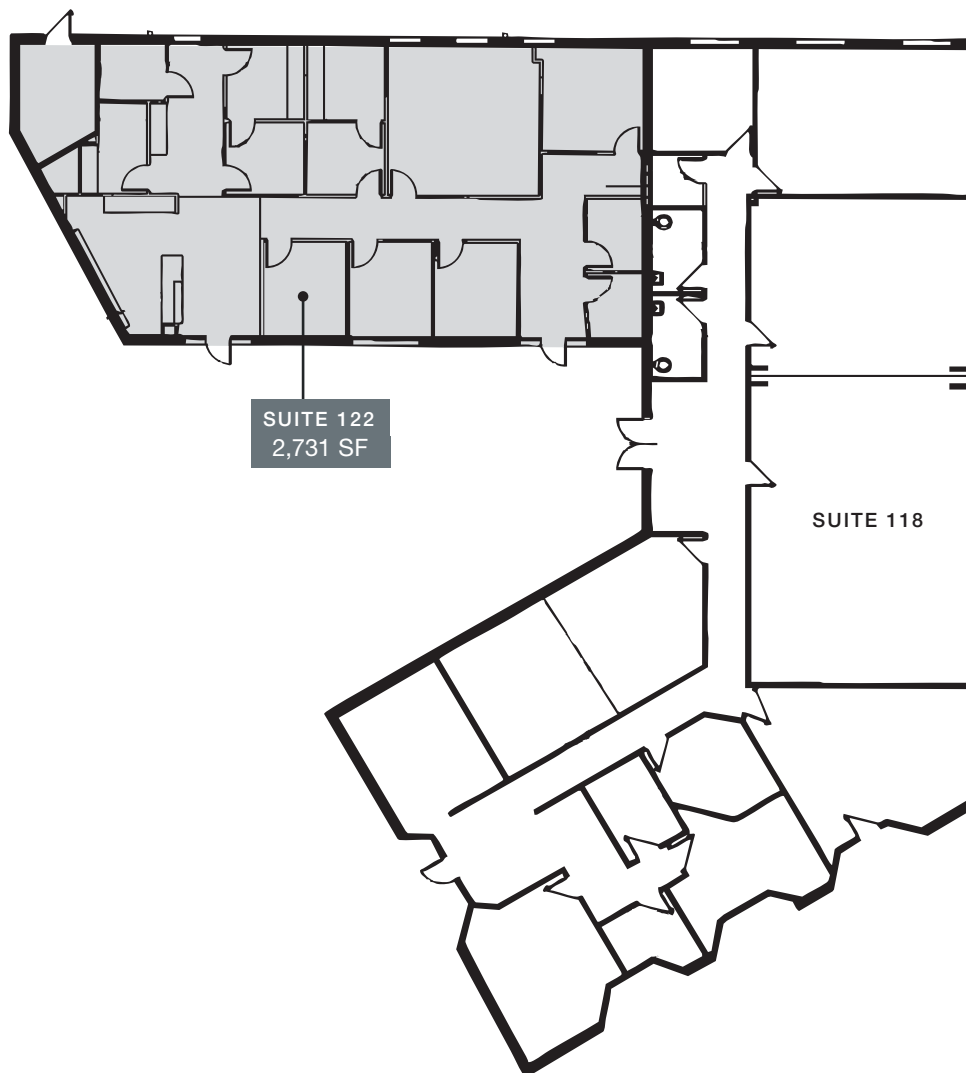
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# Floor Plan

BUILDING 3, FLOOR 1



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# Floor Plan

BUILDING 3, FLOOR 2



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# Floor Plan

BUILDING 3, FLOOR 3



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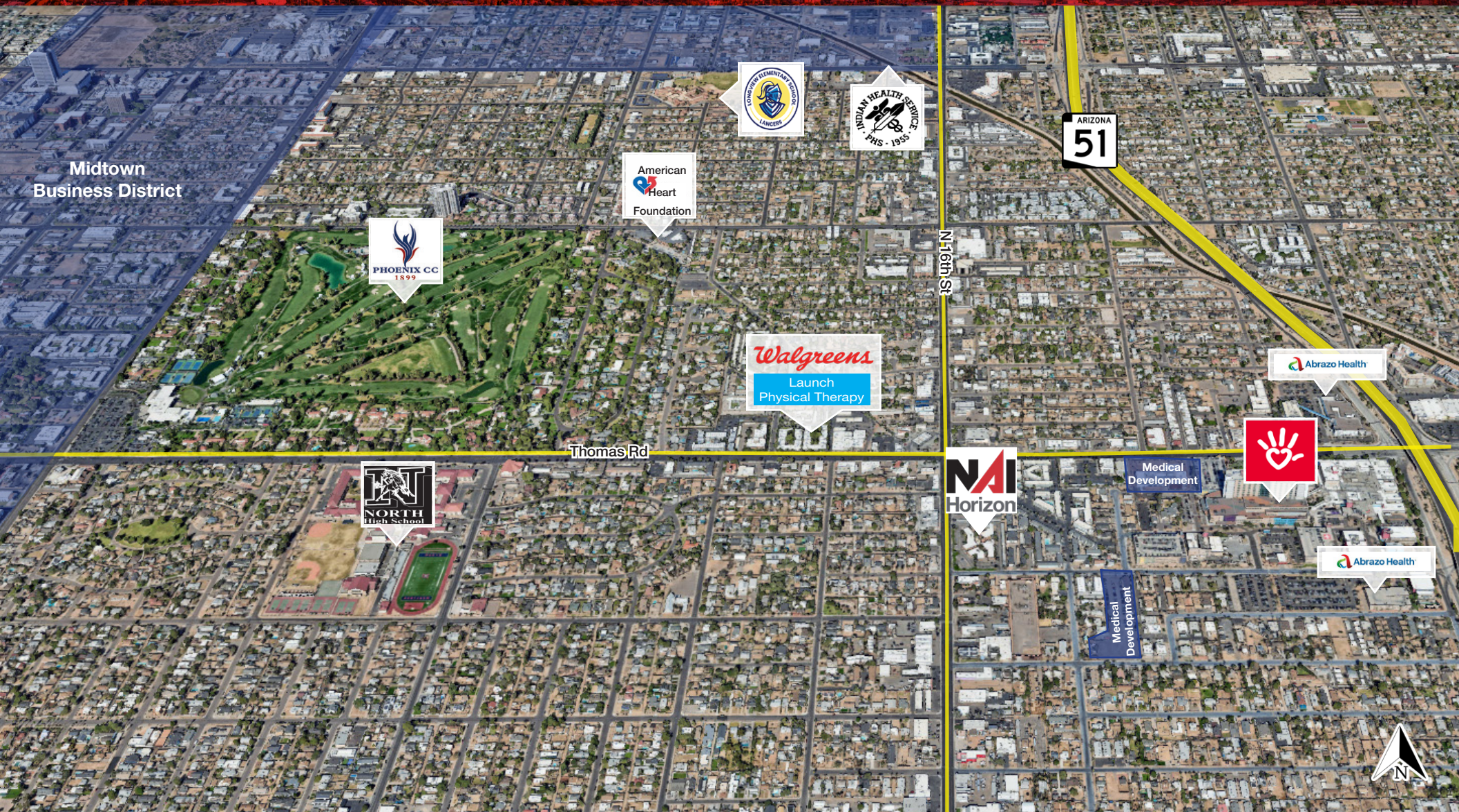
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# Aerial Map



Midtown  
Business District



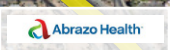
Thomas Rd



Medical  
Development



Medical  
Development



N 16th St

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