

# FAIRMOUNT PLACE

4001 N 3rd St | Phoenix, AZ 85012

OFFICE FOR LEASE



CBRE

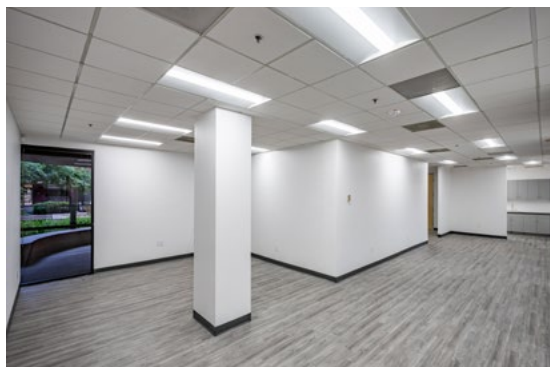
# property features



## available space

SUITE	SQUARE FEET (±)	LEASE RATE
110	1,401	\$20.50/SF Full Service
220	1,457	\$19.75/SF Full Service
460	2,627	\$19.75/SF Full Service

- › ±87,033 SF 4-story office building
- › Under new ownership
- › Zoned C-O, City of Phoenix
- › Major common area renovations
- › Monument signage available
- › Excellent ingress and egress
- › Multi-story garage and surface parking
- › Close proximity to I-17 and SR-51
- › CCTV/DVR security covered system
- › Daytime security on-site *Monday-Friday*
- › After hours security patrol stops









aerial

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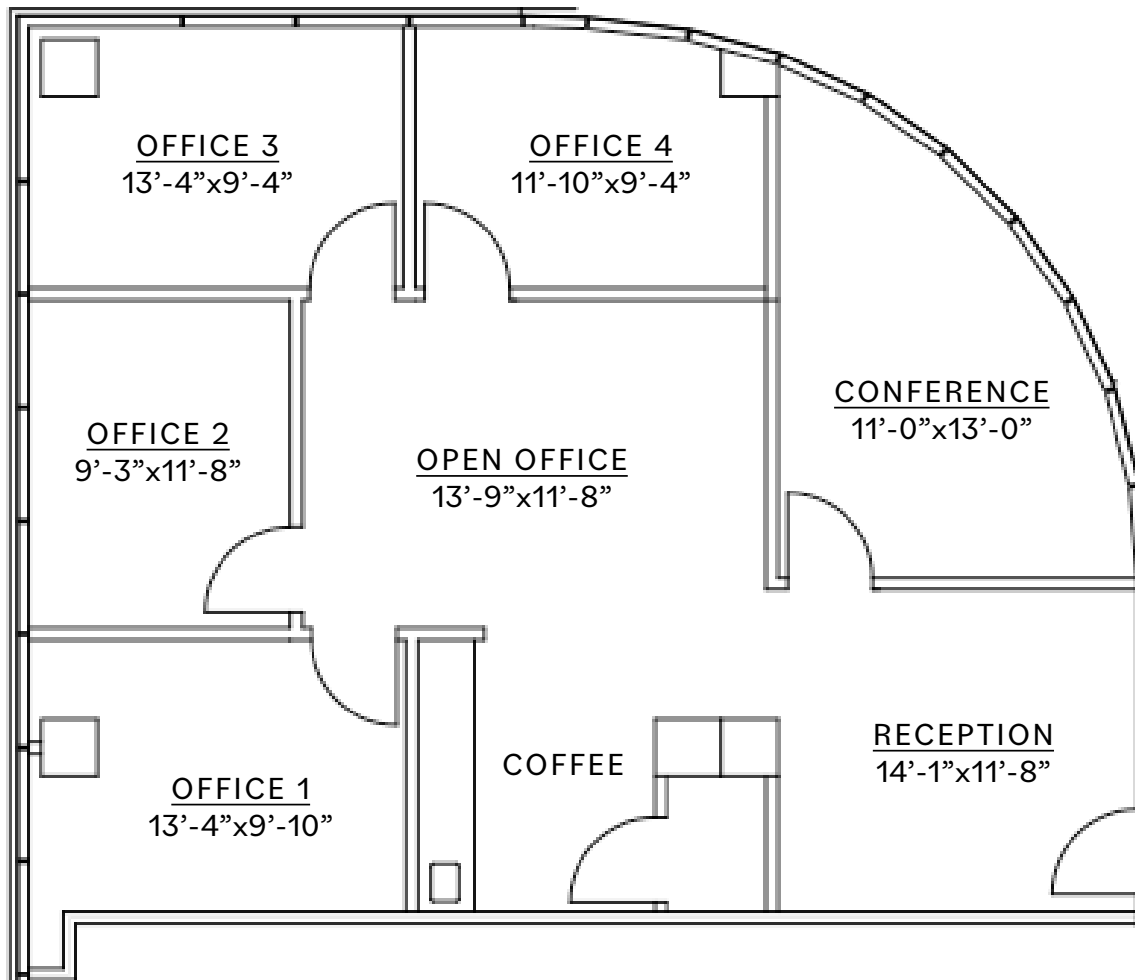
Not to Scale

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# suite floor plan

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Suite  
110

±1,401 SF

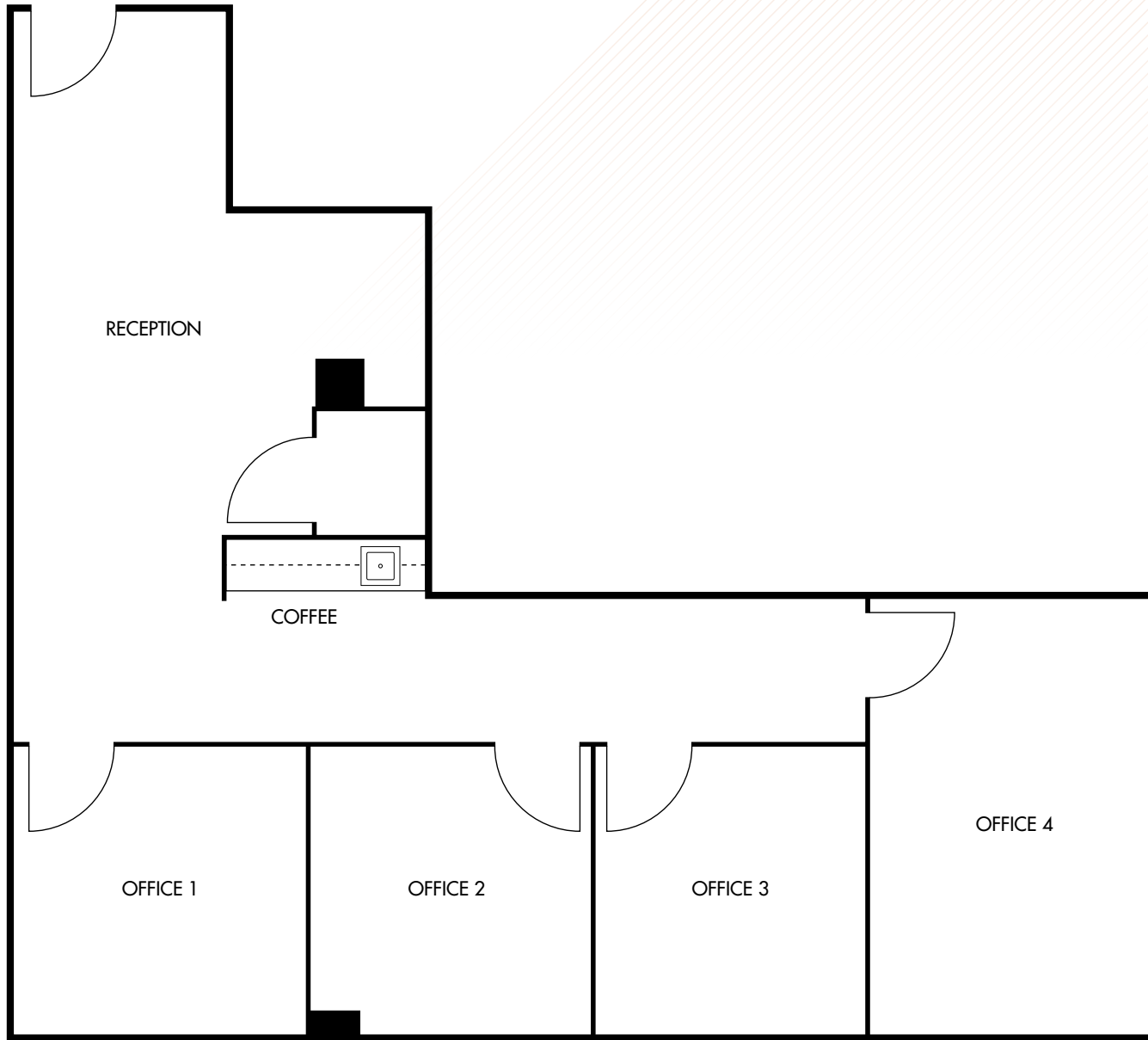
Lease Rate  
\$20.50/SF  
Full Service



Not to Scale

# suite floor plan

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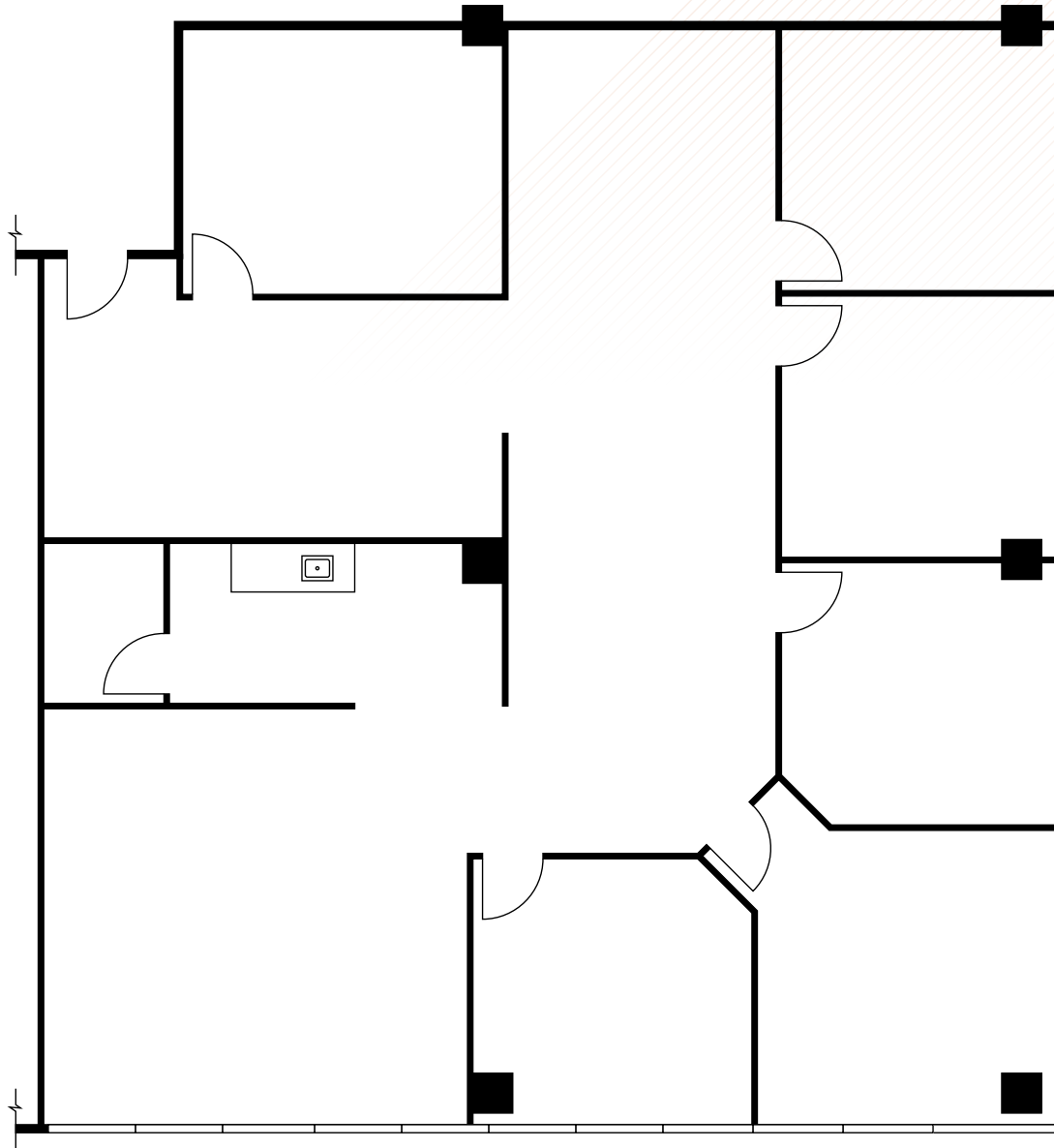
Suite  
220

±1,457 SF

Lease Rate  
\$19.75/SF  
Full Service



# suite floor plan



Suite 460

±2,627 SF

Lease Rate  
\$19.75/SF Full Service



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# location



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## CONTACT US

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