

# 3300

NORTH CENTRAL



3300 N Central Avenue, Phoenix AZ 85012

# WORK NATURALLY

## *Thrive Elegantly*

Standing tall in Phoenix's Central Avenue skyline, 3300 North Central brings together the warmth of naturally inviting interiors with productivity inspiring amenities designed to fuel your workday.



### *Property Highlights*



±363,655 SF 26-story Class A office tower



Great Camelback Mountain, Downtown, Midtown, Piestewa Peak & Tempe Views



On-site fitness center & conference center



Monument signage opportunities available

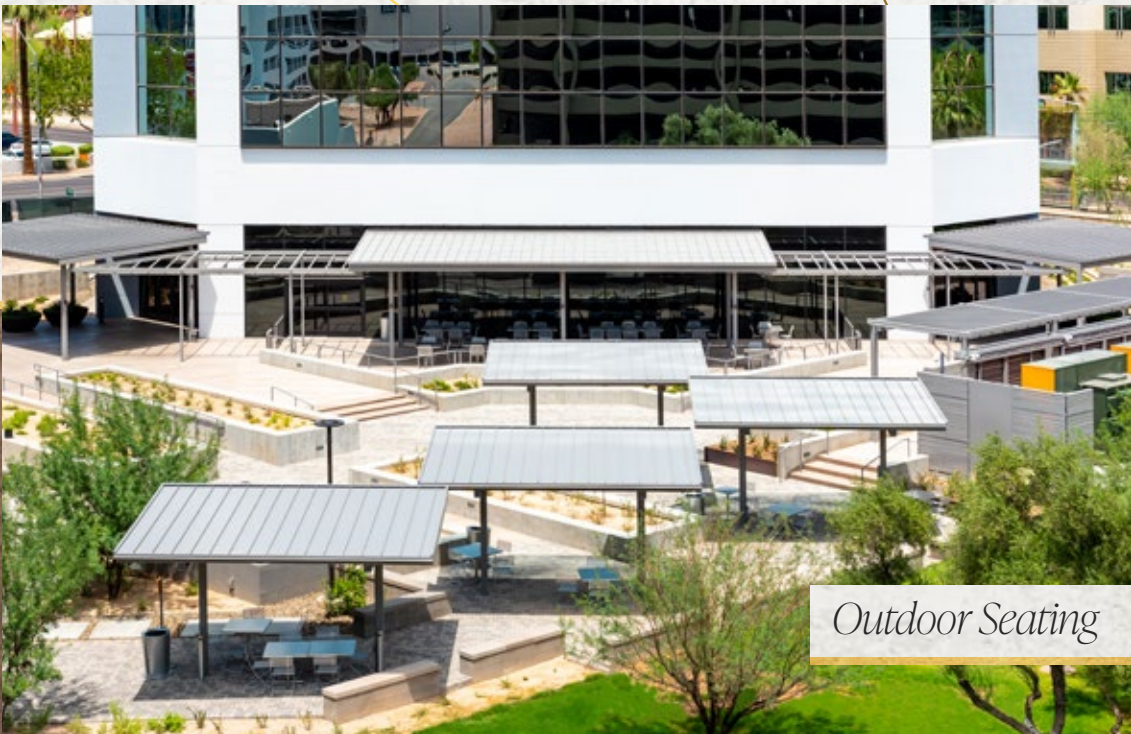


New Spec Suites on the 23rd & 24th Floors - Ready for Occupancy!



- Destination Dispatch elevators (DD) PORT technology – hands free
- 3.3/1,000 SF parking available in adjacent parking garage
- Abundant fiber providers including LUMEN, KGT, Verizon and Zayo
- Professional, on-site property management
- On-site security personnel 24/7/365
- Low operating expenses
- Replacement of central plant

*11th Floor Tenant Lounge*



*Outdoor Seating*



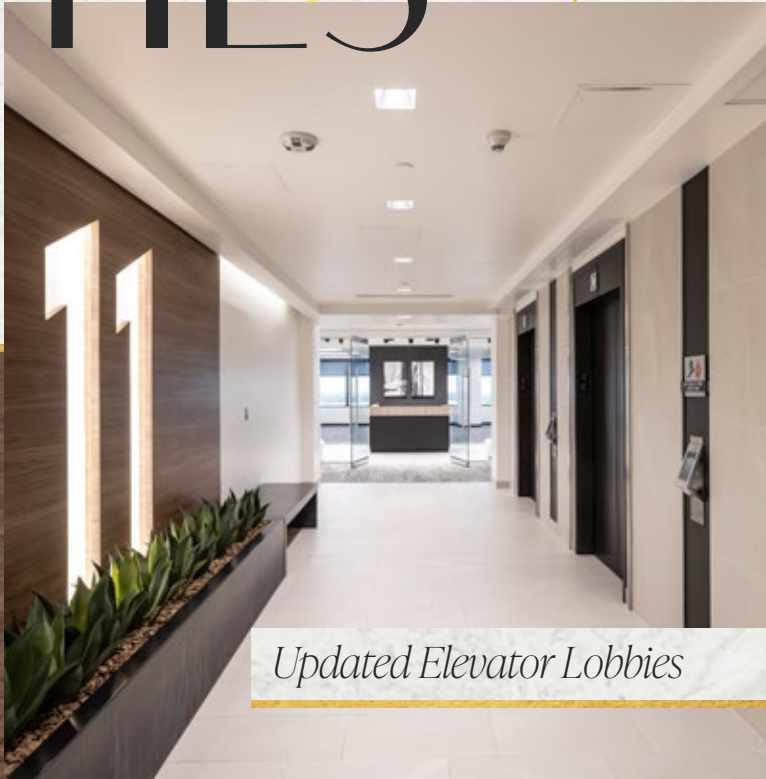


*11th Floor Fitness Center*

# *On-Site* AMENITIES



*Conference Facility*



*Updated Elevator Lobbies*



*All-New Renovated*  
**LOBBY**





*Suite 2330*

*Turn Up*  
**THE HEAT**



*Suite 2360*

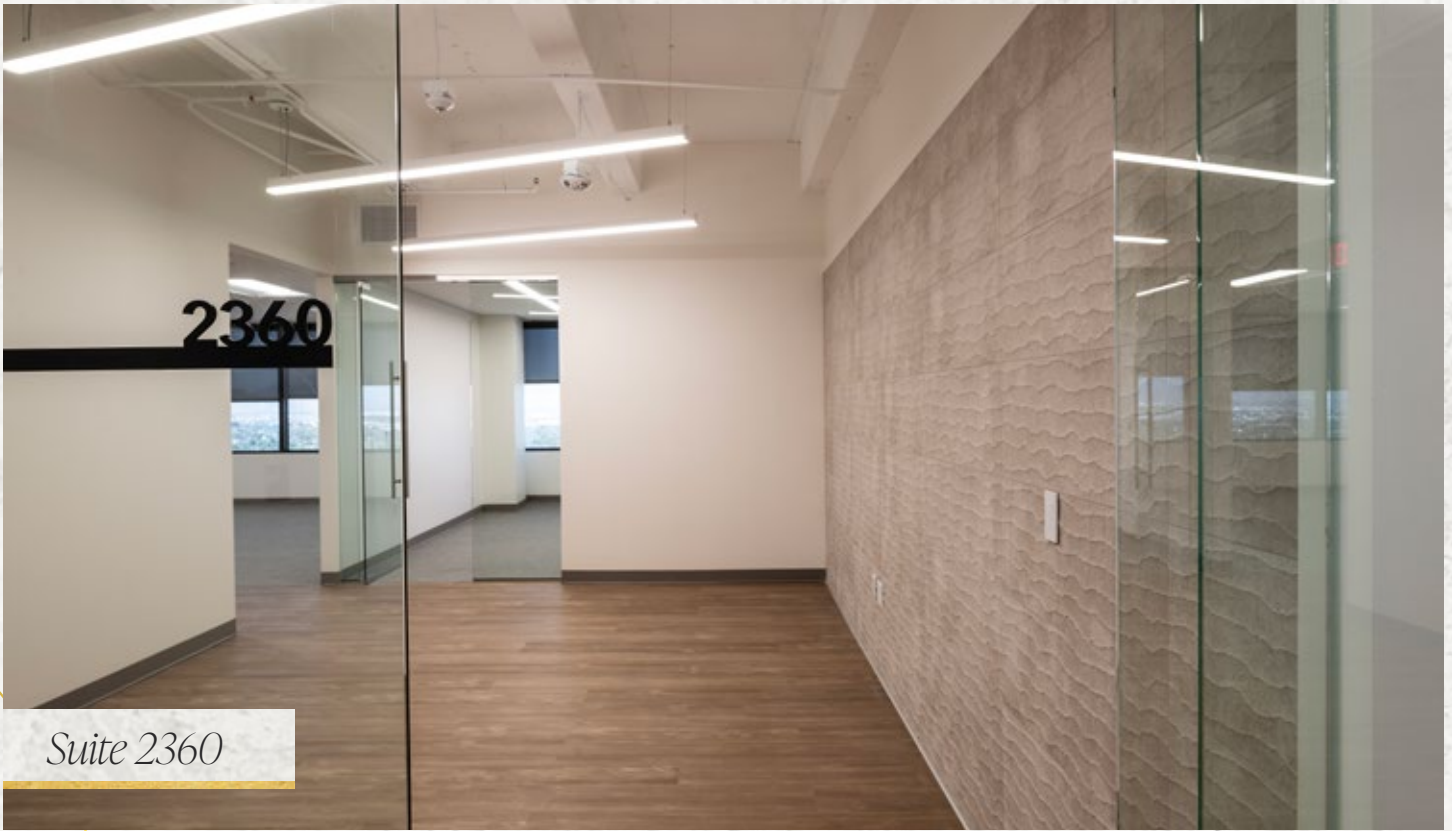


*Suite 2360*

*Suite 2460*



*Suite 2440*



*Suite 2360*

*In Our Brand New*  
**SPEC SUITES**

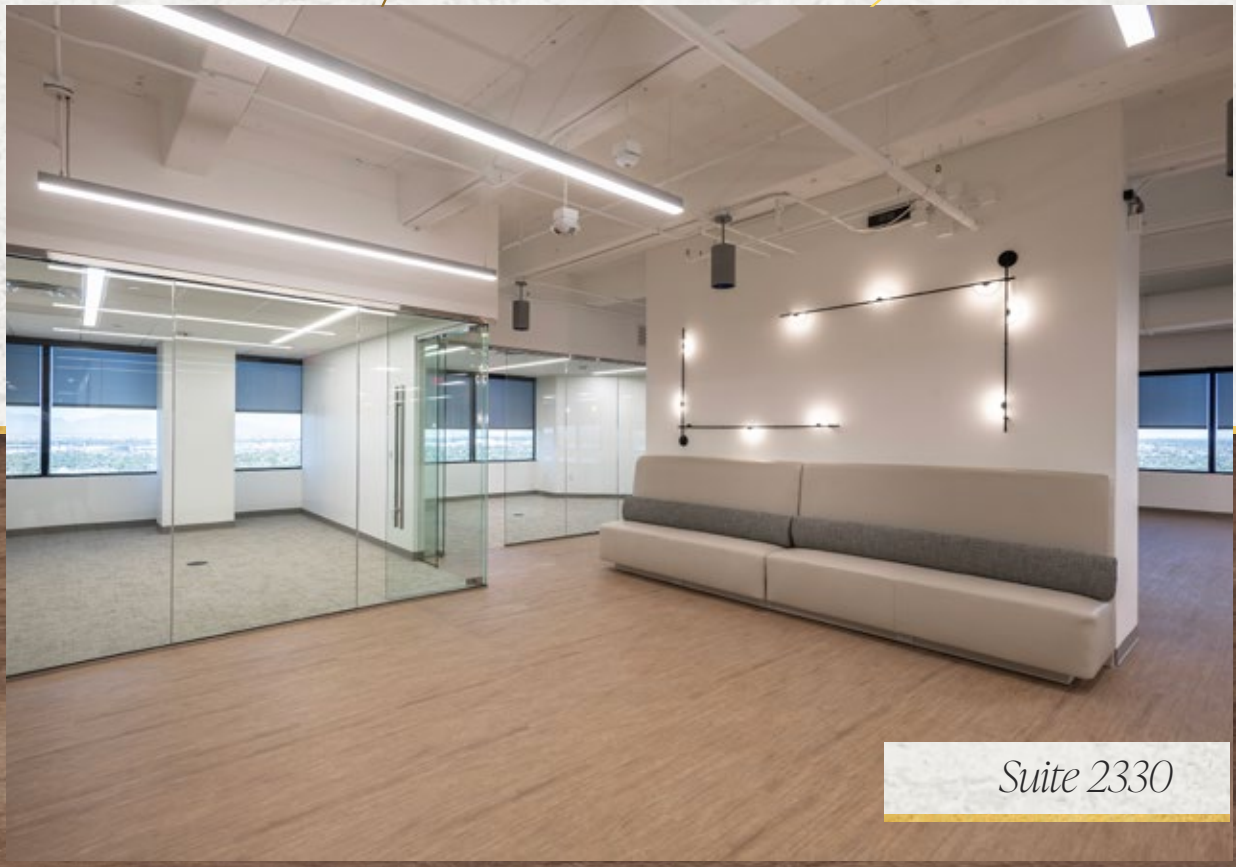


*Suite 2420*



*Suite 2320*

Suite 2330



Suite 2330

*An Enviabile*

# LOCATION

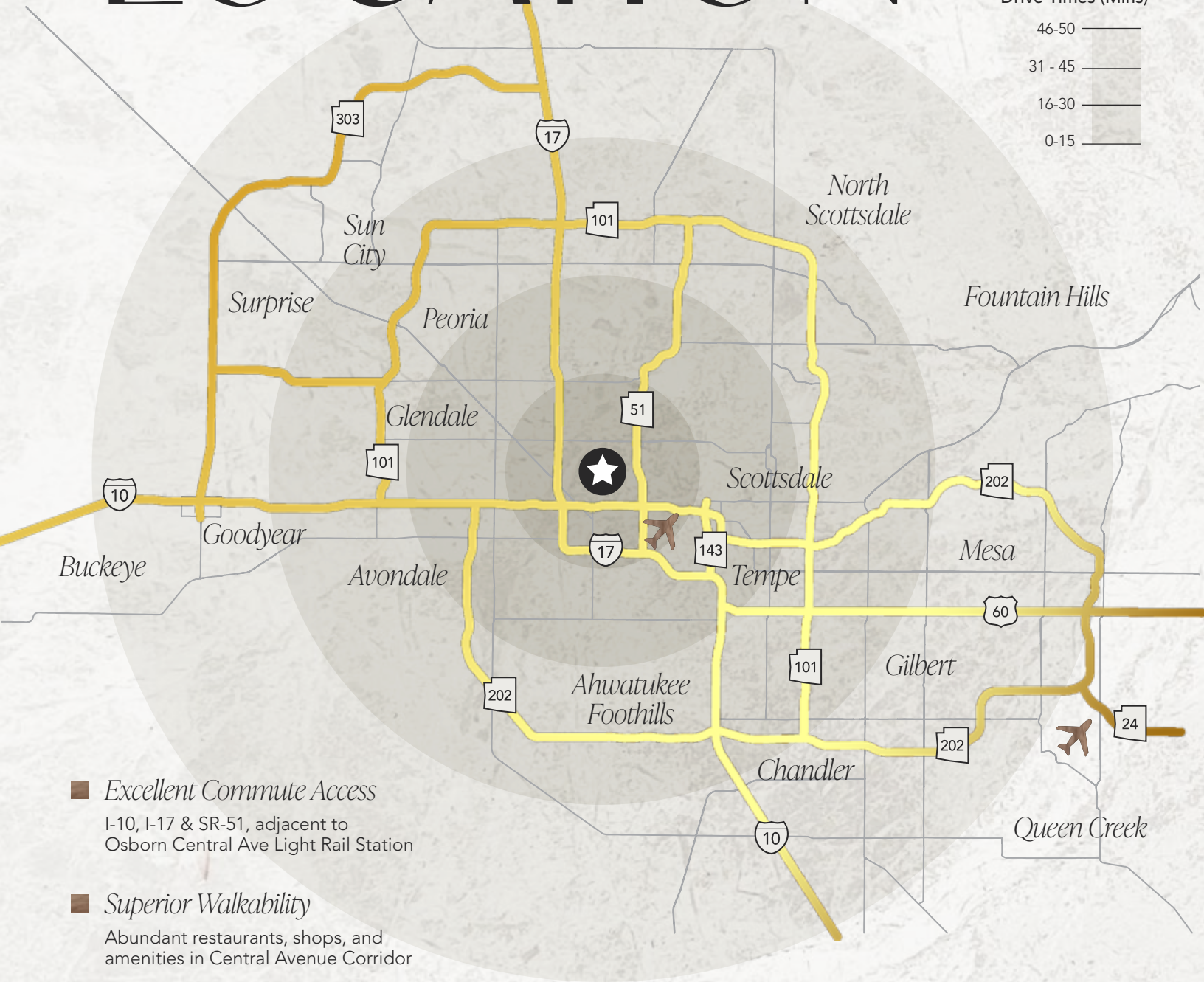
Drive Times (Mins)

46-50

31 - 45

16-30

0-15



■ *Excellent Commute Access*  
I-10, I-17 & SR-51, adjacent to  
Osborn Central Ave Light Rail Station

■ *Superior Walkability*  
Abundant restaurants, shops, and  
amenities in Central Avenue Corridor

■ *Nearby Executive Housing*  
North Central Phoenix &  
Camelback Corridor

*Downtown Phoenix | 8 Mins*

*Phoenix Sky Harbor Intl' Airport | 11 Mins*

# Nearby Amenities

## ENTERTAINMENT

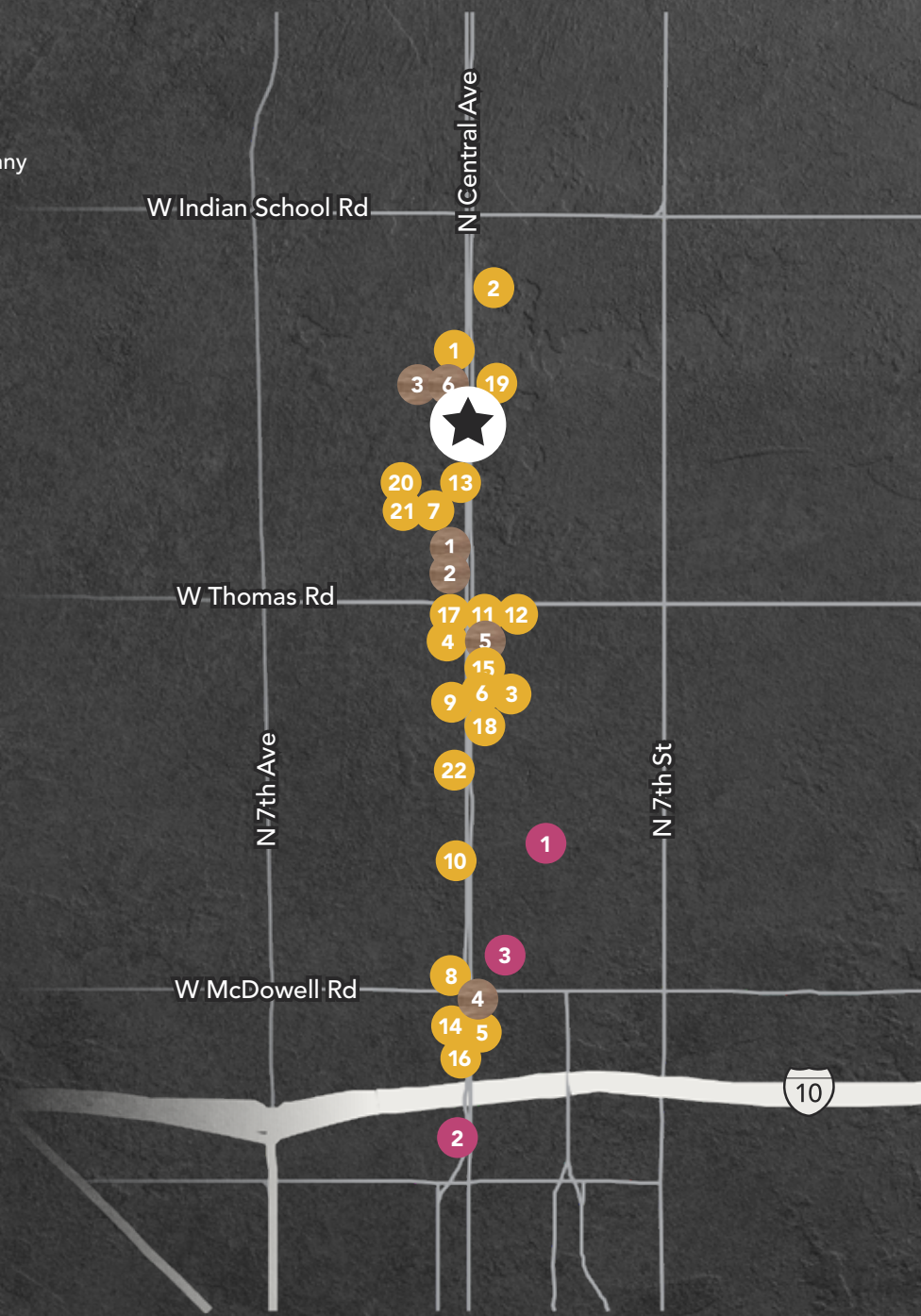
1. Heard Museum
2. Margaret T. Hance Park
3. The Phoenix Theatre Company

## RETAIL

1. Bank of America
2. Wells Fargo
3. Staples
4. CVS
5. Ide Mania Salon
6. Walgreens

## DINING

1. Alexi's Grill
2. BoSa Donuts
3. Durant's
4. Best of Philly
5. Blue Fin
6. The Wild Thaiger
7. First Watch
8. Forno 301
9. Lenny's Burger
10. Mahon Sandwich Shop
11. Panera Bread
12. Subway
13. Starbucks
14. The Old Spaghetti Factory
15. Wok N' Roll
16. Throne Brewing & Pizza
17. Tom/Cen Café
18. TRU Burger
19. Upward Projects
20. Zipp's Sports Grill
21. Kobalt
22. Oven + Vine



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For more information or to schedule a private tour, please contact:

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