



  
FORTY-ONE

WHERE  
UPTOWN  
MEETS

*Midtown*

4041 N. Central Ave. Phoenix

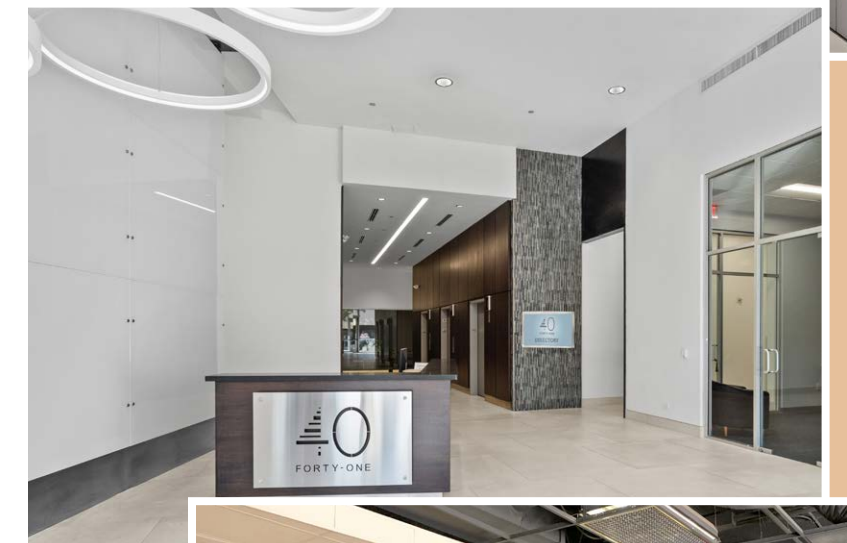
[4041ncentral.colliers.com](http://4041ncentral.colliers.com)

# YOUR PREMIER OFFICE SPACE.



# Property *Highlights*

- 5 buildings: 20-story main tower, four 2-story plaza buildings
- Project size ±415,256 SF
- Parking ratio 5.0/1,000 with dedicated parking garage
- 20-person conference room
- On-site café & grill
- Courtyard including fountains and manicured landscaping
- Prominent signage opportunities
- 24/7 security



*Newly renovated lobby*

CENTRAL  
CONVENIENCE,  
LIMITLESS  
POTENTIAL:  
YOUR MIDTOWN  
OFFICE  
SOLUTION.

# Location Highlights



Adjacent to  
Steele Indian  
School Park



Close proximity to  
medical facilities



Within walking  
distance to  
Light Rail stop



#1 fastest-growing  
city in the U.S.

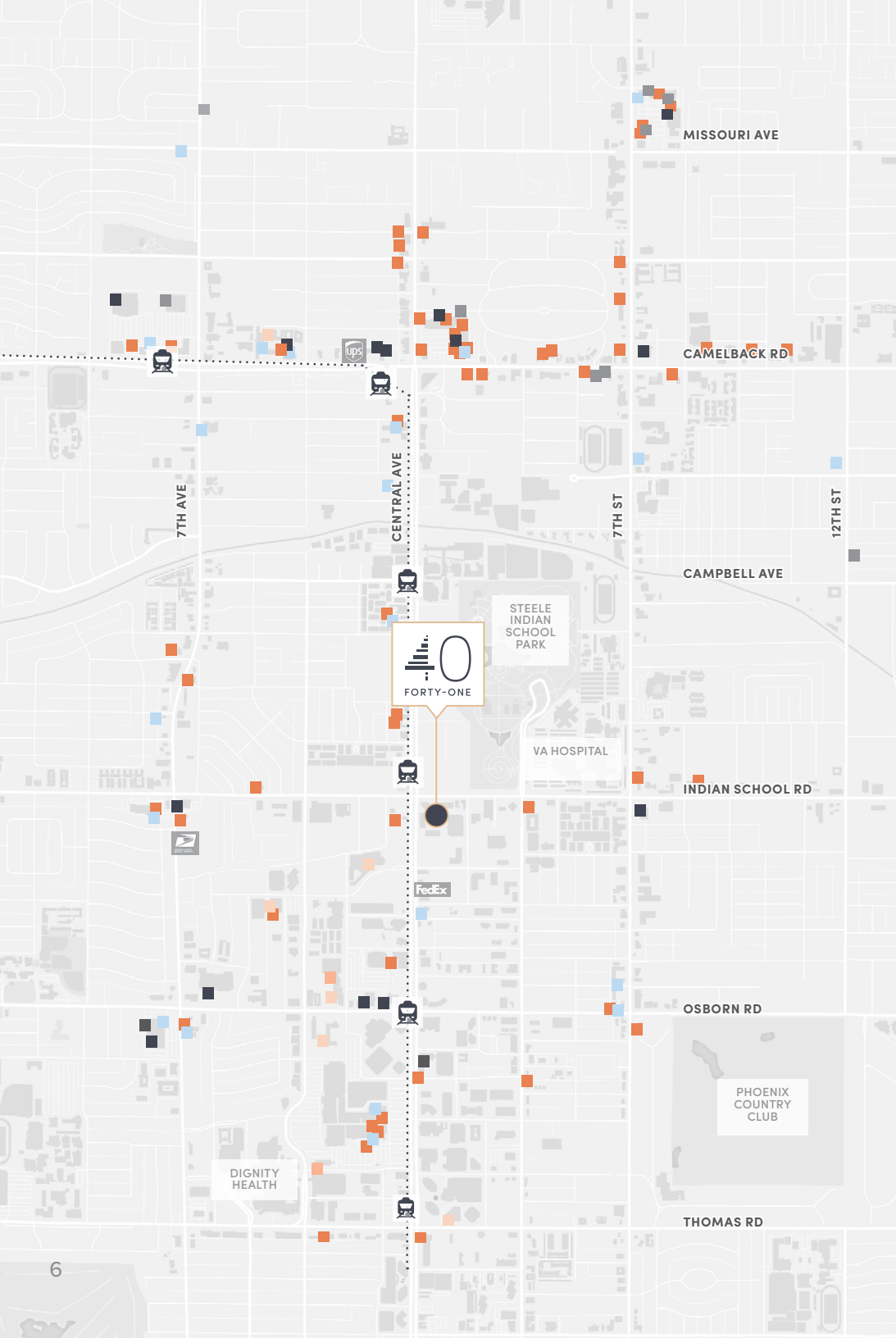


Convenient  
access to  
SR-51 and I-10



10 minutes  
to Sky Harbor  
Int'l Airport





# Your Neighborhood

## RESTAURANTS & BARS

- Alexi's Grill
- Applebee's Grill + Bar
- Cherryblossom Noodle Cafe
- Chipotle
- Chula Seafood
- Clever Koi
- Culver's
- Dairy Queen
- Denny's
- Federal Pizza
- Fired Pie
- First Watch
- Flower Child
- Gadzooks
- George and Dragon English Pub
- Hula's Modern Tiki
- Huss Brewing Co. Taproom
- Jack in the Box
- Jimmy John's
- Joyride Taco House
- La Piñata
- Los Dos Molinos
- Lou Malnati's Pizzeria
- McDonald's
- Mi Patio
- Ocotillo
- Oregano's
- Panda Express
- Pane Bianco Central
- Persephen
- Pita Jungle
- Pizza Heaven
- Postino
- Restaurant Progress
- Rosie McCaffrey's Irish Pub & Restaurant
- Sauce Pizza & Wine
- Shake Shack
- Short Leash Hotdogs
- Southern Rail
- Spinato's Pizzeria
- St. Francis
- Streets of New York
- Subway
- SunUp Brewing Co.
- Taco Bell

- Taco Guild
- Thai Basil
- Tranquilo
- Two Hippies Beach House
- Verdura
- Wendy's
- Whataburger
- Windsor
- Yama Sushi House
- Yoshi's Restaurant
- Zipp's Sports Grill
- Zookz Sandwiches

## FITNESS

- Camelback Boxing Gym
- CorePower Yoga
- LA Fitness
- Orangetheory Fitness
- Pure Barre
- Reformed Pilates
- Sweatshop on Central
- TriFIT Wellness
- Urban Yoga

## SHOPPING

- AJ's Fine Foods
- Basha's
- Changing Hands Bookstore
- CVS Pharmacy
- Frances
- Fry's
- Natural Grocers
- Safeway
- Sprouts
- Staples
- Walgreens
- West Elm
- Zia Records

## HOTELS

- Arrive
- Embassy Suites
- Extended Stay America
- Hampton Inn
- Hilton Garden Inn
- Ramada by Wyndham
- The Clarendon Hotel & Spa
- Wyndham Garden

## COFFEE, TEA & JUICE

- BoSa Donuts
- Cartel Coffee Lab
- Copper Star Cafe
- Dark Hall Coffee
- Esso Coffeehouse
- First Draft Book Bar
- Fàme Caffè
- Jamba Juice
- Lux Central
- My Tea
- Nekter Juice Bar
- Scooter's Coffee
- Starbucks
- The Refuge Cafe
- Urban Beans

# PRIME LOCATION, ENDLESS POSSIBILITIES: DISCOVER THE IDEAL OFFICE SPACE IN MIDTOWN.

*Let's  
Talk*

TODD NOEL, CCIM  
Vice Chairman  
DIR +1 602 222 5190  
todd.noel@colliers.com

MATT BANISZEWSKI  
Vice President  
DIR +1 602 222 5176  
matt.baniszewski@colliers.com

COLLIERS  
2390 E Camelback Rd., Ste. 100  
+1 602 222 5000  
colliers.com/arizona



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