

2727
LOBBY
→

LA LIGA DEFENSA
ABOGADO
2727 N 3RD ST

FOR LEASE

The Citadel

2727 N. 3RD ST.

Phoenix, AZ 85004

PRESENTED BY:

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE	\$22 PSF Full Service
BUILDING SIZE	±12,502 SF
LOT SIZE	±0.32 AC
YEAR BUILT	1985
RENOVATED	2018
ZONING	R-5, City of Phoenix
PARKING	29 exclusive spaces 18 non exclusive street parking spaces
ELEVATOR	All floors served by elevator.

PROPERTY HIGHLIGHTS

- Upscale Office Suites for Lease
- Suites Sizes Ranging from 1,583 SF to 12,502 SF
- Fully Renovated in 2018
- High End Finishes Throughout
- Ideal Midtown Phoenix Location
- Convenient Access to Light Rail and I-10/51 Fwys
- Abundance of New Development in Area
- 29 Total Parking Spaces with an additional 18 stalls along 3rd St. immediately in front of the building.



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E. ROANOKE AVE.

E. THOMAS RD.

N. 3RD STREET



STREET PARKING AERIAL



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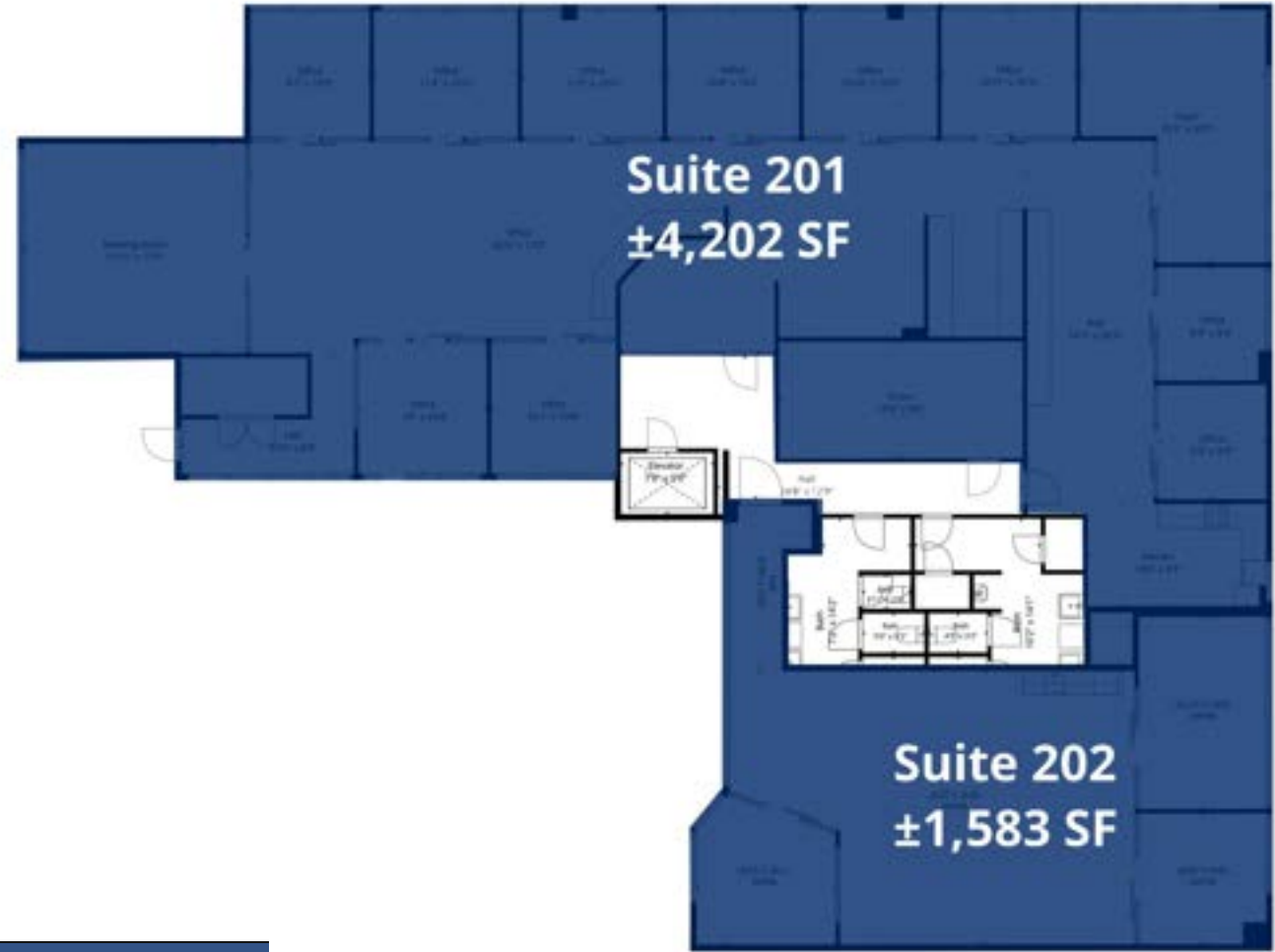
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2ND FLOOR



LEGEND

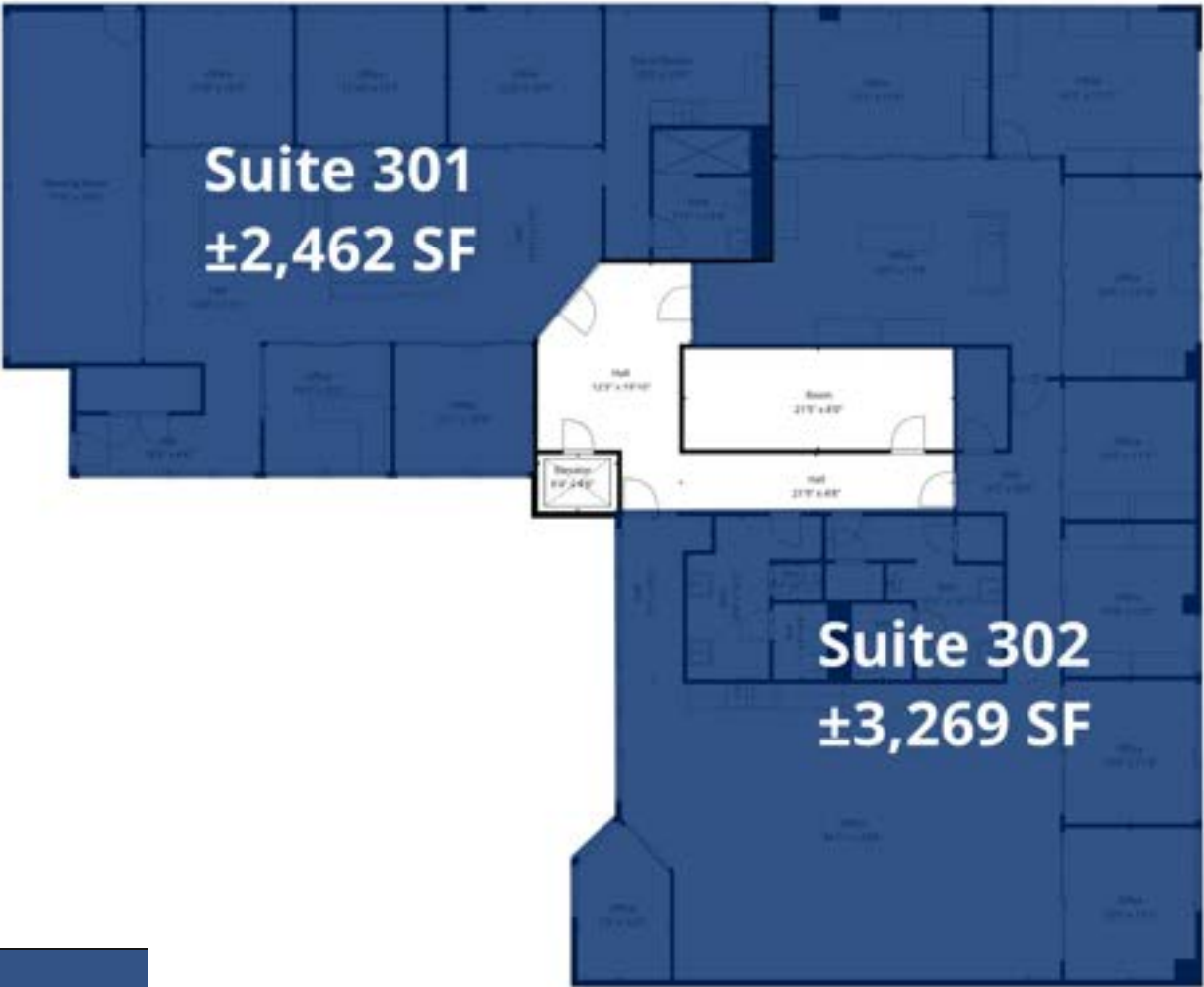
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3RD FLOOR



LEGEND

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ADDITIONAL EXTERIOR PHOTOS



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ADDITIONAL PHOTOS - 2ND FLOOR



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CITY INFO - PHOENIX



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PHOENIX, AZ

Downtown Phoenix is a center for employment, education, professional sports, living, arts, and culture. The dramatic changes over the past five years provided a surge in momentum and even more development. In addition to large-scale projects such as the Phoenix Convention Center Expansion, Valley Metro Light Rail, and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort by residents and employees to create a true downtown community. Home to numerous major employers, Downtown Phoenix boasts the highest concentration of employment in the state.

TOP PHOENIX EMPLOYERS

BANNER HEALTH	8,184 (Employees)
HONEYWELL	6,247
AMERICAN EXPRESS	5,880
ST. JOSEPH'S HOSPITAL	4,109

DT PHX HIGHLIGHTS

- 3,512 Businesses | 63,494 Employees
- ±6,000 Multi-Family units Existing, Under Construction, or in Planning
- Over 800,000 SF of Retail Space | 165+ Restaurants
- 9.8 million SF of Office Space | 880k SF of Convention Center Space
- 20,000+ Students at ASU, U of A, and NAU Downtown Campuses
- ±\$721 Million in Consumer Spending

