



THE  CENTRE
4400-4444 N 32nd St

±75,000 SF Class A Medical Office Park
Located in the Premier Camelback Corridor

REPRESENTED
BY

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 **Kidder
Mathews**

Distinguished Phoenix location in the heart of where Biltmore meets Arcadia.



±75,000 RSF Class A medical office parking, consisting of two, two-story buildings



Monument signage availability on 32nd St



Over ±540 restaurants, coffee shops and retail amenities within a 3-mile radius



±10,000 RSF build-to-suit opportunity available

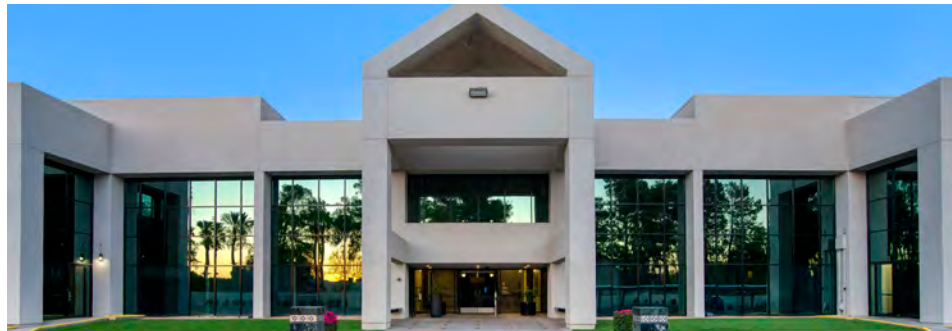
THE CENTRE

\$35.00/RSF full-service gross lease rate

Excellent ingress/egress off 32nd St and Campbell Ave

Building upgrades currently underway including updated signage package and common area improvements

±10,000 RSF PAD available for build-to-suit with attached parking deck

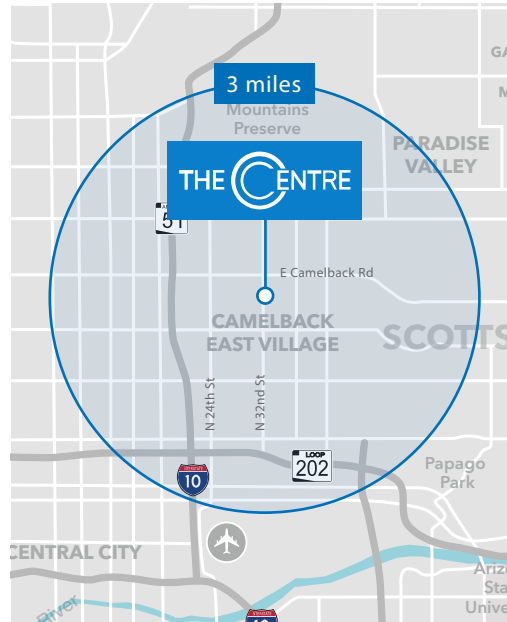


THE CENTRE

Centrally located on 32nd Street and Campbell, The Centre is two miles to SR-51 and Biltmore Fashion Park, offering quick and easy access to downtown Phoenix and minutes away from ample restaurants, shopping and hotels. Walkable amenities include Original ChopShop and Provision Coffee & Roastery located across the street.

Drive Times

- 6 min to SR-51
- 4 min to Biltmore Fashion Park
- 10-15 min to Downtown Phoenix



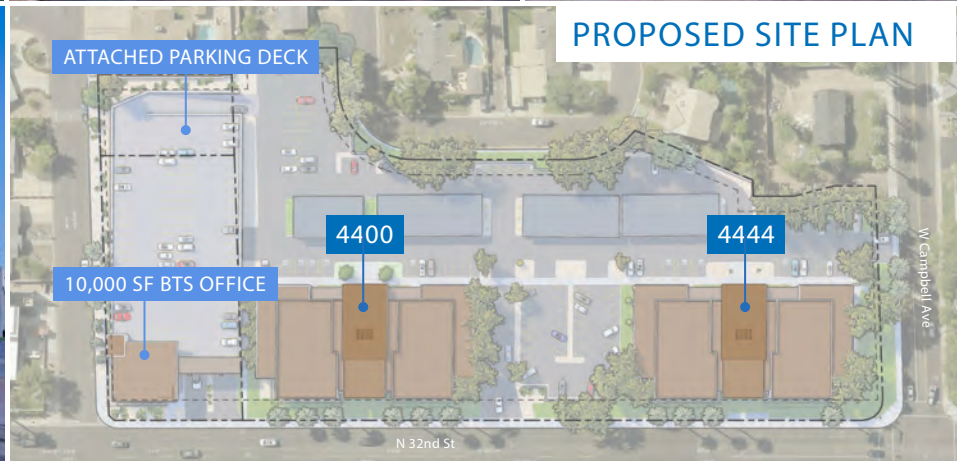
154,665
Population



\$90,507
HH Income



23,425
Traffic count



PROPOSED SITE PLAN



BILTMORE FASHION PARK

ARIZONA BILTMORE GOLF CLUB

BILTMORE PLAZA

TOWN & COUNTRY SHOPPING CENTER

THE CENTRE

ARCADIA FIESTA

FOR LEASING
INFORMATION
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