

# FAIRMOUNT PLACE

4001 N 3rd St | Phoenix, AZ 85012

OFFICE FOR LEASE



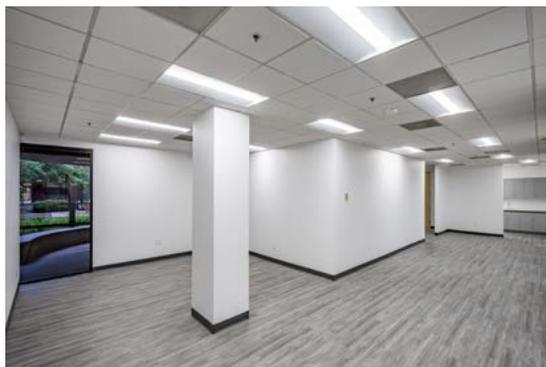
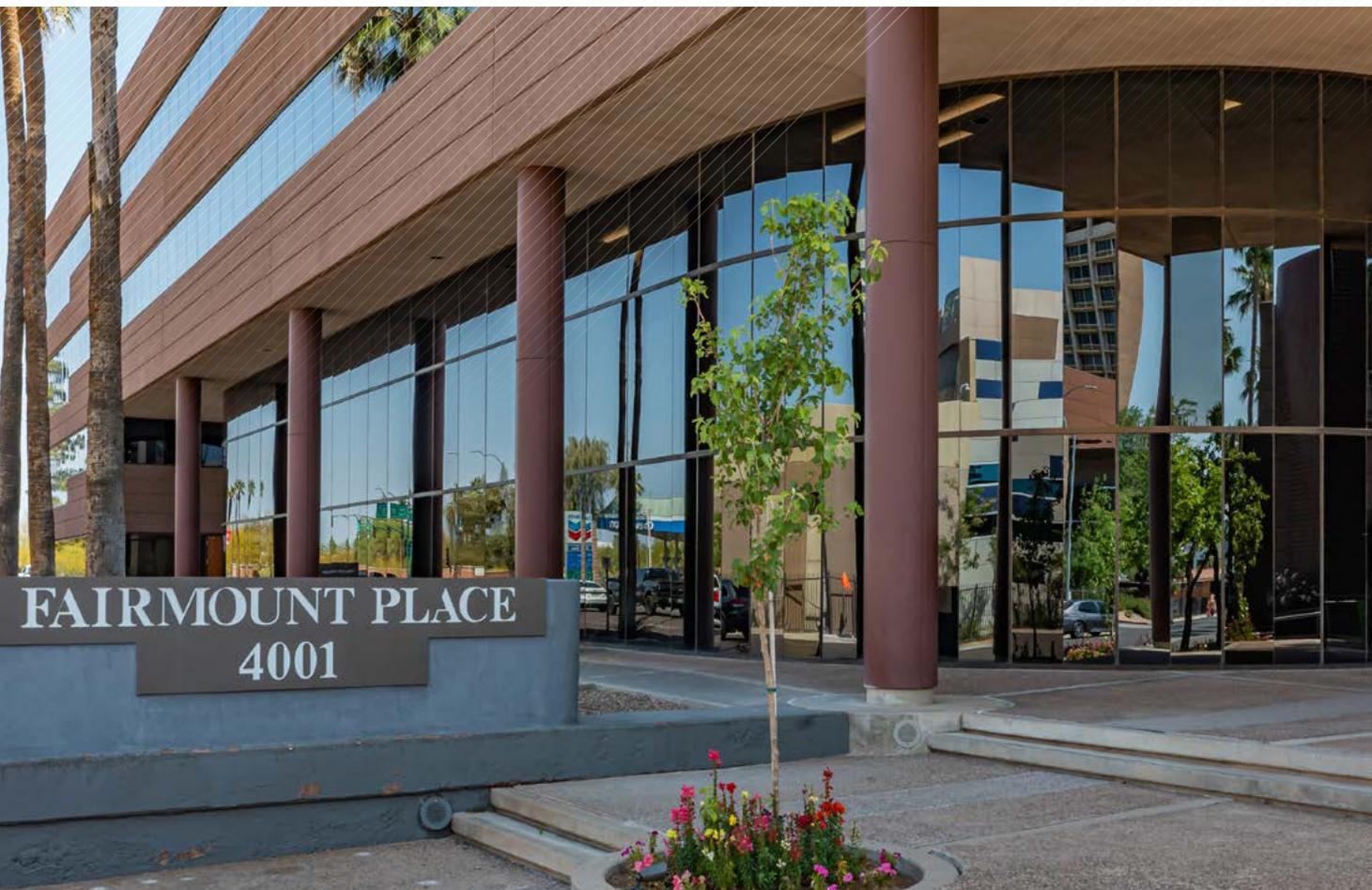
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# property features

## available space

Suite 110-115	±2,988 SF
Lease Rate	\$20.50/SF Full Service
Suite 220	±1,457 SF
Lease Rate	\$19.75/SF Full Service
Suite 460	±2,627 SF
Lease Rate	\$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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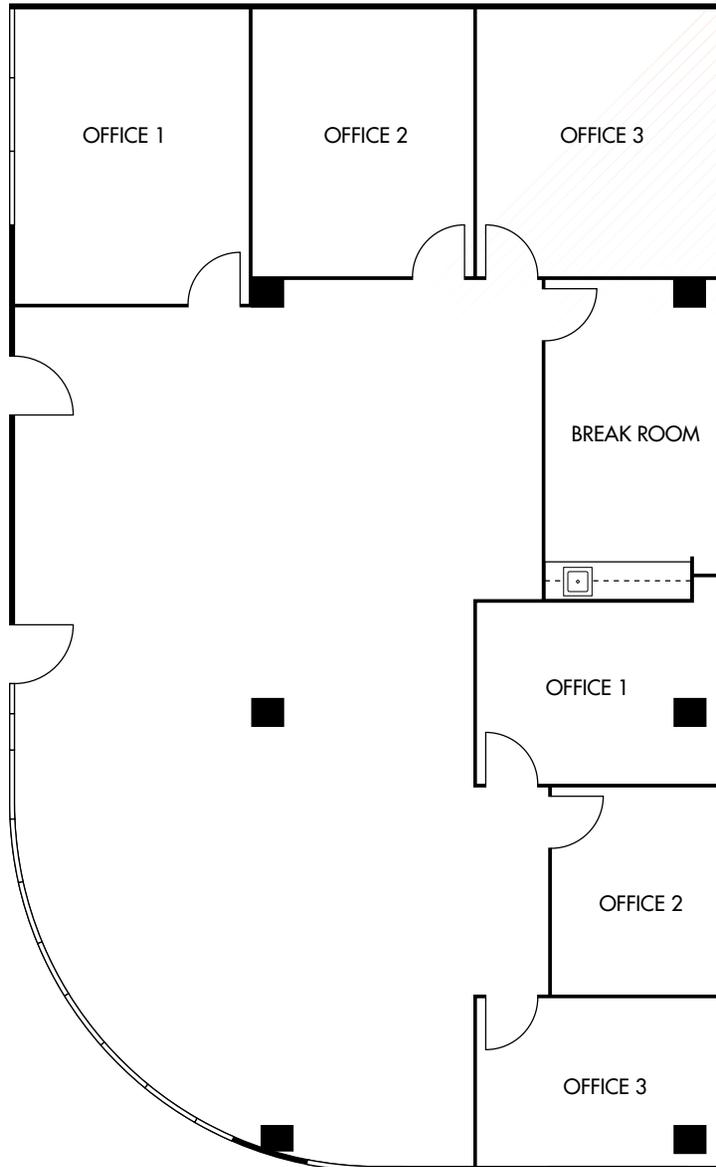
Not to Scale

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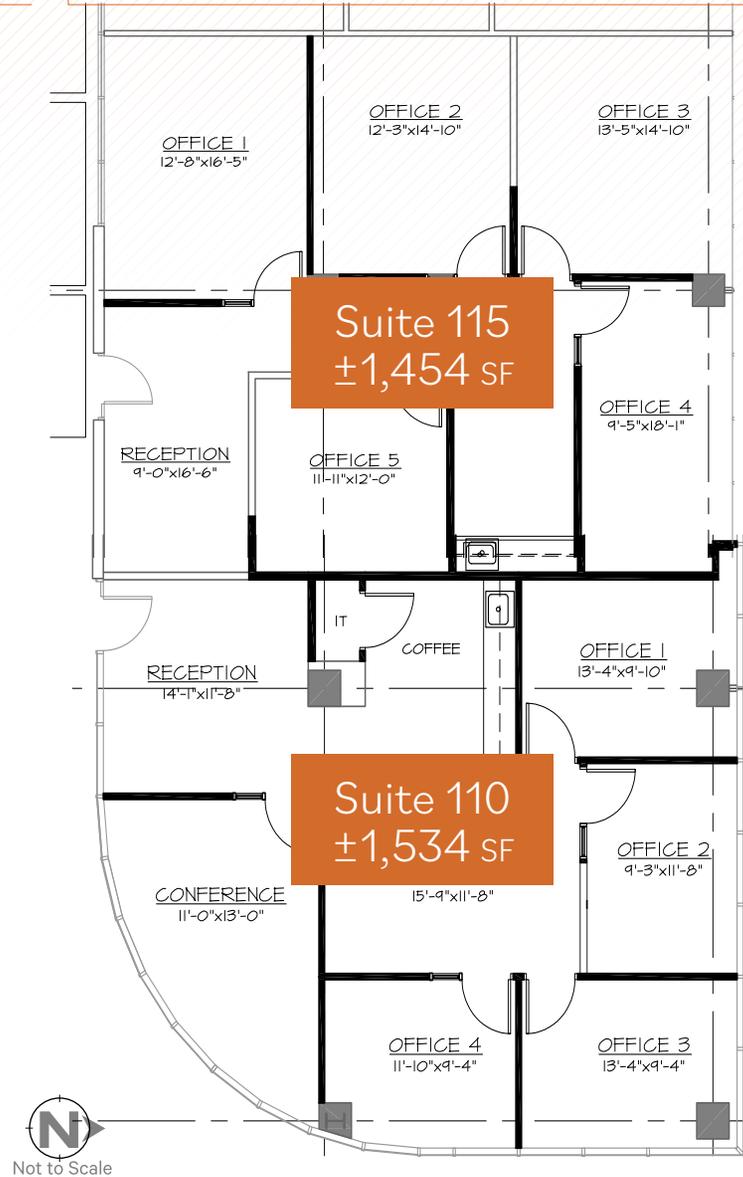
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# suite floor plan

## current as-built plan



## conceptual demise plan



Suite  
110-115

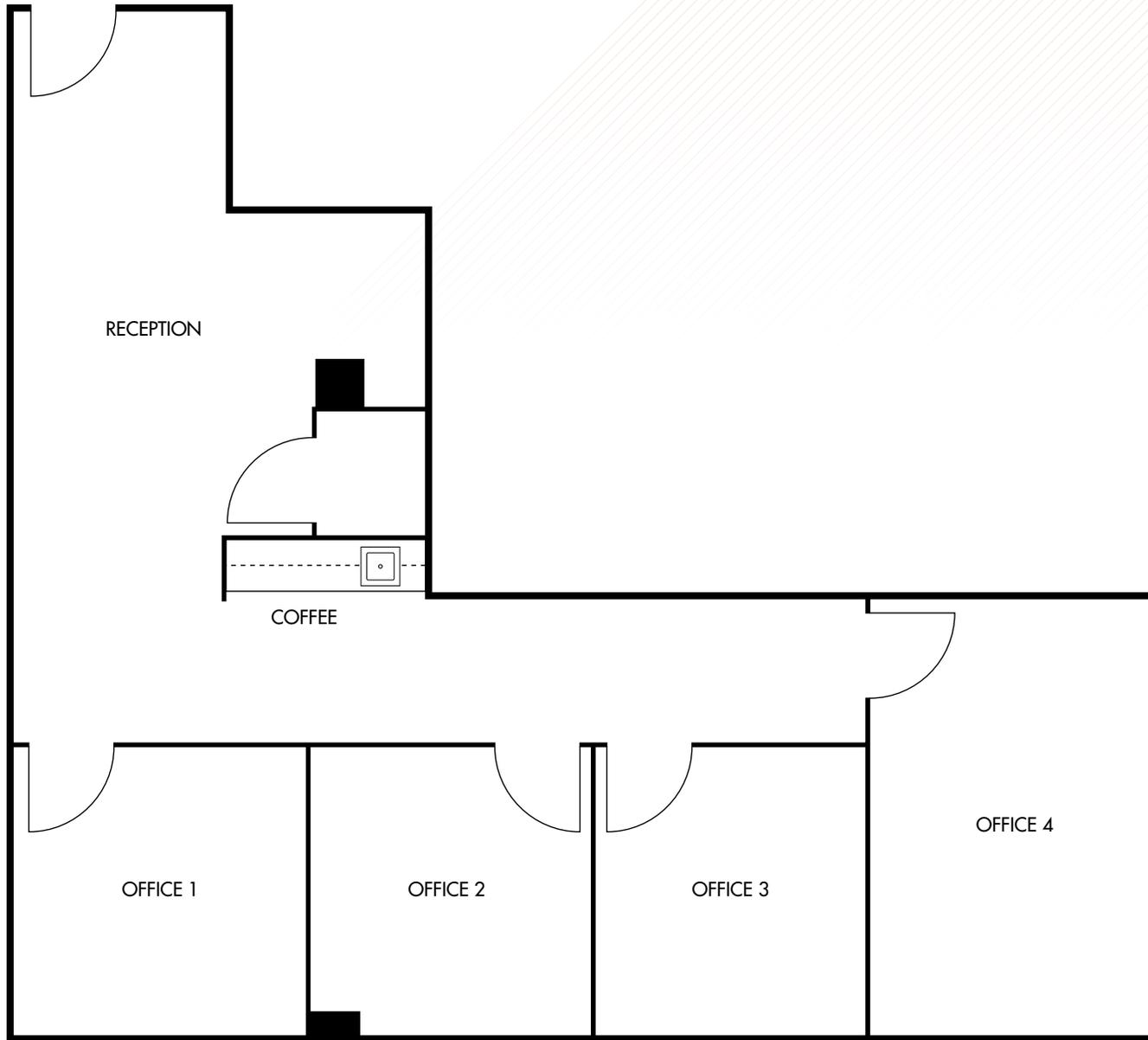
±2,988 SF

Lease Rate  
\$20.50/SF  
Full Service

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# suite floor plan

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Suite  
220

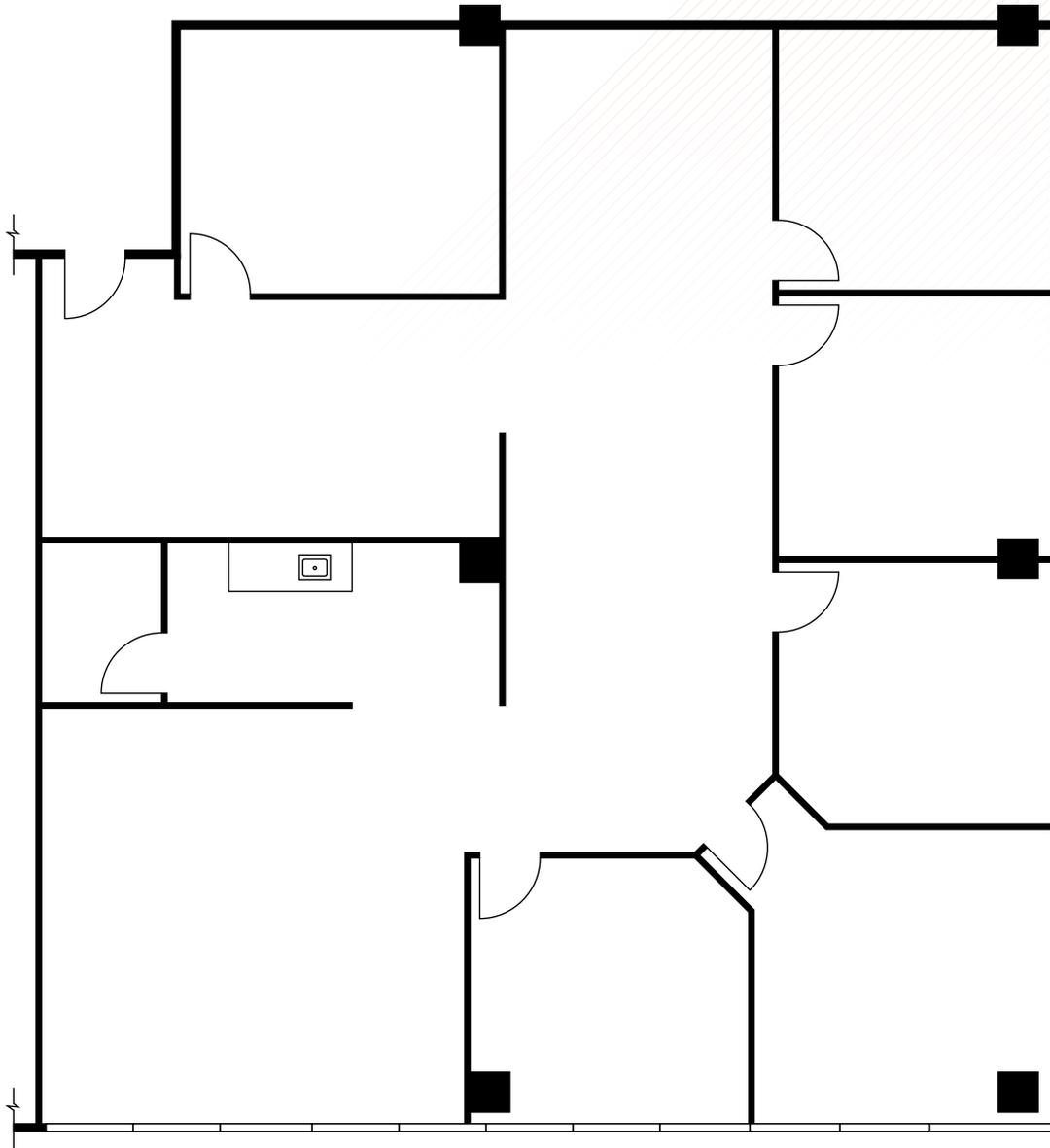
±1,457 SF

Lease Rate  
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# suite floor plan

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Suite 460

±2,627 SF

Lease Rate  
\$19.75/SF Full Service



# location



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## CONTACT US

**Jamie Swirtz**  
+1 602 735 5630  
jamie.swirtz@cbre.com

**Joe Pequeno**  
+1 602 735 5613  
joe.pequeno@cbre.com

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