



FOR LEASE  
340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004



**Jason Reddington**, Partner  
jreddington@levrose.com  
480.289.4504

**Keri Davies**, Partner  
kdavies@levrose.com  
480.294.6572

**Hank Moore, Jr.** Advisor  
hmoore@levrose.com  
331.280.2942

**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY DETAILS

340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004

<b>BUILDING SIZE</b>	±126,506 SF
<b>LOT SIZE</b>	±248,575 SF (±5.71 AC)
<b>PARCEL</b>	118-53-087
<b>ZONING</b>	C-O
<b>PARKING</b>	3.68/1,000 192 Covered spaces + Additional 65 spaces available in adjacent lot

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# PROPERTY HIGHLIGHTS

340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004

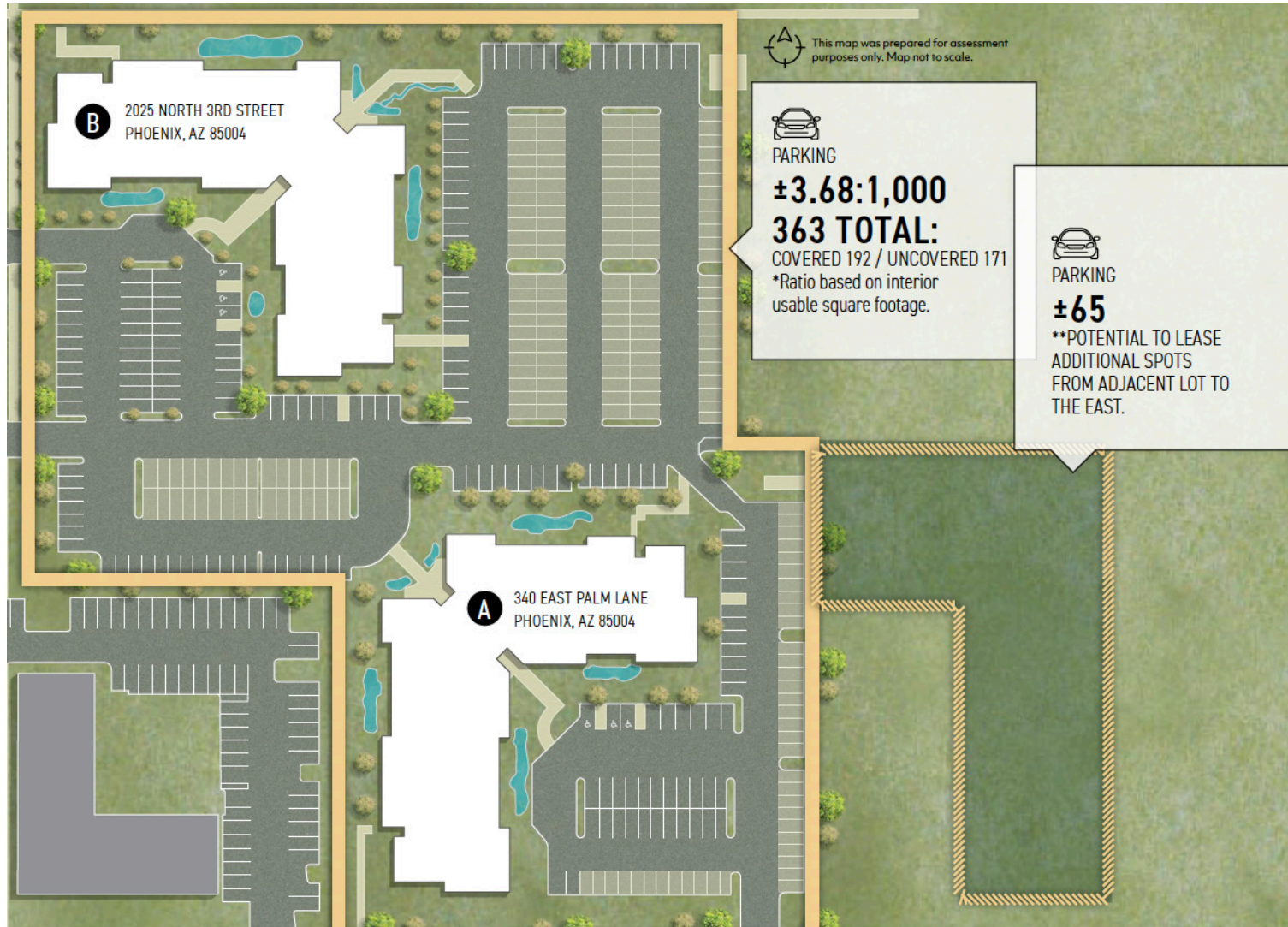
- Centrally located minutes from Downtown PHX, the I-10 and I-17
- Less than 5 miles from Sky Harbor
- Recently remodeled interior lobby, common areas, and spec suites
- Loads of natural light and private balconies
- On-site tenant amenity coffee bar

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# SITE PLAN

340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004



# AERIAL OVERVIEW

340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004

**LEV ROSE**  
COMMERCIAL REAL ESTATE



This map was prepared for assessment purposes only. Map not to scale.

**B**

WA  
Western Alliance Bank  
aps  
Snell & Wilmer  
Alliance Bank

SOUTH MOUNTAIN PRESERVE

THE WESTIN  
PHOENIX DOWNTOWN

44  
MONROE

**C** THE LINK  
APARTMENTS

**D** Sheraton  
Phoenix Downtown  
HOTEL

**E** ROOSEVELT  
ROW ARTS DISTRICT

CHASE  
FIELD

Uber

kenect  
PHOENIX

Stewart

ASU ARIZONA STATE  
UNIVERSITY  
DOWNTOWN PHOENIX CAMPUS

ARIZONA  
CENTER

**E** ROOSEVELT  
ROW ARTS DISTRICT

INTERSTATE  
10

GREEN LEAF  
ARTS DISTRICT

PhxArt 60  
Phoenix Art Museum

ups  
The UPS Store

SAFeway

EINSTEIN BROS. BAGELS

±65  
ADDITIONAL PARKING  
STALLS POTENTIALLY  
AVAILABLE

E PALM LANE

THE  
BROOKSTONE

3RD STREET

**ROOSEVELT ROW ARTS DISTRICT**  
±1 mile  
Phoenix's walkable arts district, home to art galleries, restaurants, bars and boutique shops

# DEMOGRAPHICS

340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	19,474	167,250	408,568
2028	20,442	171,890	415,492



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	10,156	66,299	151,808
2028	10,741	68,444	154,826



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$97,180	\$69,807	\$73,384



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	32,235	193,999	345,356



## BUSINESSES

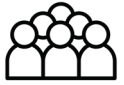
	1 MILE	3 MILES	5 MILES
2023	3,907	17,104	29,997

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# CITY OVERVIEW

340 E PALM LANE & 2025 N 3RD STREET  
PHOENIX, AZ 85004



**1.6M +**  
TOTAL POPULATION



**\$70K +**  
AVG HH INCOME

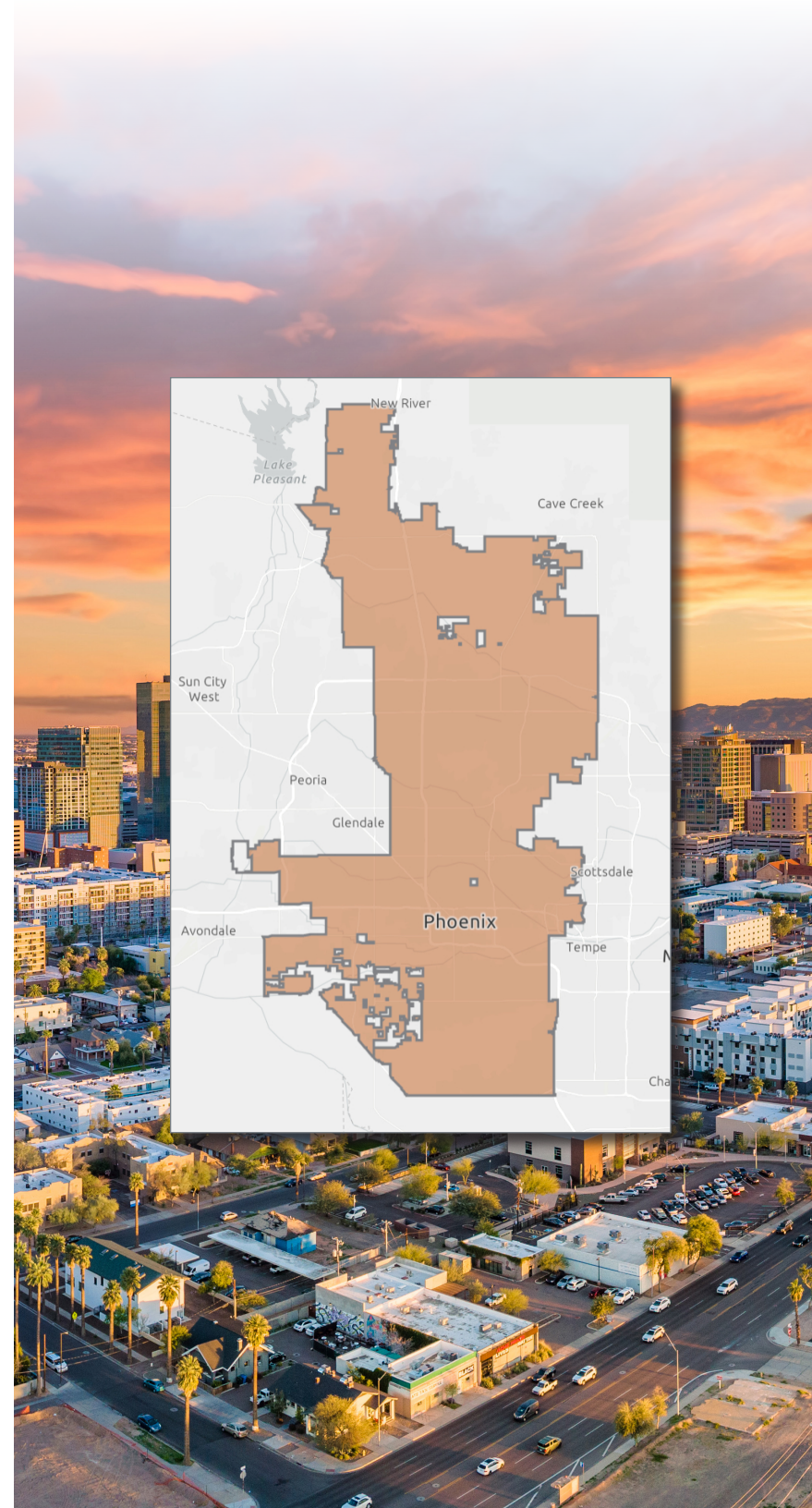
## GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# LEV ROSE

COMMERCIAL REAL ESTATE

TCN   
WORLDWIDE  
REAL ESTATE SERVICES