

FOR LEASE



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

AVAILABILITY: [CLICK SUITE TO VIEW FLOORPLAN & SPEC SUITE PHOTOS](#)

340 E PALM LANE

SUITE A200	±1,277 SF	\$25.75/SF FS	\$19.00/SF FS
SUITE A210 SPEC SUITE	±1,537 SF*	\$25.75/SF FS	\$19.00/SF FS
SUITE A230	±6,897 SF	\$25.75/SF FS	
SUITE A240	±1,580 SF*	\$25.75/SF FS	\$19.00/SF FS
SUITE A265 SPEC SUITE	±1,742 SF	\$25.75/SF FS	\$19.00/SF FS
SUITE A280 DENTAL SUITE	±4,227 SF	\$30.00/SF FS	
SUITE A310	±2,796 SF	\$25.75/SF FS	

2025 N 3RD STREET

SUITE B167 SPEC SUITE	±2,285 SF	\$25.75/SF FS	\$19.00/SF FS
SUITE B170 SPEC SUITE	±1,687 SF	\$25.75/SF FS	\$19.00/SF FS
SUITE B250	±3,924 SF	\$25.75/SF FS	\$19.00/SF FS

*A210 & A240 are contiguous to ±3,119 SF

LEASE RATE: \$25.75/SF FS

COVERED PARKING: \$50/mo/space

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REAL ESTATE SERVICES


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HIGHLIGHTS:

- 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
- IT Fiber to the Building

 [VIEW SUITE A265 VIRTUAL TOUR](#)

 [VIEW SUITE B167 VIRTUAL TOUR](#)

 [VIEW SUITE B170 VIRTUAL TOUR](#)

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AERIAL OVERVIEW

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SOUTH MOUNTAIN PRESERVE

THE WESTIN
PHOENIX DOWNTOWN

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

44
MONROE

THE LINK
APARTMENTS

Sheraton
Phoenix Downtown
HOTEL

ROOSEVELT
ROW ARTS DISTRICT

WA
Western Alliance Bank

aps
Snell & Wilmer

Alliance Bank

CHASE
FIELD

Uber

kenect
PHOENIX

Stewart

ARIZONA
CENTER

INTERSTATE
10

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

ROOSEVELT
ROW ARTS DISTRICT

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
BROCKSTONE

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

3RD STREET