### **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

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

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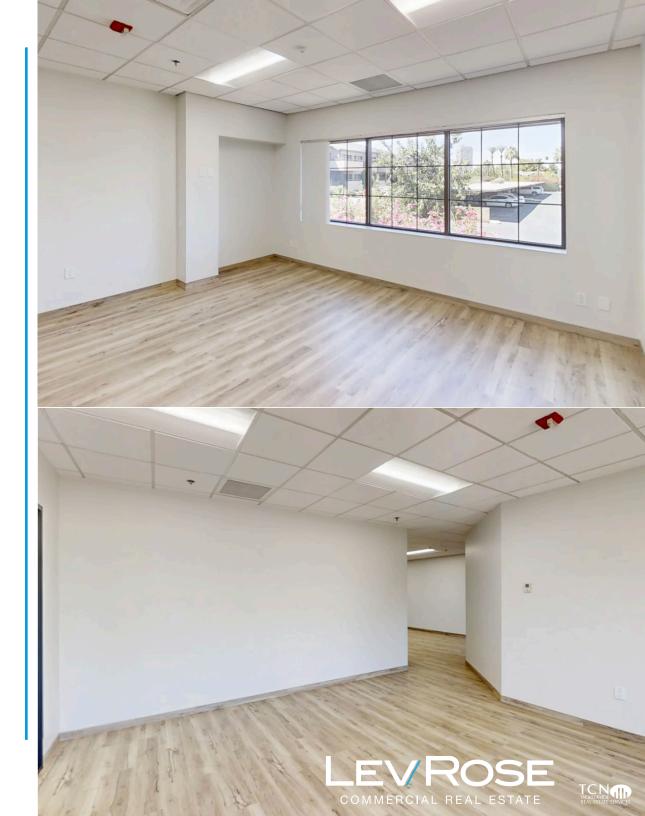
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#### **HIGHLIGHTS:**

- 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
- **Q** VIEW SUITE B167 VIRTUAL TOUR
- **Q** VIEW SUITE B170 VIRTUAL TOUR

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# AERIAL OVERVIEW

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TCN

