

# 333

## TOWER

333 N CENTRAL AVE | PHOENIX, AZ

# PHOENIX'S MOST ELEVATED HEADQUARTERS OPPORTUNITY



**249,012 SF**  
TOP 8 FLOORS FOR LEASE

**NEWMARK**

FOUNDATION



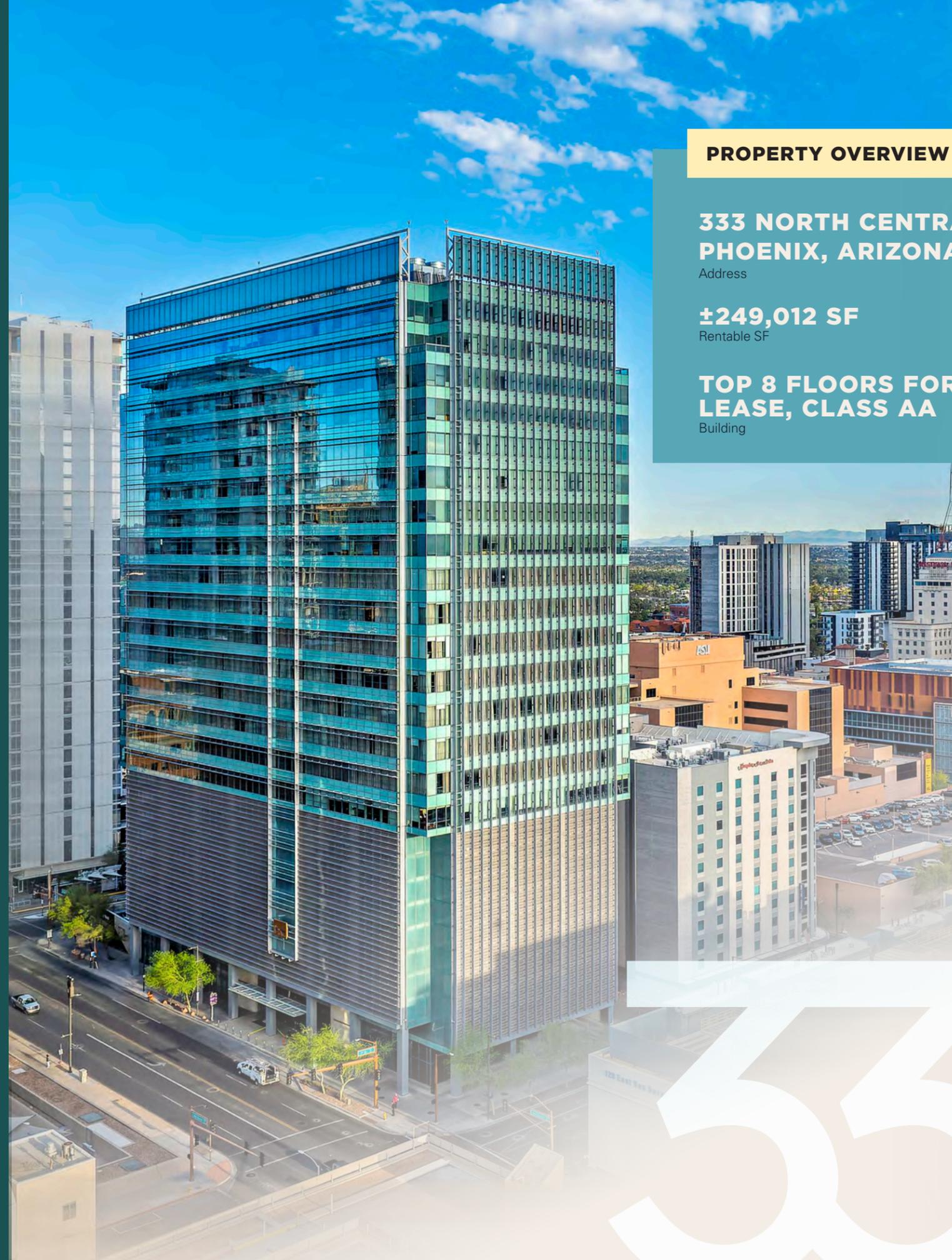
# 333 TOWER

333 N CENTRAL AVE | PHOENIX, AZ

## A LANDMARK TOWER AT THE CENTER OF IT ALL

At the center of one of the nation's fastest-growing cities, this next-generation tower redefines the downtown office experience with Class AA design, unmatched access, and hospitality-driven service in the heart of the Valley of the Sun.

333 Tower is a landmark Class AA office tower in the heart of Downtown Phoenix. Designed by The Smith Group, the 26-story, ±520,000 SF building features ±249,012 SF of premier office space across eight floors, a signature ground floor lobby, ±2,522 SF of retail, and 514 secured parking stalls in a dedicated nine-level structure. Shared with the Westin Phoenix Downtown, tenants enjoy hospitality-grade amenities. Built in 2010, the property offers abundant natural light, institutional-quality finishes and sweeping views of Metro Phoenix.



### PROPERTY OVERVIEW

#### 333 NORTH CENTRAL AVENUE PHOENIX, ARIZONA

Address

**±249,012 SF**

Rentable SF

**2010**

Year Built

**TOP 8 FLOORS FOR  
LEASE, CLASS AA**

Building

**±2.06 PER 1,000 SF**

Parking Ratio

WORK  
SPACE

# EVERYTHING TODAY'S TENANTS EXPECT – AND MORE



±249,012 SF of Institutional-Quality, Class AA Office Space



Well Capitalized & Responsive Ownership



Expansive Floorplates with Floor-to-Ceiling Glass



Prominent Signage Opportunities



Ground Floor Retail Availability



Premier Amenity Package



Hospitality-Driven Workplace Experience



Secured Structured Parking



Transit-Oriented Location



Walkable Urban Core – 96 Walk Score



**333 TOWER** provides premier Class AA improvements, an iconic presence, prime location, and exceptional amenities that set the standard for next-generation workspace in Downtown Phoenix.

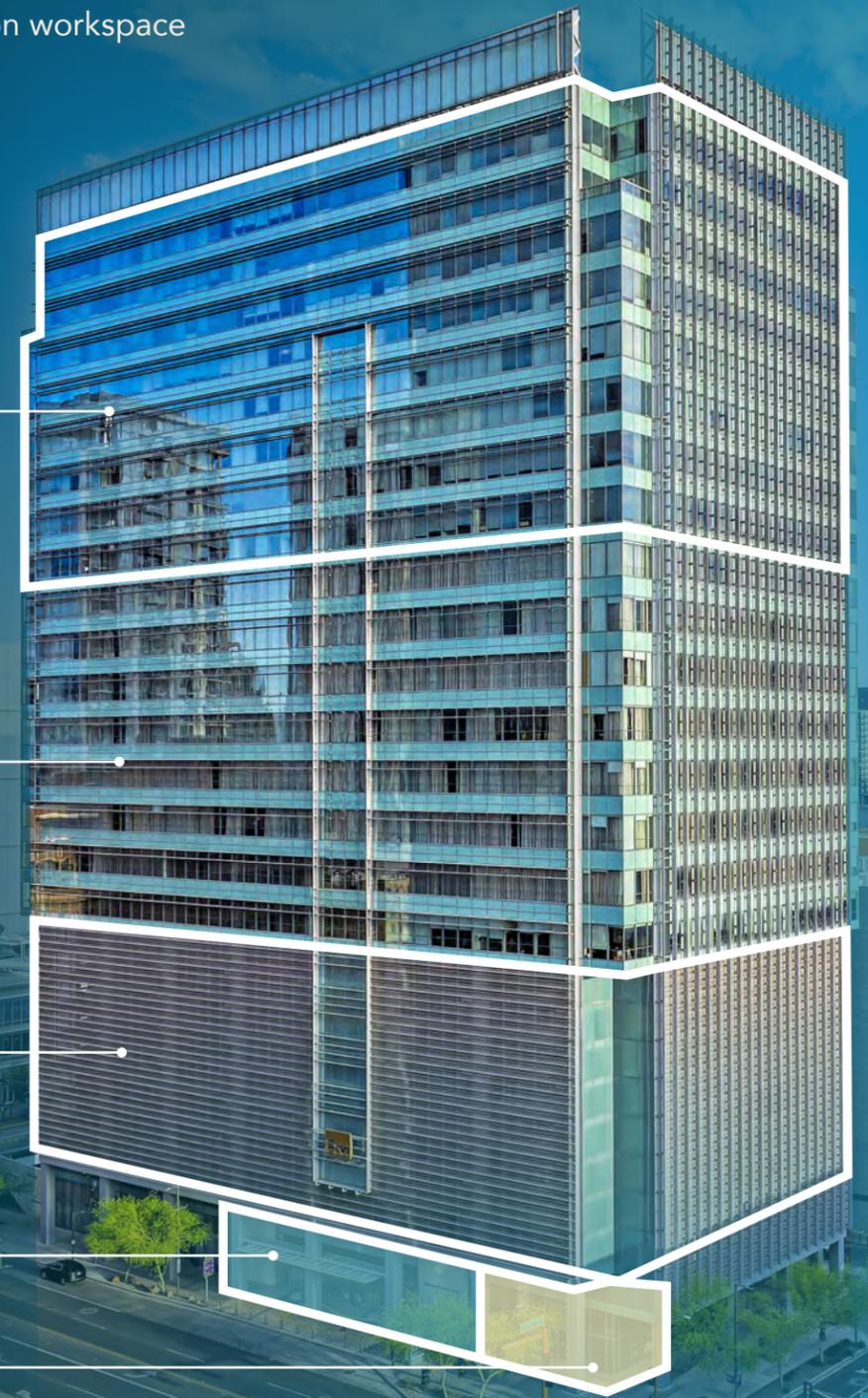
**FLOORS 19-26**  
**CLASS AA OFFICE**  
**FOR LEASE**

**FLOORS 11-18**  
**THE WESTIN PHOENIX**  
**DOWNTOWN**  
**242 ROOMS**

**FLOORS 2-10**  
**STRUCTURED PARKING**

**GROUND FLOOR**  
**OFFICE LOBBY**

**GROUND FLOOR**  
**AVAILABLE**  
**RETAIL SPACE**



# CURATED ON-SITE FEATURES TO ELEVATE EVERY WORKDAY



**THE WESTIN PHOENIX  
DOWNTOWN - 242 ROOMS**



**2ND FLOOR POOL**

**LIGHT RAIL STATION  
(VAN BUREN ST. /CENTRAL AVE)**



**JACY & DAKOTA'S**



**WESTIN DOWNTOWN  
PHOENIX LOBBY**

**MONUMENT SIGNAGE**



**PREMIER BUILDING TOP  
SIGNAGE OPPORTUNITY**



**PANORAMIC VIEWS**



**STRUCTURED  
PARKING**



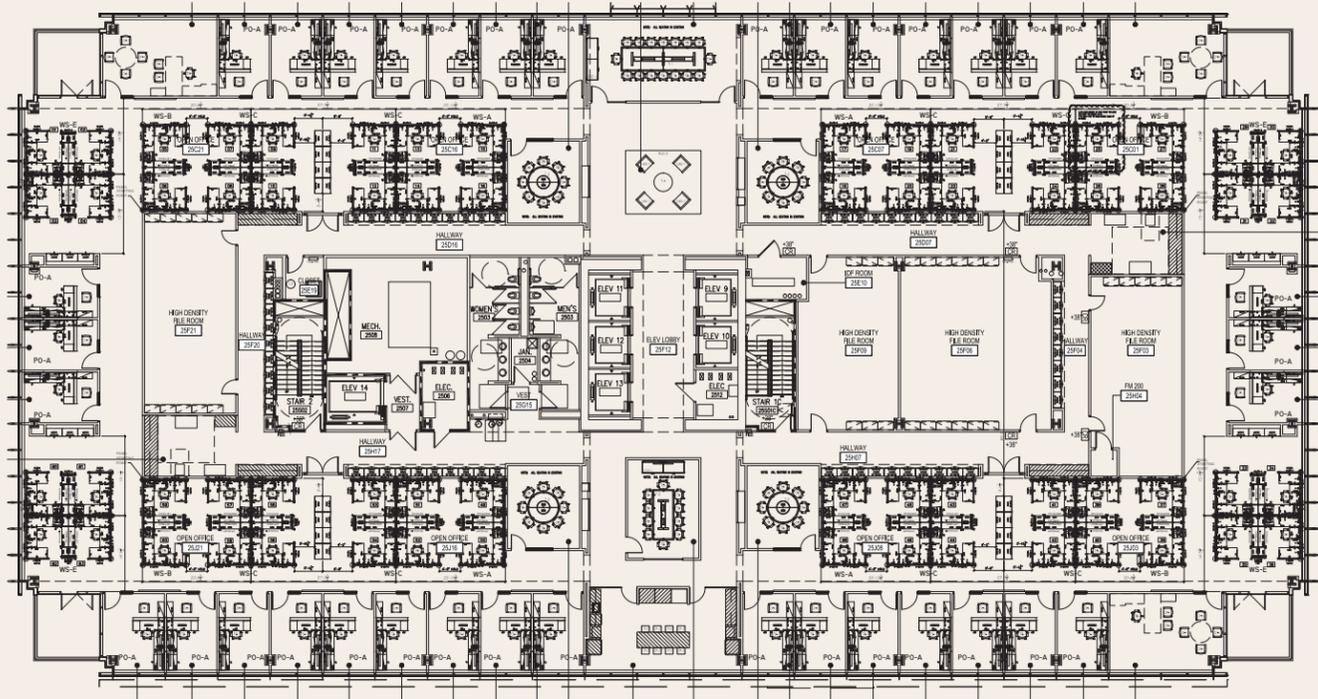
**333 N CENTRAL  
OFFICE LOBBY**



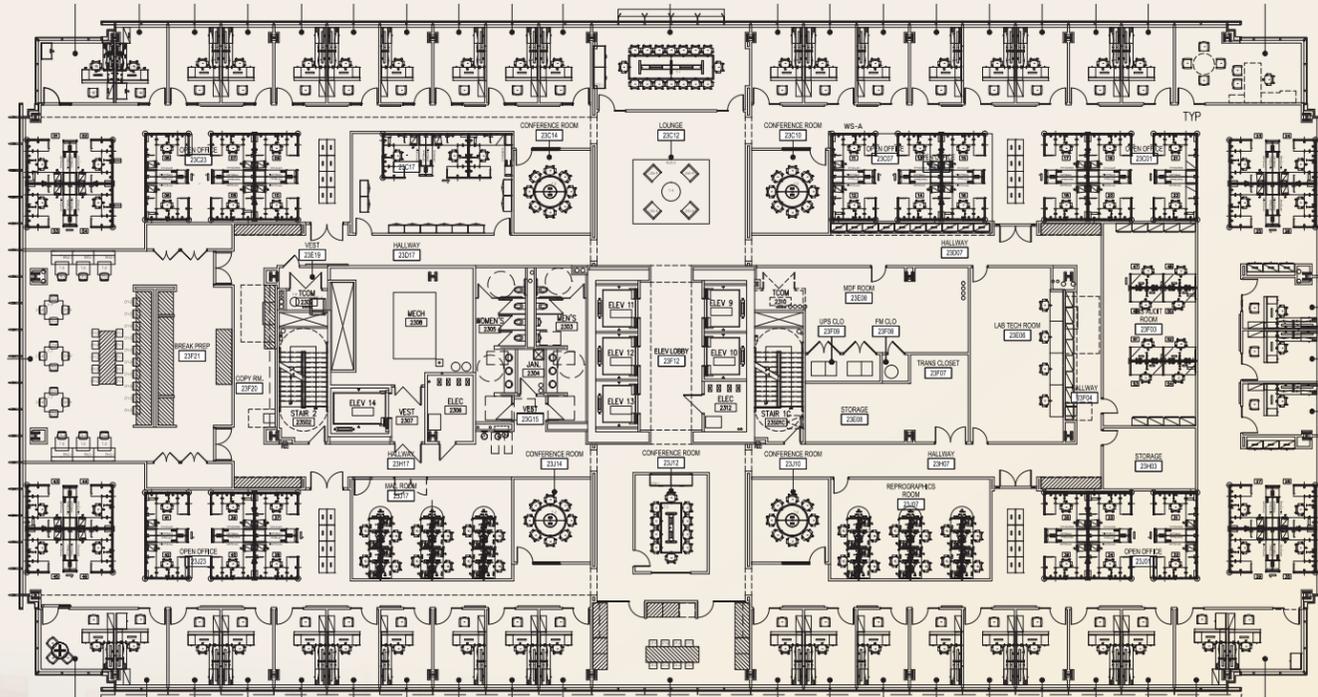
**GROUND FLOOR RETAIL**

## REPRESENTATIVE FLOOR PLANS

### FLOOR 25 | 30,420 SF



### FLOOR 23 | 31,190 SF



## AVAILABILITY LIST

Suite	Size
Floor 19	30,473 SF
Floor 20	30,474 SF
Floor 21	30,067 SF
Floor 22	30,756 SF
Floor 23	31,190 SF
Floor 24	31,190 SF
Floor 25	30,420 SF
Floor 26	30,420 SF



SITE PLAN



# LOCAL AMENITIES



## A SNAPSHOT OF DOWNTOWN PHOENIX

### Arts & Culture

- 1 AMC Theatres
- 2 Arizona Latino Arts & Cultural Center (ALAC)
- 3 Arizona Financial Theatre
- 4 Herberger Theater Center
- 5 Orpheum Theatre
- 6 The Rose Theatre
- 7 St. Mary's Basilica
- 8 Symphony Hall
- 9 Valley Youth Theatre

### Convention Center

- 10 Phoenix Convention Center North
- 11 Phoenix Convention Center South
- 12 Phoenix Convention Center West

### Education

- 13 ASU Downtown
- 14 Phoenix Bioscience Core

### Government

- 15 Phoenix City Council Chambers
- 16 Phoenix City Hall / The Gallery @ City Hall
- 17 Phoenix Municipal Court
- 18 Sandra Day O'Connor Federal Courthouse
- 19 Superior Court Complex
- 20 US Bankruptcy Court

### Hotels

- 21 AC Phoenix Hotel Downtown
- 22 Hampton Inn & Suites Phoenix Downtown
- 23 Hilton Garden Inn Phoenix Downtown
- 24 Home2 Suites By Hilton
- 25 Hotel Palomar Phoenix
- 26 Hotel San Carlos
- 27 Hyatt Place
- 28 Hyatt Regency Phoenix
- 29 Marriott Residence Inn & Courtyard
- 30 Sheraton Phoenix Downtown
- 31 Renaissance Phoenix Downtown
- 32 Westin Phoenix Downtown

### Museums

- 33 Arizona Science Center
- 34 Children's Museum of Phoenix
- 35 Maricopa Justice / Phoenix Police
- 36 Rosson House

### Parks

- 37 Civic Space Park
- 38 Heritage and Science Park
- 39 Patriot's Park
- 40 Paw-Pup Dog Park
- 41 The Space Between

### Shopping

- 42 Arizona Center
- 43 CityScape Phoenix
- 44 Collier Center
- 45 Downtown Phoenix Farmers Market
- 46 Fry's Food Store

### Sports

- 47 Chase Field (Arizona Diamondbacks)
- 48 Footprint Center (Phoenix Suns/Phoenix Mercury)

# NEIGHBORHOOD SNAPSHOT

# DOWNTOWN PHOENIX

Downtown Phoenix is one of the most vibrant locations in Arizona, appealing to the radically increasing population as a vibrant live-work-play destination. Downtown Phoenix is constantly embracing new initiatives to cultivate the best downtown experience for employees, residents, students, and tourists.



**4,929 Hotel Rooms**



**225 Bars/Restaurants**



**8 miles of new light rail**

Completed in 2025



**Over \$8.3 Billion invested**

(since 2005)



**Over 7,500 Apartment Units developed**

(since 2005)



**15,000 College Students**

(ASU, UA, NAU)



**6 Million**

Annual Visitors to Downtown



**34-Acre Phoenix Bioscience Core**

(under construction- located less than 1-mile east of 333 on 7th Street)

# 333 TOWER

# ABOUT PHOENIX

The Phoenix Metropolitan Area is the primary business center of Arizona and has evolved into a dynamic economic hub over the last several decades, consistently attracting new residents and businesses. Today, the Greater Phoenix region is home to over 5.1 million residents and continues to experience steady growth. In fact, Maricopa County—which encompasses the Phoenix metro—ranked third in the nation for numeric population growth between July 2023 and July 2024, adding over 57,000 new residents and maintaining its position as the fourth most populous county in the U.S. This growth has helped the City of Phoenix reach a population of approximately 1.67 million, reaffirming its place as the fifth largest city in the country. The metro area is attractive not only due to its cost advantages but also because of its overall value proposition, which includes a strong infrastructure network, a growing and diverse talent pool, and an exceptional quality of life.

## PHOENIX'S PILLARS FOR ECONOMIC EXPANSION



**Phoenix's Economic Diversification Continues**



**Infrastructure and Investments in Transportation**



**Robust Population Growth**



**Central Location with Access to Major Trade Hubs**



**Phoenix Ranks as the 2nd Most Affordable Major Western US Metropolitan Market**



**Exceptional Quality of Life**

# PHOENIX ARIZONA



# 333 TOWER

333 N CENTRAL AVE | PHOENIX, AZ

## BRETT ABRAMSON

Senior Managing Director  
t 602-803-6604  
brett.abramson@nrmk.com

## CHRIS LATVAHO

Managing Director  
t 602-616-7978  
chris.latvaaho@nrmk.com

## CHRIS BEALL

Director  
t 602-459-5634  
chris.beall@nrmk.com

## ABOUT THE OWNER

**Foundation 8**, backed by GIA and Trillium, is a hands-on ownership group with a long-term commitment to the property. Ownership is actively involved, makes decisions quickly, and takes a practical, collaborative approach to working with tenants. The focus is on maintaining a first-class building, investing where it matters, and being a responsive, reliable partner over the long term.

