

The Brookstone



Presented by
Katz Real Estate Investments

2025 N 3rd St, Phoenix, AZ 85004



Price: \$25.00 - \$30.00 /SF/YR

Find an office oasis in the heart of Phoenix at The Brookstone at 340 E Palm Lane and 2025 N 3rd Street. Known as a best-in-class office campus in town, providing office space for growing businesses. The perfect destination for those looking to leave their home offices, escape from the pressure of broker representation, or break free from a typical office in a high-rise building to relocate to a peaceful, family-friendly locale in Midtown Phoenix.

The Brookstone consists of two office and health practitioner buildings that feature beautifully renovated common areas and move-in ready suites surrounded by tranquil gardens with expansive courtyards, attractive water features, a sculpture garden, and koi ponds. The campus encompasses timeless design, exceptional glass lines, outdoor balconies and patios, and impressive lobby entrances that help to create an unmatched tenant experience. New amenities are coming soon to The Brookstone, like an 875-square-foot training/event room, a coffee bar with complimentary coffee and outdoor seating, a mini golf course, and a dog run to elevate tenant productivity and encourage collaboration.

In the heart of Midtown Phoenix, the property has immediate access to the Central Business District, hotels, museums, theaters, restaurants, sporting

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The Brookstone comprises two recently remodeled, best-in-class, office and health practitioner buildings with up to 35,000 SF of turnkey suites. Central Midtown location in the Los Olivos Historic District, filled with dining, museums, culture, scenery, and access to the greater Phoenix area. Experience a sense of peace and serenity with courtyards, koi ponds, private balconies and patios, common areas, and new amenities coming soon. Within 10 minutes of Sky Harbor International Airport, Footprint Arena and Chase Field, The Brookstone is nearby to everything Phoenix has to offer.



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Expansive Lobby



Find a Sense of Peace and Serenity

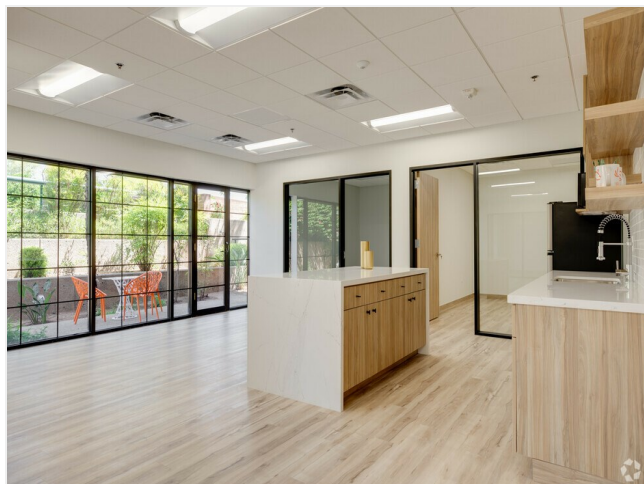
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Alzheimer's Association	-	
Arizona Cardiology Group	-	February 2011
Castillo Law	-	
Lasiter & Jackson PLLC	-	
MRT Design	-	August 2019
Nesco Resource	-	
Slattery Petersen PLLC	-	
The Arizona Community Action Association, Inc.	-	
Vanir Construction	-	
Weresolverlaw, LLC	-	

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Fine Finishes



Best-In-Class

Listing spaces

1st Floor Ste A100

Space Available	2,703 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

Brand new spec build out including new data wiring drops in place.

1st Floor Ste A110

Space Available	1,961 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

Brand new spec suite ready to occupy. Includes new data drops.

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Admire the Glory of the Koi Ponds



Outdoor Seating

Listing spaces

1st Floor Ste A115

Space Available	1,309 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

Brand new spec suite including new data drops

1st Floor Ste A120

Space Available	2,011 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

Brand new spec suite includes new data drops

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Serene Grounds



Office and Health Professional Buildings

Listing spaces

1st Floor Ste A140

Space Available	1,805 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

Brand new spec suite including all new data drops

Ste B157

Space Available	5,590 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

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Expansive Lobby



Elevator Access

Listing spaces

Ste B165

Space Available	1,407 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Ste B170

Space Available	3,938 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

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Lobby Planter



Light and Airy Kitchen

Listing spaces

2nd Floor Ste A240

Space Available	4,716 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

2nd Floor Ste A260

Space Available	2,316 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Modern Conference Room



Fine Finishes

Listing spaces

Ste B200

Space Available	4,141 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

This unit is bright and light, has great views and private patios overlooking the lush landscaping. The suite has new LED lighting, and has just been updated. The Brookstone has undergone a complete modern upgrade and shows beautifully.

Ste B250

Space Available	5,200 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

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Floor to Ceiling Windows



Freshly Renovated

Listing spaces

Ste B260

Space Available	2,882 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Ste B300

Space Available	12,763 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

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Property Photos



Endless Possibilities



Open Floor Plan

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Property Photos



Allowing for Multiple Uses



Beautifully Landscaped

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Property Photos



Find a Sense of Peace and Serenity



Los Olivos Historic District

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Property Photos



Prime Access

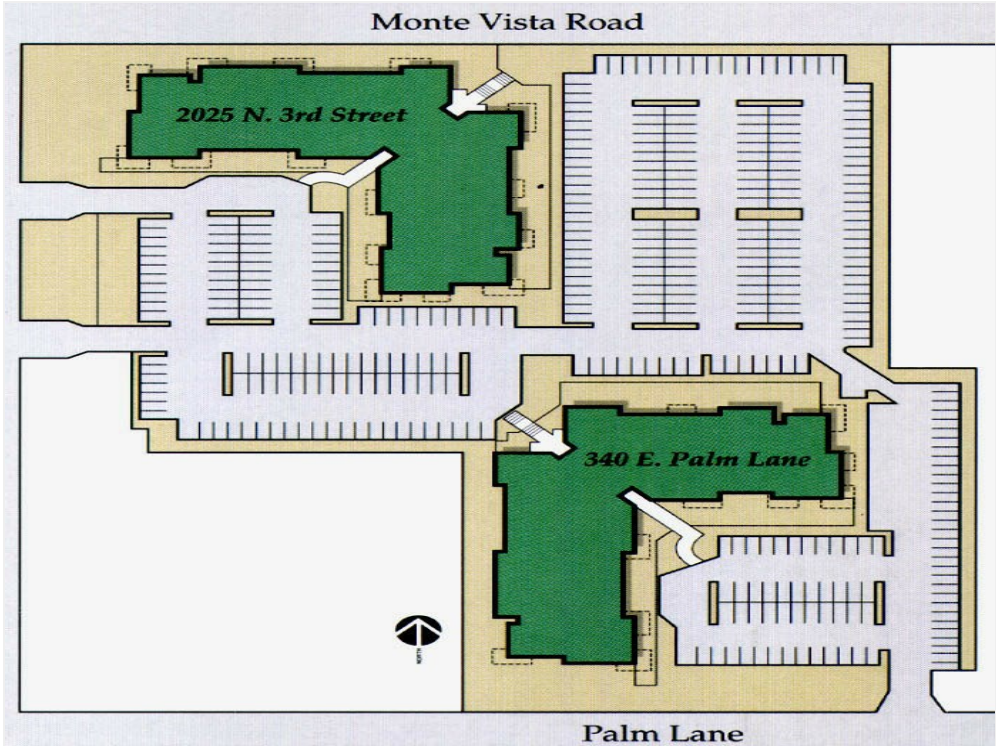


Plethora of Parking

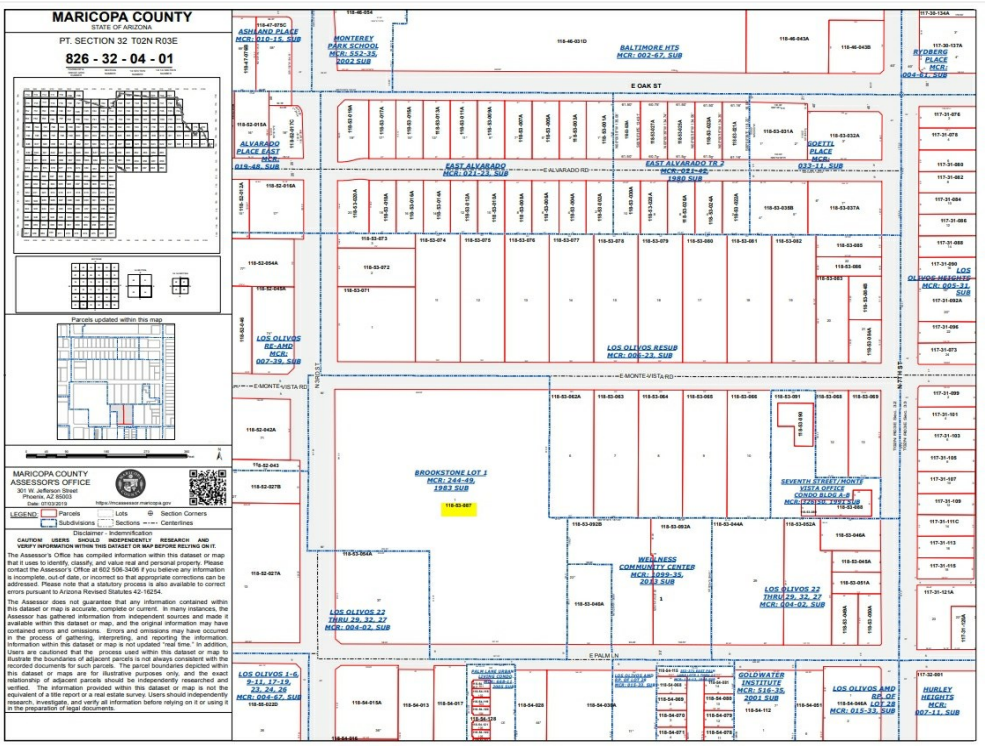
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Property Photos



Site Plan



Plat Map

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Location

