

FOR LEASE

# THE 3550

*A 281,059 SF,  
office tower in  
Central Phoenix  
two-minutes from  
the Central/Osborn  
light rail station*

3550 N CENTRAL AVE  
PHOENIX, AZ

EXCLUSIVELY LISTED BY

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# A 281,059 SF, *TRANSIT-ORIENTED* CLASS-A OFFICE TOWER IN CENTRAL PHOENIX

*Alexis Grill, a Central Phoenix favorite, is located on the ground floor, offering full-service lunch, dinner and catering.*

*Elev8th Performance is an on-site fitness and training facility offering tenant's the opportunity for personal fitness training.*

The tower fronts along Central Avenue, the primary arterial that links the Central Corridor's neighborhoods, including Downtown, Central Arts District, Midtown, and Uptown.

With  $\pm 11,600$  square foot floor plates, the office tower is ideally configured for small- to mid-sized office tenants. In addition, the first four floors of the building include an annex building with larger,  $\pm 31,000$  square foot floor plates to accommodate larger tenants, with excellent floor-to-ceiling glass line.

Renovations are ongoing, including new elevator lobbies, corridors, restrooms and the recently completed tenant amenity lounge, conference room and roof-top deck.

## IDEALLY LOCATED

The 3550 benefits from Phoenix's urban revival, with new residential, restaurants, coffee houses and bars transforming the location to a 24-hour live-work-play environment.

## PROPERTY OVERVIEW

BUILDING NRSF  $\pm 284,059$

PARKING RATIO 3/1,000 Structured & Surface

FLOORPLATES  $\pm 9,188$  SF to  $\pm 12,225$  SF





*2 MIN*

WALK TO CENTRAL/OSBORN LIGHT RAIL STATION

*9 MIN*

DRIVE TO I-10, I-17 & SR 51 HIGHWAYS

*80+*

RESTAURANTS, BARS & COFFEE HOUSES NEARBY

*10 MIN*

DRIVE TO SKY HARBOR INT'L AIRPORT

*1 MIN*

WALK TO VALLEY METRO BUS STOP

*7*

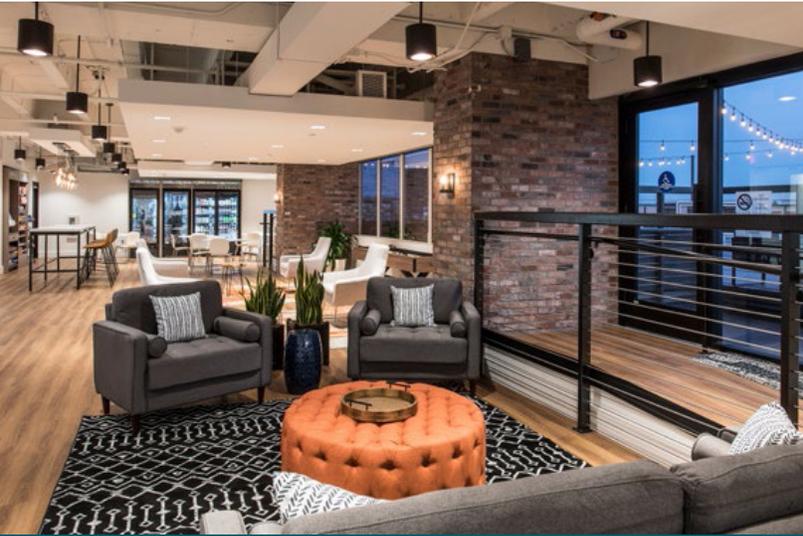
EXISTING OR U/C APTS WITHIN 3 MI

NEARBY POPULAR RESTAURANTS





*The tenant amenity lounge, cafe, conference room and rooftop deck are areas open to all tenants. The lounge includes a conference center, shuffleboard, and snacks & beverages.*



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