

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 A230	±6,897 SF	\$25.75/SF FS
SUITE A240	±1,638 SF	\$25.75/SF FS
SUITE A265 <small>SPEC SUITE</small>	±1,742 SF	\$25.75/SF FS
SUITE A300	±2,799 SF	\$25.75/SF FS
SUITE A310	±1,539 SF	\$25.75/SF FS
SUITE A350	±870 SF	\$25.75/SF FS

2025 N 3RD STREET

SUITE B155	±1,547 SF	\$25.75/SF FS
SUITE B160	±1,502 SF	\$25.75/SF FS
SUITE B162	±1,348 SF	\$25.75/SF FS
SUITE B167 <small>SPEC SUITE</small>	±2,285 SF	\$25.75/SF FS
SUITE B218	±1,459 SF	\$25.75/SF FS
SUITE B220	±1,210 SF	\$25.75/SF FS
SUITE B225	±1,231 SF	\$25.75/SF FS
SUITE B250	±3,924 SF	\$25.75/SF FS

LEASE RATE: \$25.75/SF FS

COVERED PARKING: \$50/mo/space

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[VIEW SUITE A265 VIRTUAL TOUR](#)

[VIEW SUITE B167 VIRTUAL TOUR](#)



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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



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AERIAL OVERVIEW

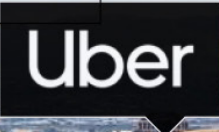
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This map was prepared for assessment purposes only. Map not to scale.

SOUTH MOUNTAIN PRESERVE



THE WESTIN
PHOENIX DOWNTOWN

44
MONROE

THE LINK
APARTMENTS

Sheraton
Phoenix Downtown
HOTEL

kenect
PHOENIX



ROOSEVELT
ROOSEVELT ROW ARTS DISTRICT

ARIZONA
CENTER

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS



ROOSEVELT ROW ARTS DISTRICT

GREEN LEAF
ARTS DISTRICT

ups
The UPS Store

SAFeway

PhxArt 60
Phoenix Art Museum

EINSTEIN BROS. BAGELS

±65
ADDITIONAL PARKING STALLS POTENTIALLY AVAILABLE

E PALM LANE

THE BROOKSTONE

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

3RD STREET