



3636

N CENTRAL AVE

A REFINED WORKPLACE EXPERIENCE IN THE HEART OF PHOENIX

±225,000 SF of office building designed for connectivity, flexibility, and the modern workplace experience.

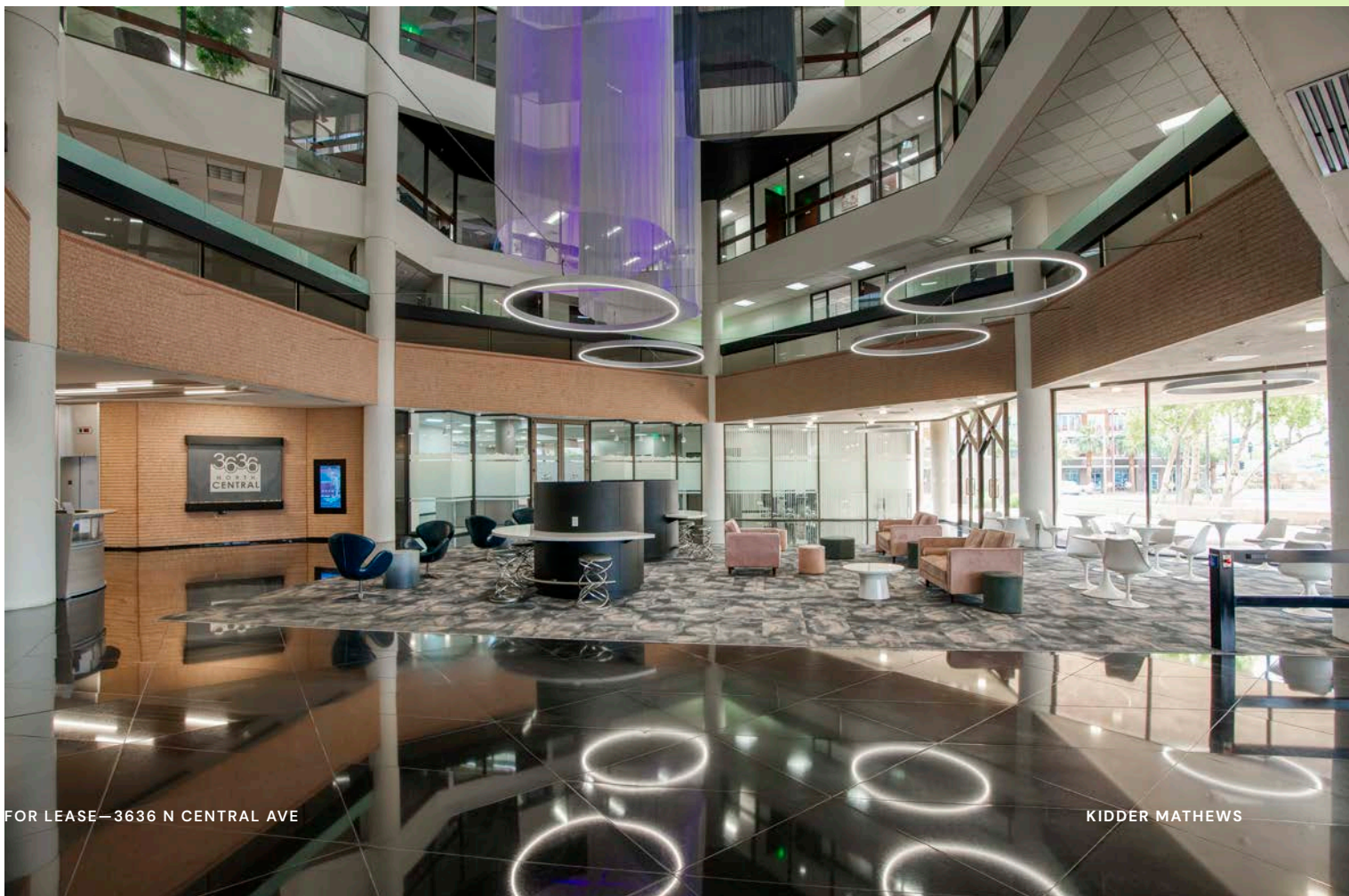


ADJACENT
PARKING GARAGE



Prominent Central Avenue location in Phoenix's Midtown submarket with direct access to the Valley Metro Light Rail.

3636 N Central offers a refined workplace environment designed for today's evolving office user. The 225,000 SF Class A office tower combines modernized interiors, flexible leasing opportunities, and immediate light rail connectivity within one of Phoenix's most established business corridors. Surrounded by Midtown's growing mix of dining, hospitality, and lifestyle amenities, the property delivers a highly connected setting that supports productivity, collaboration, and long-term growth.



A MODERN CLASS A OFFICE SETTING



225,000 SF Class A office building
in Phoenix's Midtown submarket



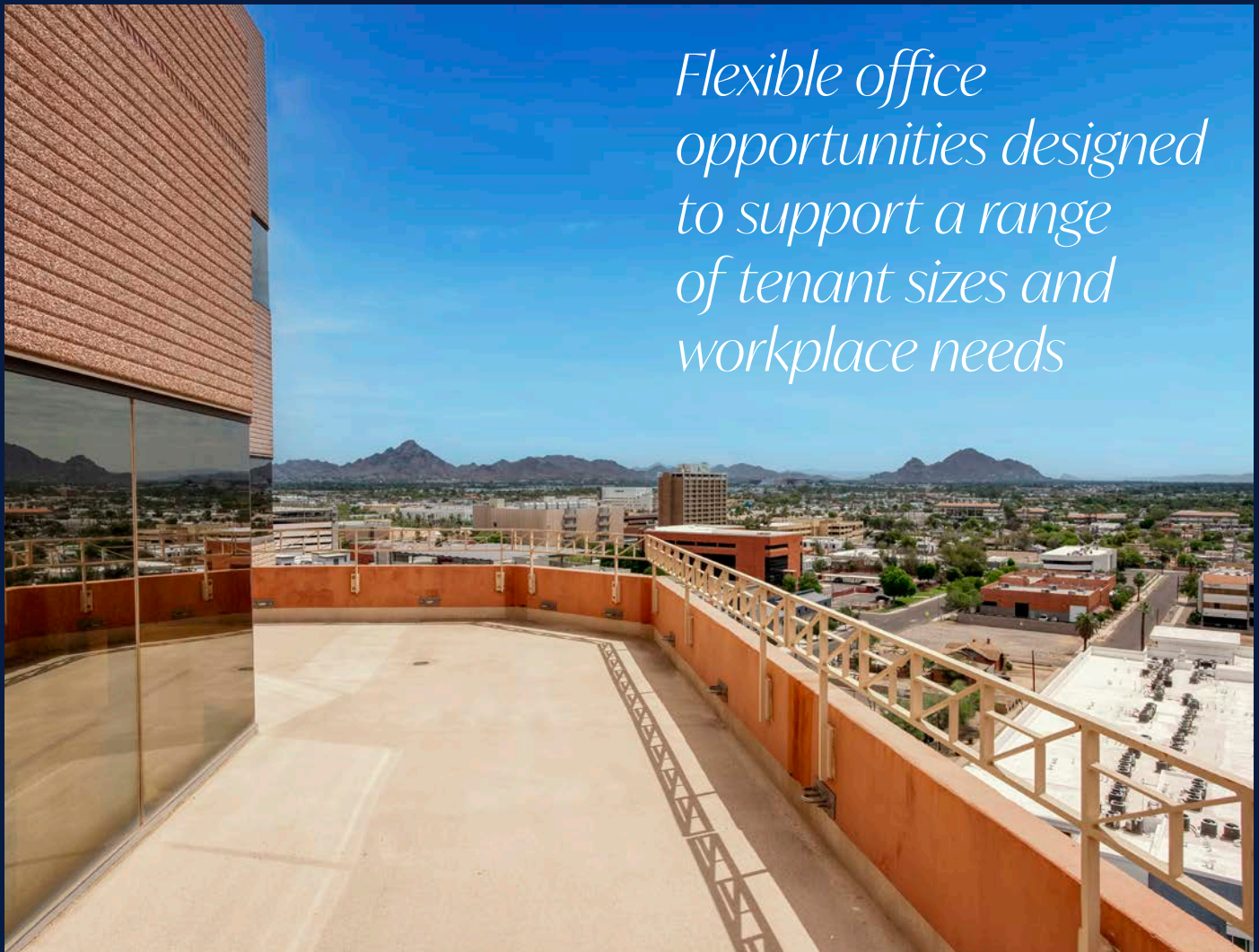
Large private patio space with
expansive views in select suites



Prominent Central Avenue
location with direct access to
the Valley Metro Light Rail



Professionally managed property
with on-site leasing and
management offices



*Flexible office
opportunities designed
to support a range
of tenant sizes and
workplace needs*



RENOVATED LOBBY

OPEN & AIRY RENOVATED LOBBY

The recently renovated lobby at 3636 N Central creates an elevated arrival experience that reflects the evolving expectations of today's workplace environment. Designed with expansive natural light, contemporary finishes, and open gathering areas, the space offers a modern, hospitality-inspired atmosphere that supports both collaboration and day-to-day convenience. Thoughtfully curated to enhance tenant and visitor experience alike, the lobby establishes a refined first impression while reinforcing the property's position as a premier office destination within Midtown Phoenix.

ADJACENT PARKING GARAGE



SHADED OUTDOOR SEATING



ADDITIONAL AMENITIES INCLUDE



Recently renovated lobby featuring expansive natural light and modern collaborative environments



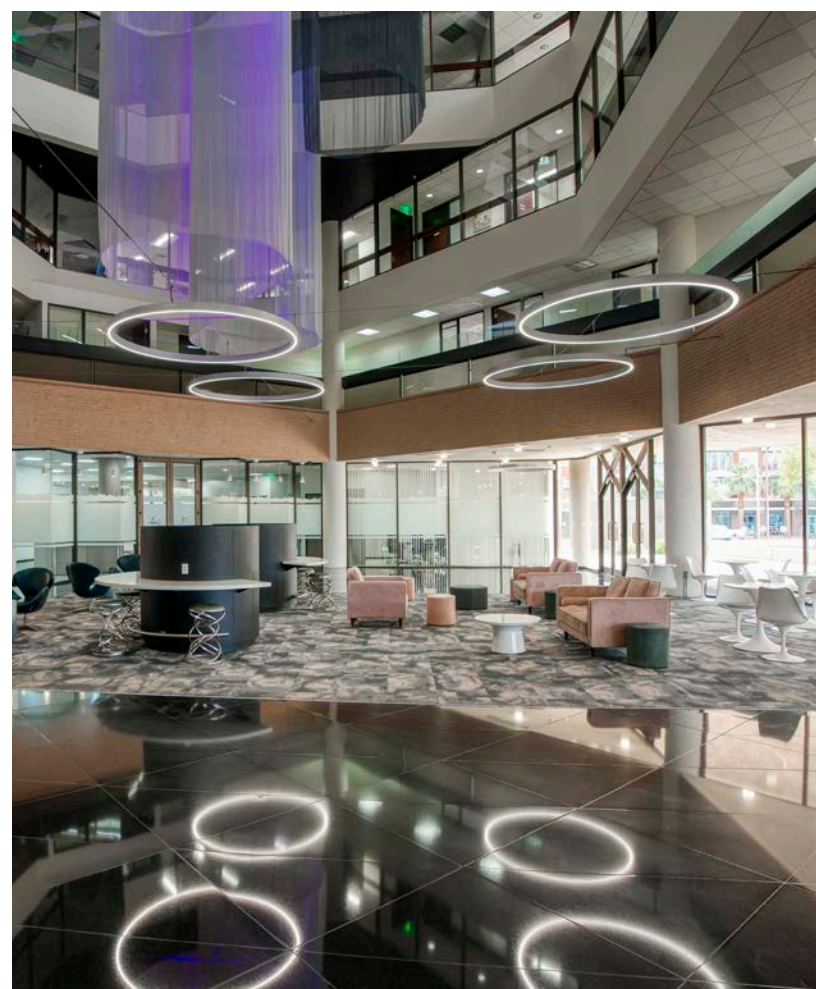
Ground-floor deli with catering services and on-site Chase Bank amenities for daily convenience

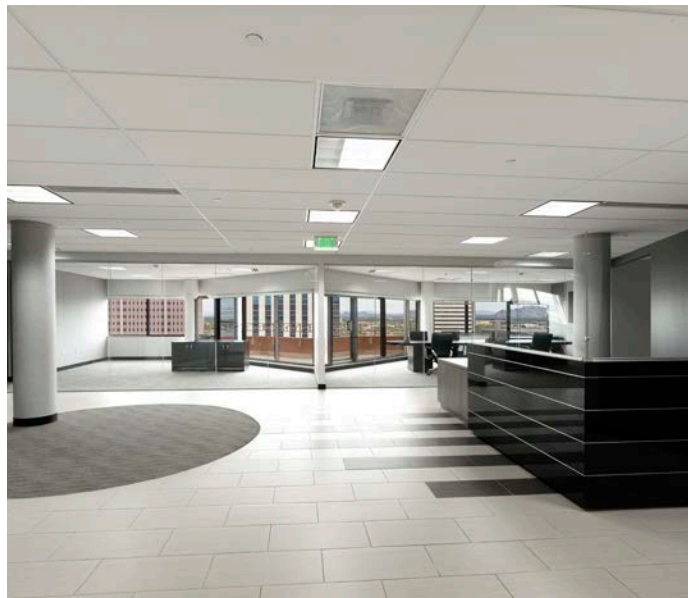
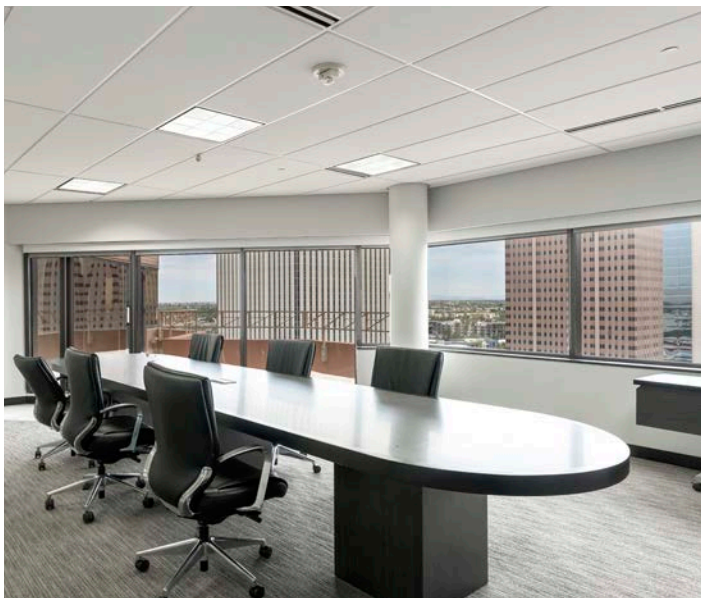


Thoughtfully designed shaded outdoor seating areas offer tenants a comfortable extension of the workplace



Covered parking available in adjacent parking garage





*0.3 mile / 6 minute
walk to the nearest
light rail stop*

**OSBORN & CENTRAL
LIGHT RAIL STOP**



PERFECTLY CONNECTED

81

WALK SCORE

6 min

WALK TO THE LIGHT RAIL

3636 N Central Ave provides immediate access to Midtown's dining, hospitality, and amenity base. A short walk to the Osborn & Central light rail stop, the property's central location offers seamless connectivity to Downtown Phoenix, Uptown, and the Camelback Corridor.



FOR LEASE—3636 N CENTRAL AVE

KIDDER MATHEWS

PARK CENTRAL

The New Park Central is the Beating Heart of Central Phoenix

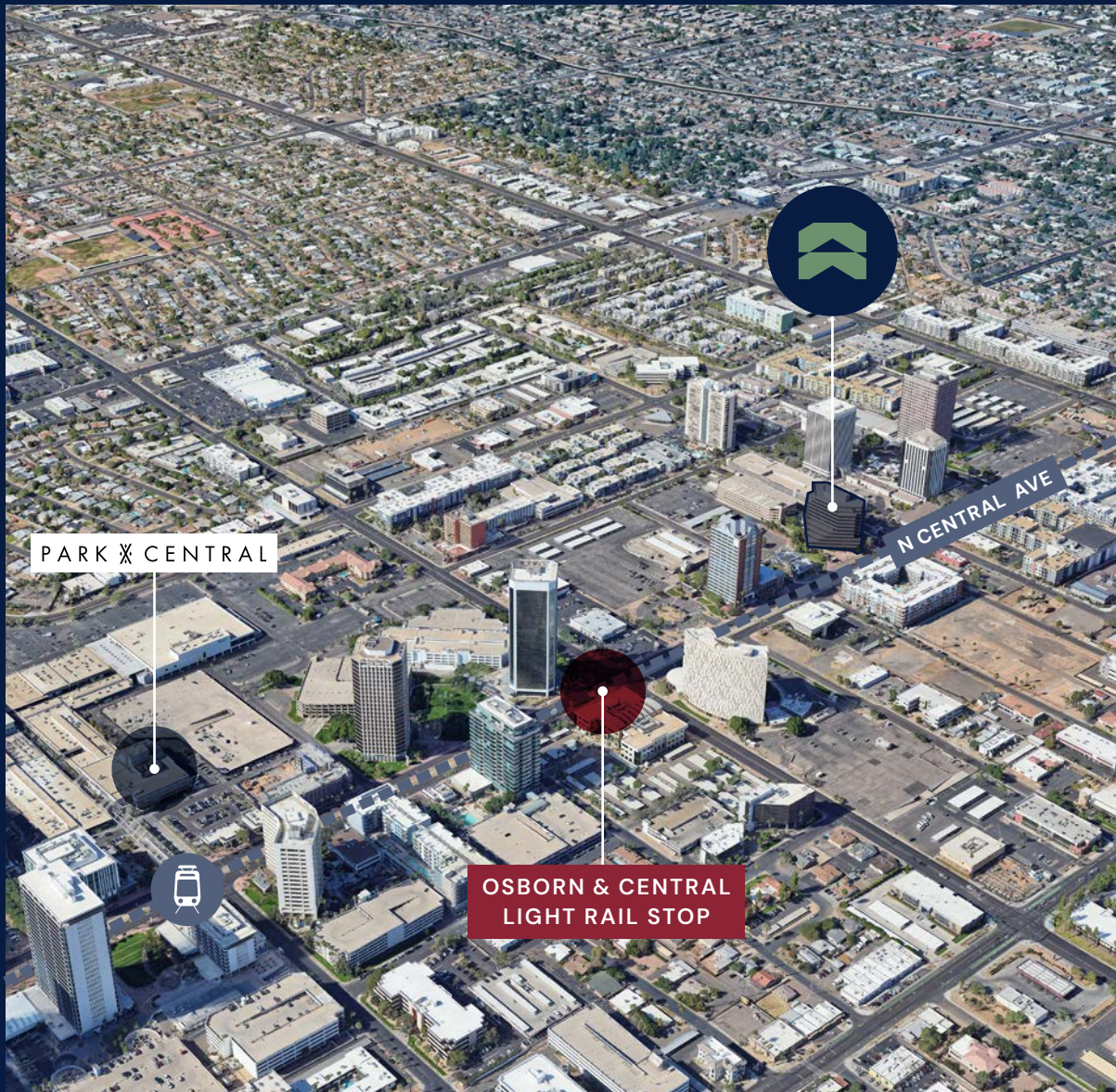
Located within a 10-minute walk, the new Park Central embraces its successful base of existing restaurants while adding more to strengthen its position as a premier mixed-use destination. With a vibrant mix of office and retail tenants, exceptional foot traffic, an affluent nearby population, and an unmatched location in the heart of the central business district, Park Central continues to attract businesses, visitors, and residents alike.

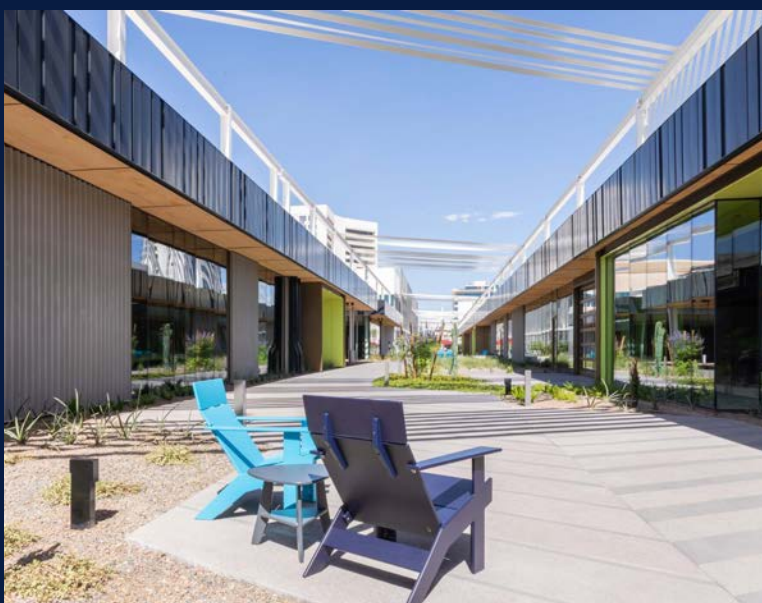
10 MIN

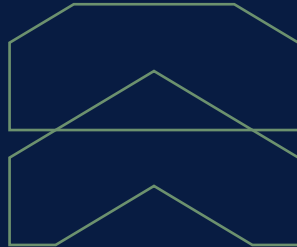
WALK TO PARK CENTRAL

6 MIN

WALK TO RAIL STOP







3636
N CENTRAL AVE

For leasing information, contact

KURT KERNER

602.513.5171

kurt.kerner@kidder.com

SCOTT ISACKSEN

602.513.5143

scott.isacksen@kidder.com

DAVE CARDER

602.513.5192

dave.carder@kidder.com

CHRIS JANTZ

602.513.5153

chris.jantz@kidder.com



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.