



3200 CENTRAL

PHOENIX, ARIZONA

CBRE

Building Features



25-story, ±349,627 Class A office tower



Lease rate: \$28.00 per SF, FSG



Parking:
5-story parking structure: 4/1,000 ratio
Reserved: \$85.00/mo/stall
Unreserved: \$65.00/mo/stall



Property management office on-site with 24/7 security personnel



On-site amenities include a fitness center, high-quality deli and bank branch



Newly updated, 60-person conference facility



Designed with sustainability in mind, the building has upgraded building systems including the HVAC system



8 high speed elevators service the building



Energy star certified — 2021 rating of 91

Location Features



Light rail stop adjacent to building



Within walking distance to restaurants, banks, and hotels



Excellent freeway access to I-10, SR-51, I-17



10 minutes to Sky Harbor International Airport



Easy access to Downtown Phoenix

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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| SUITE | RSF | CONTIGUOUS | NOTES | LINKS |
|-------|---------|------------|----------------|--|
| 225 | ±3,404 | | 2nd Generation |  FLOOR PLAN |
| 300 | ±15,042 | | 2nd Generation |  FLOOR PLAN |
| 400 | ±15,103 | ±37,754 | 2nd Generation |  FLOOR PLAN |
| 500 | ±7,609 | | 2nd Generation |  FLOOR PLAN |
| 950 | ±8,250 | | 2nd Generation |  FLOOR PLAN |
| 1250 | ±3,846 | | Spec Suite |  3D TOUR  FLOOR PLAN |
| 1400 | ±3,082 | | 2nd Generation |  FLOOR PLAN |
| 1470 | ±1,633 | | 2nd Generation |  FLOOR PLAN |
| 1700 | ±15,491 | | 2nd Generation |  FLOOR PLAN |
| 1870 | ±3,202 | | 2nd Generation |  FLOOR PLAN |
| 1900 | ±5,667 | | 2nd Generation |  FLOOR PLAN |
| 1910 | ±3,012 | | Spec Suite |  3D TOUR  FLOOR PLAN |
| 2000 | ±15,403 | | 2nd Generation |  FLOOR PLAN |
| 2100 | ±6,926 | ±13,829 | 2nd Generation |  FLOOR PLAN |
| 2120 | ±1,995 | | 2nd Generation |  FLOOR PLAN |
| 2170 | ±4,074 | | 2nd Generation |  FLOOR PLAN |
| 2180 | ±834 | | 2nd Generation |  FLOOR PLAN |
| 2200 | ±3,092 | | 2nd Generation |  FLOOR PLAN |
| 2275 | ±2,044 | | 2nd Generation |  FLOOR PLAN |
| 2300 | ±15,486 | | 2nd Generation |  FLOOR PLAN |

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