



Fantastic Signage Opportunity
Facing North and South Along
Central Avenue



3550 N CENTRAL AVE, PHOENIX AZ

15th & 16th Floor
For Sublease (Divisible)



KEYSERTM
commercial real estate advocates



Grand Central Tower

OVERVIEW

Grand Central Tower offers tenants a dynamic work environment with convenient on-site amenities, including Alexi's Grill for lunch, dinner, happy hour, and catering, as well as Elev8te Performance personal training services. The building features an amenity deck for relaxation, indoor tenant lounge, and both garage and surface parking, making it an ideal location for businesses seeking accessibility and comfort.



ROOFTOP DECK



TENANT LOUNGE



ALEXI'S GRILL



SUBLEASE OVERVIEW

Within the Grand Central Tower on Central Avenue, this sublease provides direct access to the Central Corridor's key neighborhoods. The area continues to thrive with new residential, dining, and entertainment options, creating a vibrant live-work-play environment.



Private Staircase Connecting
the 15th and 16th Floors
Along with Elevator Access to Each Floor

ASKING RATE	\$20.00/SF FS
EXPIRATION	Feb 28, 2035
PARKING	3.50/1,000 SF
FURNITURE	Included
SIGNAGE	Available



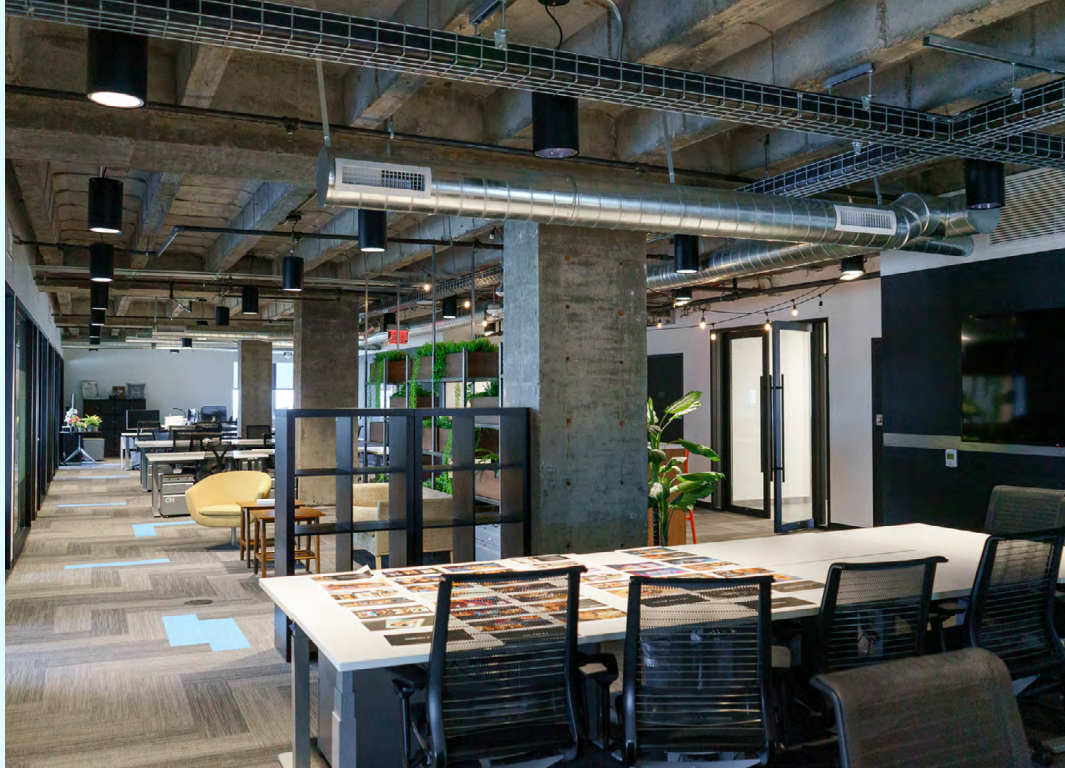


23,522 SF Available*

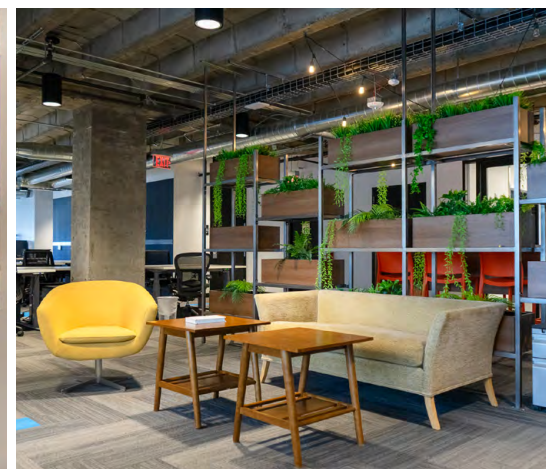
11,761 RSF on the 15th Floor

11,761 RSF on the 16th Floor

* Demisable



50-Person
Break/Open
Meeting Room





Conference Rooms

5 Conference/Meeting Rooms
Between Both Floors

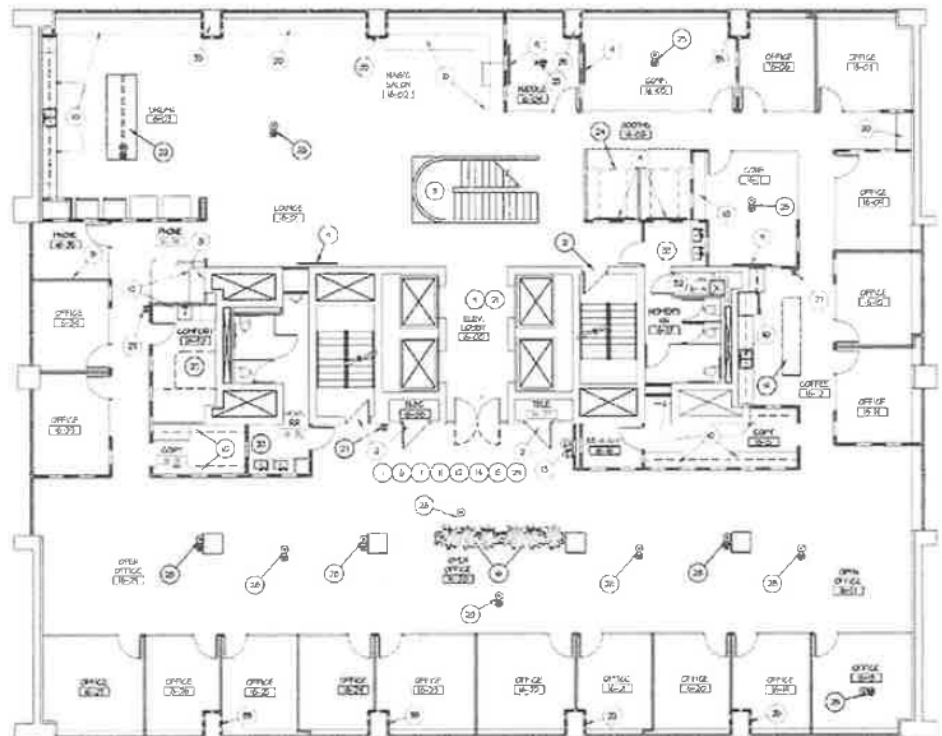
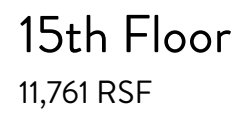


360° City Views

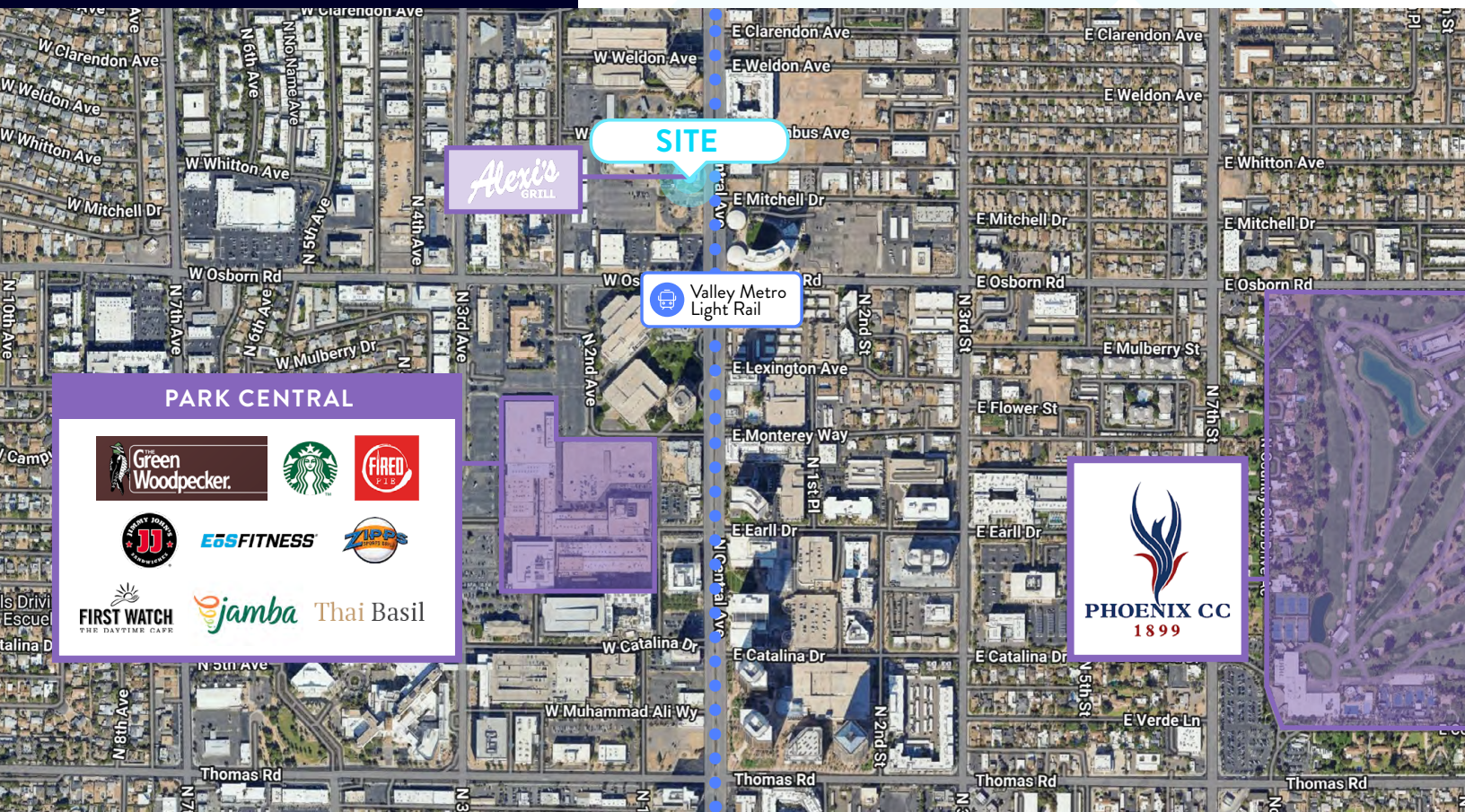
Offices Along Glass Line
with Phoenix Mountain and
City Views



23,522 SF
DIVISIBLE



LOCATION



Light Rail

2 Minute Walk



Valley Metro Bus

1 Minute Walk



I-10

9 Minute Drive



Sky Harbor Airport

10 Minute Drive

Nearby Restaurants

- Alexi's Grill
- Taco Guild
- China Chili
- Ocotillo Restaurant
- Senor Taco Express
- First Watch
- Kobalt
- Mi Patio
- BoSa Donuts
- Yoshi's Restaurant
- West Hut
- Jamba Juice
- Jimmy John's
- Fired Pie
- Zips Sports Grill
- Starbucks
- Salt River Tavern
- Thai Basil
- Panera Bread
- Best of Philly
- Pinos Pizza Al Centro
- Smoothie King
- King Salmon Midtown
- Vinsar's Lounge Asian and Indian Fusion Cuisine

AND MORE...



Contact

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Thank You

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