



Fantastic Signage Opportunity  
Facing North and South Along  
Central Avenue



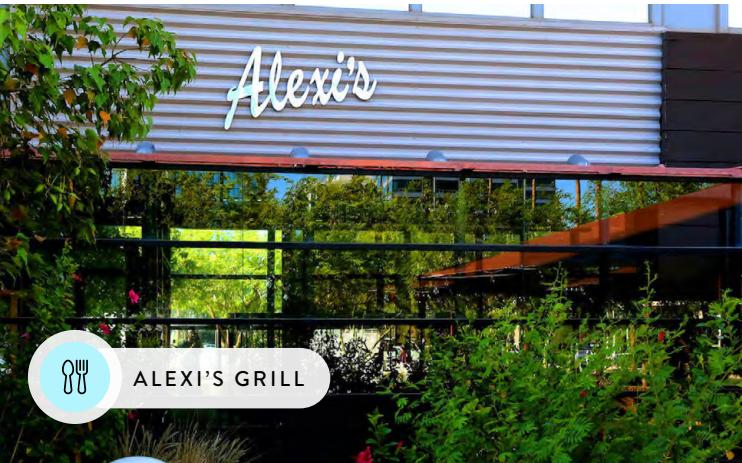
3550 N CENTRAL AVE, PHOENIX AZ

15th & 16th Floor  
For Sublease (Divisible)

# Grand Central Tower

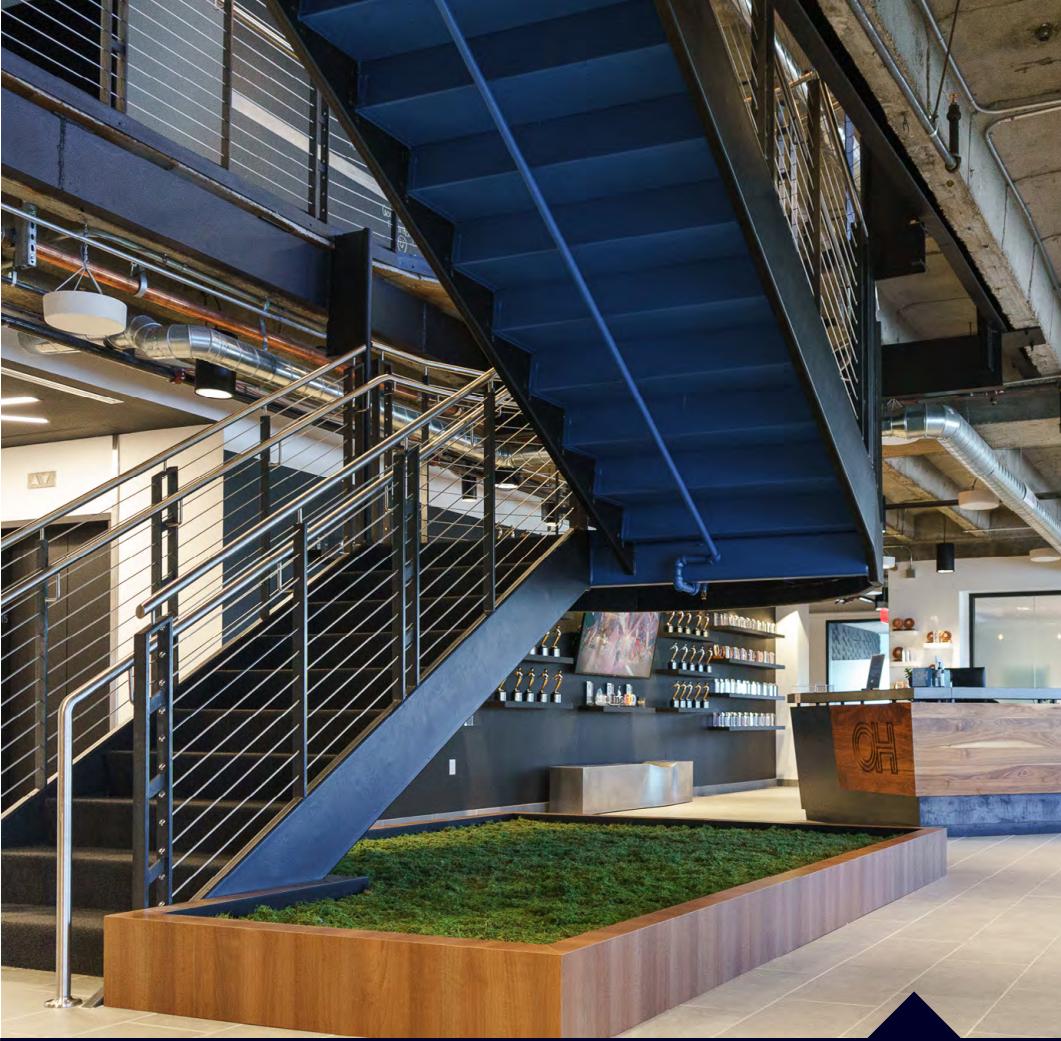
## OVERVIEW

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.



# 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



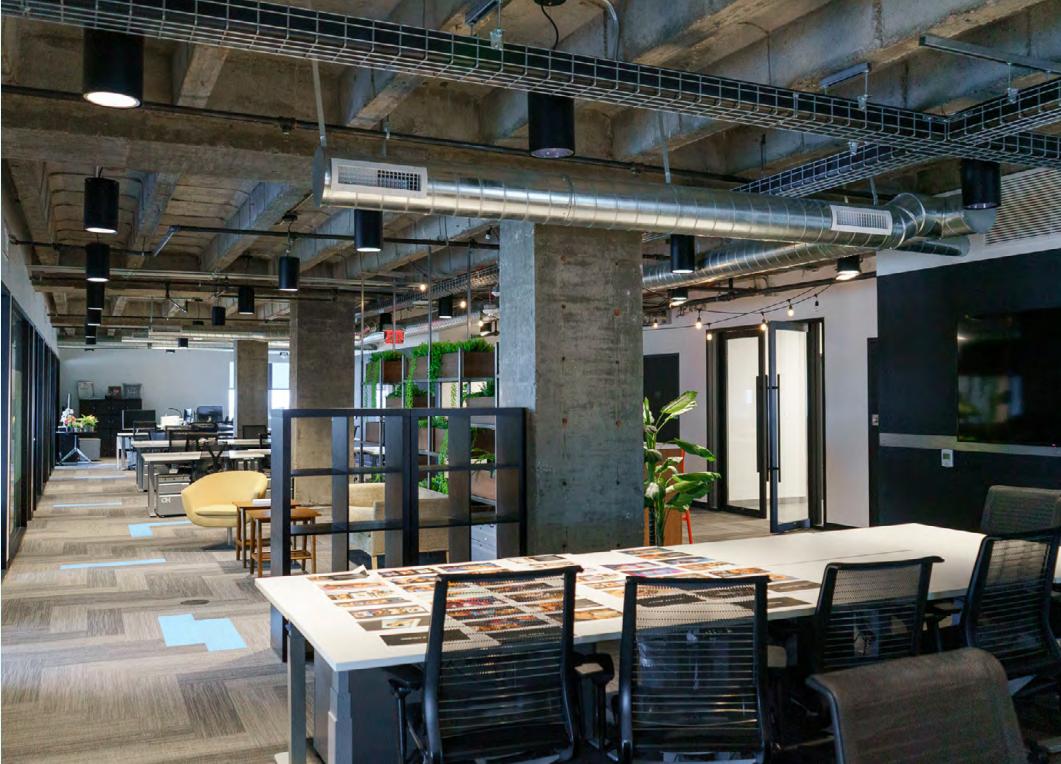


## 23,522 SF Available\*

11,761 RSF on the 15th Floor

11,761 RSF on the 16th Floor

\* Demisable



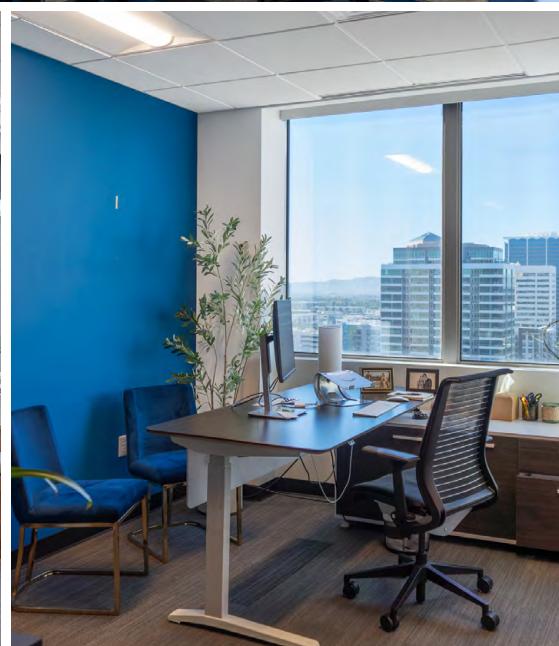
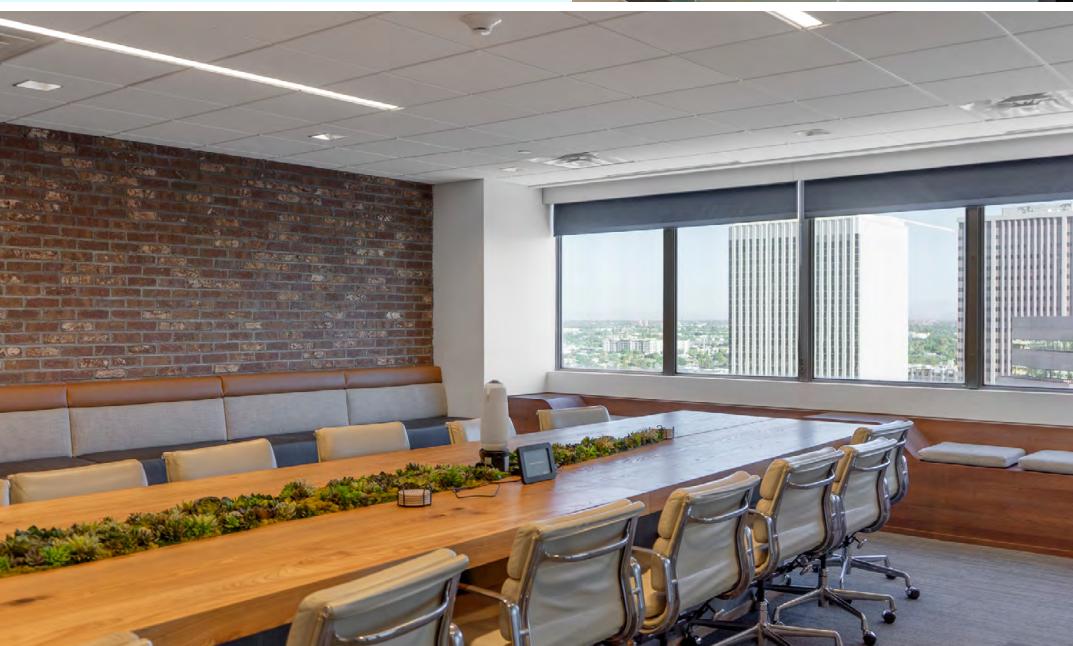
50-Person  
Break/Open  
Meeting Room





## Conference Rooms

5 Conference/Meeting Rooms  
Between Both Floors



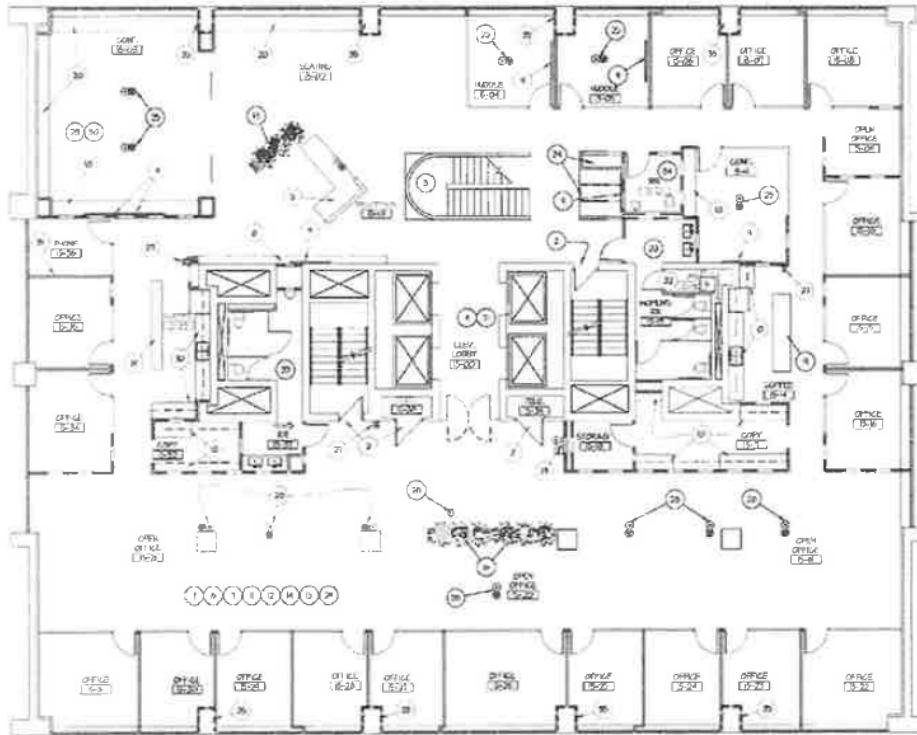
## 360° City Views

Offices Along Glass Line  
with Phoenix Mountain and  
City Views

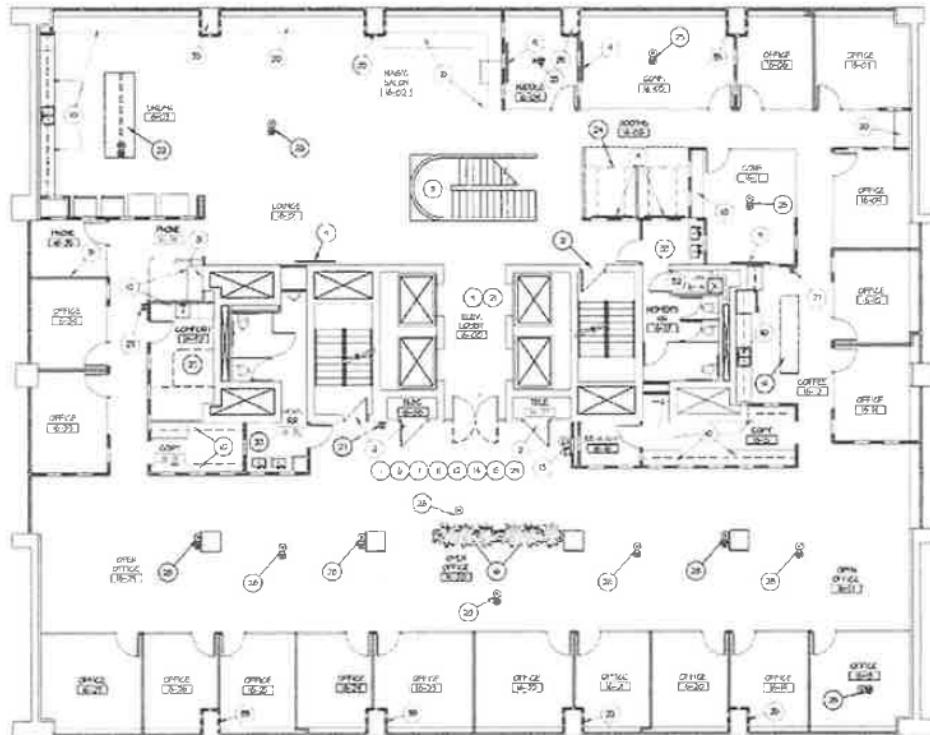


# FLOOR PLANS

**23,522 SF  
DIVISIBLE**

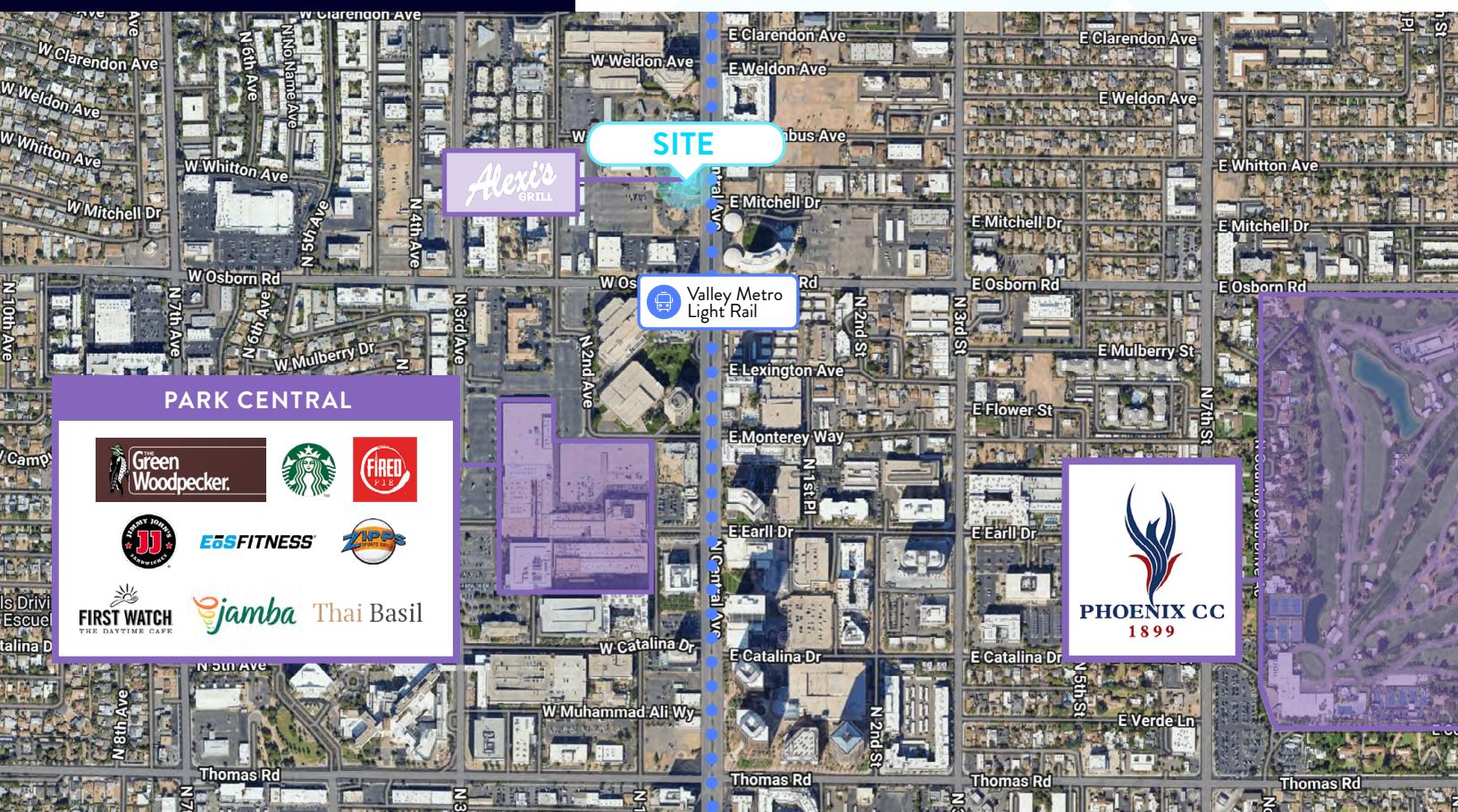


15th Floor  
11,761 RSF



16th Floor  
11,761 RSF

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

**AND MORE...**

## Contact

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# Thank You

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