

CAMCRE.

FORUM NORTH 44

3033 N 44th Street, Phoenix, Arizona 85018

± 2,365 - 10,142 SF Available for Lease



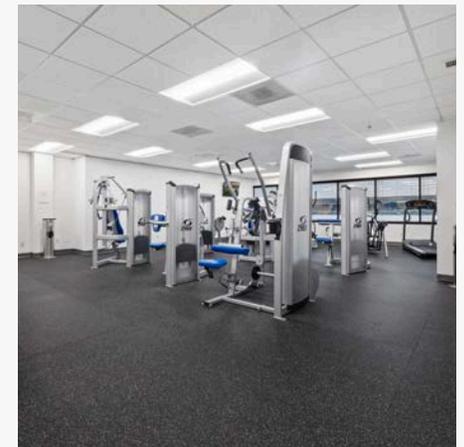
Views That Meet Your Vision

Rising in the heart of Phoenix, Forum North 44 delivers a modern office experience.

Just minutes from the Camelback Corridor and with strategic freeway access, you'll discover workspaces elevated by abundant natural light, private balconies with sweeping views of Camelback Mountain, and the city skyline.

Choose plug-and-play suites for immediate impact or design your own vision within customizable shell spaces.

A fitness center and café bring balance and energy to each day, while proximity to healthcare and business hubs place tenants at the center of industry.



DESIGN YOUR SPACE OR START WORKING TODAY

Move-In Ready & Build To Suit Suites Available

±2,365-10,142 SF Available (divisible)
34,641 SF Typical Floor

\$26-\$30 PSF Full Service
Asking Price



BUILDING FEATURES



±103,923 SF
Building Size



Class A



Covered
Reserved Parking
Available



Semi-Private
Balconies



Fitness Center
On-site



Café
On-site



10'
Ceiling Height



Mountain
Views



Abundance
of Natural
Light



MAJOR TENANTS

OrthoArizona

MATRIXNEWORLD

HILL &
USHER

SOAR
AUTISM
CENTER



Center Of It All

Unmatched access to Camelback Corridor, Downtown Phoenix, Major Freeways, Medical Centers, and endless food, entertainment, and lifestyle destinations.

3-mile Population	5-mile Population
134,123	309,390

Professional & Business Services	
13,496	1,362
Employees	Businesses



3-5 Minute
Drive to Sky Harbor



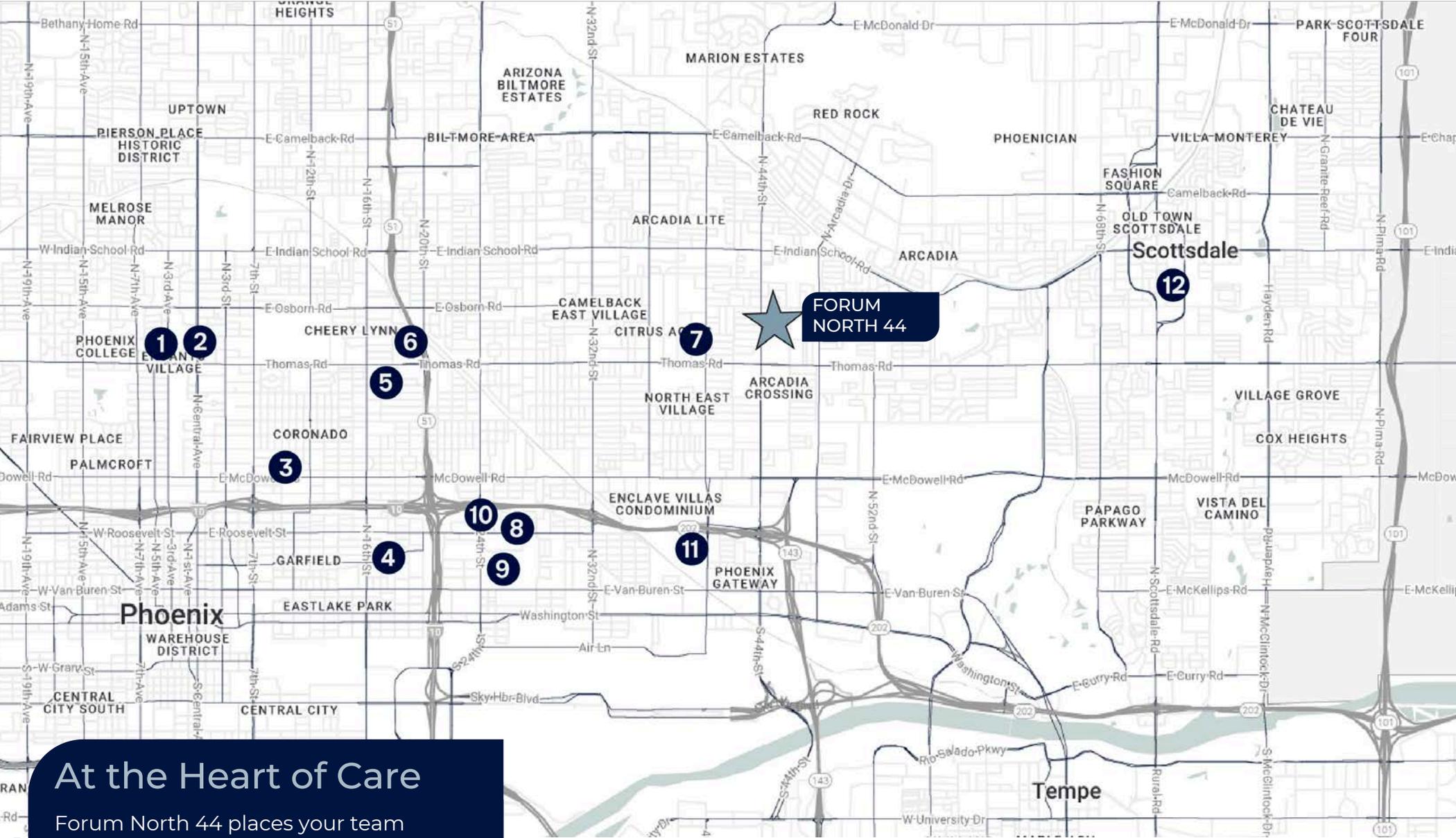
Time to Highways
Loop 202: 6 mins
SR 143: 7 mins
Hwy 51: 12 mins



140+ Restaurants
within 5 miles



2M+ SF of Retail
within 5 miles



At the Heart of Care
 Forum North 44 places your team alongside Phoenix's most dynamic hospitals, specialty centers, and medical hubs. Experience seamless opportunities for growth and collaboration.

- | | |
|--|--|
| 1 St. Joseph Hospital | 7 Valley Hospital |
| 2 Dignity Health | 8 Maricopa County Hospital |
| 3 Banner University Medical Center | 9 Arizona State Hospital |
| 4 Reunion Rehabilitation Hospital Phoenix | 10 Valleywise Health Medical Center |
| 5 Phoenix Children's Hospital - Thomas Campus | 11 Mountain Park Health Center |
| 6 Abrazo Arizona Heart Hospital | 12 HonorHealth Scottsdale Osborn |

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EXCLUSIVE LEASING AGENTS:



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