





FOR LEASE

CLARENDON PLACE
300 W CLARENDON AVE
PHOENIX, AZ 85013

SUITE 265/285 SPECIAL
\$18.50/SF FS

AVAILABLE  [CLICK SUITE TO VIEW FLOOR PLAN](#)

Suite 265*		±1,513 SF	\$22.50/SF
Suite 285*		±1,992 SF	\$22.50/SF
Suite 340	 VIRTUAL TOUR	±3,059 SF	\$22.50/SF
Suite 440	 VIRTUAL TOUR	±1,757 SF	\$22.50/SF
*Suite 265 & 285 are contiguous to ±3,505 SF			\$22.50/SF
VIRTUAL TOUR 			\$18.50/SF

PROPERTY HIGHLIGHTS

- 2025 AI Security System
- Easy Access to Midtown and Downtown
- Reserved and Unreserved Parking in Garage for all Tenants and Visitors
- Pride of Ownership
- Recent Upgrades to Modernized Lobby and Elevator
- Nearby Restaurants and Retail Galore
- Fiber (Lumen) Available!

PARKING \$75/SPACE PER MONTH
(RESERVED COVERED)

BUILDING SIZE ±91,353 SF

LOT SIZE ±2.94 AC

ZONING C-O



CLICK TO VIEW SUITE 340
VIRTUAL TOUR

STUNNING VIEWS OF MIDTOWN PHOENIX



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LEV ROSE
COMMERCIAL REAL ESTATE



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NEARBY AMENITIES:



RESTAURANTS & BARS

Alexi's Grill	Lou Malnati's Pizzeria	Taco Guild
Applebee's Grill + Bar	McDonald's	Thai Basil
Cherryblossom Noodle Cafe	Mi Patio	Tranquilo
Chipotle	Ocotillo	Two Hippies Beach
Chula Seafood	Oregano's	Verdura
Clever Koi	Panda Express	Wendy's
Culver's	Pane Bianco Central	Whataburger
Dairy Queen	Persepshen	Yama Sushi House
Denny's	Pita Jungle	Yoshi's Restaurant
Federal Pizza	Pizza Heaven	Zipp's Sports Grill
Fired Pie	Postino	Zookz Sandwiches
First Watch	Restaurant Progress	
Flower Child	Rosie McCaffrey's Irish Pub & Restaurant	
Gadzooks	Sauce Pizza & Wine	
George and Dragon	Shake Shack	
English Pub	Short Leash Hotdogs	
Hula's Modern Tiki	Southern Rail	
Huss Brewing Co. Taproom	Spinato's Pizzeria	
Jack in the Box	St. Francis	
Jimmy John's	Streets of New York	
Joyride Taco House	Subway	
La Piñata	SunUp Brewing Co.	
Los Dos Molinos	Taco Bell	



COFFEE, TEA & JUICE

BoSa Donuts	Nekter Juice Bar
Cartel Coffee Lab	Scooter's Coffee
Copper Star Cafe	Starbucks
Dark Hall Coffee	The Refuge Cafe
Esso Coffeehouse	Urban Beans
First Draft Book Bar	Jamba Juice
Fàme Caffè	



SHOPPING

AJ's Fine Foods
Basha's
CVS Pharmacy
Frances
Fry's
Natural Grocers
Safeway
Sprouts
Staples
Walgreens
West Elm
Zia Records



HOTELS

Arrive
Embassy Suites
Extended Stay America
Hampton Inn
Hilton Garden Inn
Ramada by Wyndham
The Clarendon Hotel & Spa
Wyndham Garden



POSTINO



FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD



Hula's
modern tiki



nekter
JUICE BAR

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