

FOR LEASE

CLARENDON PLACE
300 W CLARENDON AVE
PHOENIX, AZ 85013

**NEW SPECIAL
\$18.50/SF FS
ON SELECT SUITES**

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

<u>Suite 265*</u>		±1,513 SF	\$22.50/SF \$18.50/SF FS
<u>Suite 285*</u>	 VIRTUAL TOUR	±1,992 SF	\$22.50/SF \$18.50/SF FS
<u>Suite 310</u>	 VIRTUAL TOUR	±2,490 SF	\$22.50/SF \$18.50 /SF FS
<u>Suite 340</u>	 VIRTUAL TOUR	±3,059 SF	\$22.50/SF
<u>Suite 440</u>	 VIRTUAL TOUR	±1,757 SF	\$22.50/SF

*Suite 265 & 285 are contiguous to ±3,505 SF

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

BUILDING SIZE ±91,353 SF

LOT SIZE ±2.94 AC

ZONING C-O

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!



**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

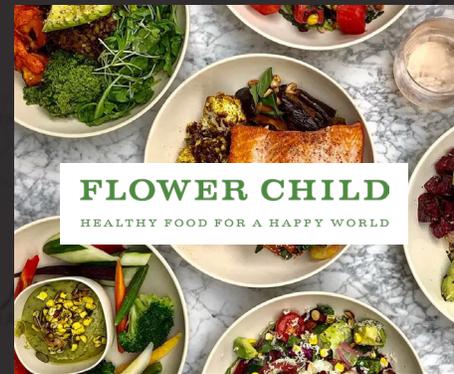


HOTELS

- 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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