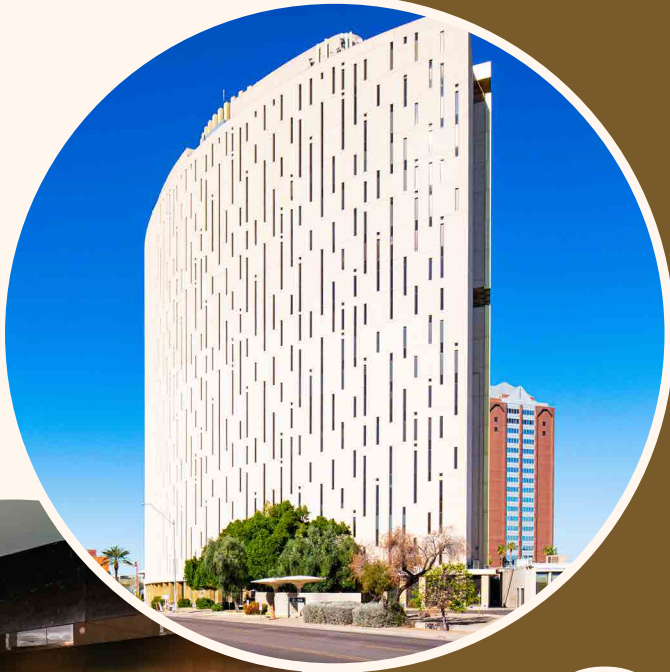


MODERN
MIDCENTURY
MASTERPIECE

3443

N. CENTRAL | PHOENIX



CUSHMAN &
WAKEFIELD



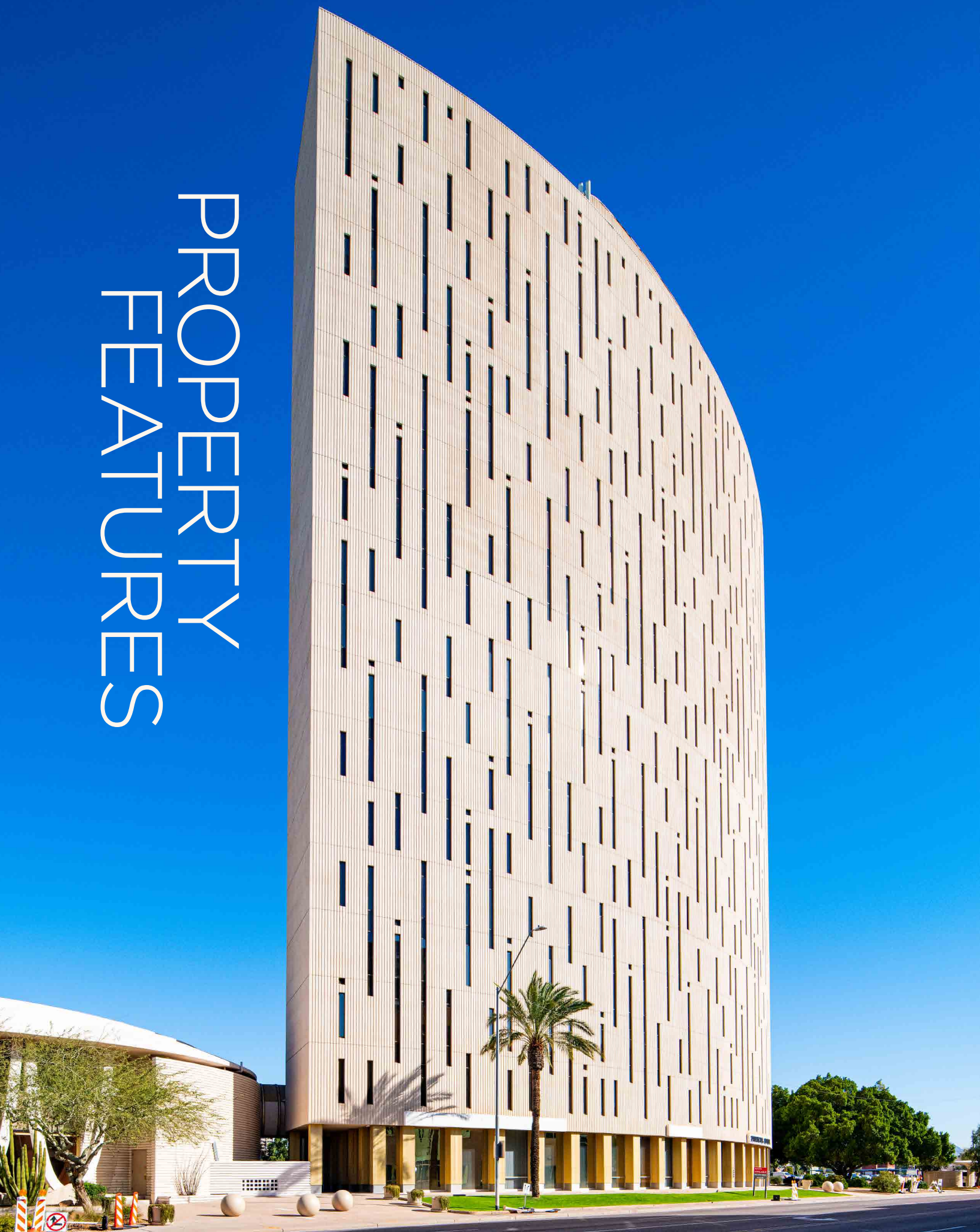
A photograph of an outdoor courtyard at the Phoenix Financial Center. The courtyard features a brick-paved area with several stone tables and benches. There are two large, dark, striped umbrellas providing shade. In the foreground, there are two rectangular concrete planters with low walls, containing gravel and small green plants. A small palm tree is in one of the planters. In the background, there is a large, modern building with a curved, metallic facade and a series of vertical, golden-colored fins. A tall palm tree is visible in the distance under a clear blue sky.

“PHOENIX FINANCIAL CENTER RENOVATION EARNS DESIGN AWARD

Shepley Bulfinch’s renovation of the South Rotunda of the Phoenix Financial Center took home top honors in the 2015 Interior Design magazine Best of Year (BOY) Awards in the Designer’s Own Office category.”

—azbigmedia.com
Jan. 2016

PROPERTY FEATURES





BUILDING HEIGHT:
18 STORIES



TOTAL SQ. FT:
285,834 RSF



PARKING RATIO:
4.25/1,000



LOAD FACTOR:
10%
ON 1-3 YEAR LEASES
WITH ANNUAL INCREASES



BANDWIDTH
PROVIDERS:
CENTURY LINK, VERIZON,
ELECTRIC LIGHTWAVE,
COX COMMUNICATIONS



“Rectangular slit windows were intended to **minimize solar heat gain and maximize employee concentration.**

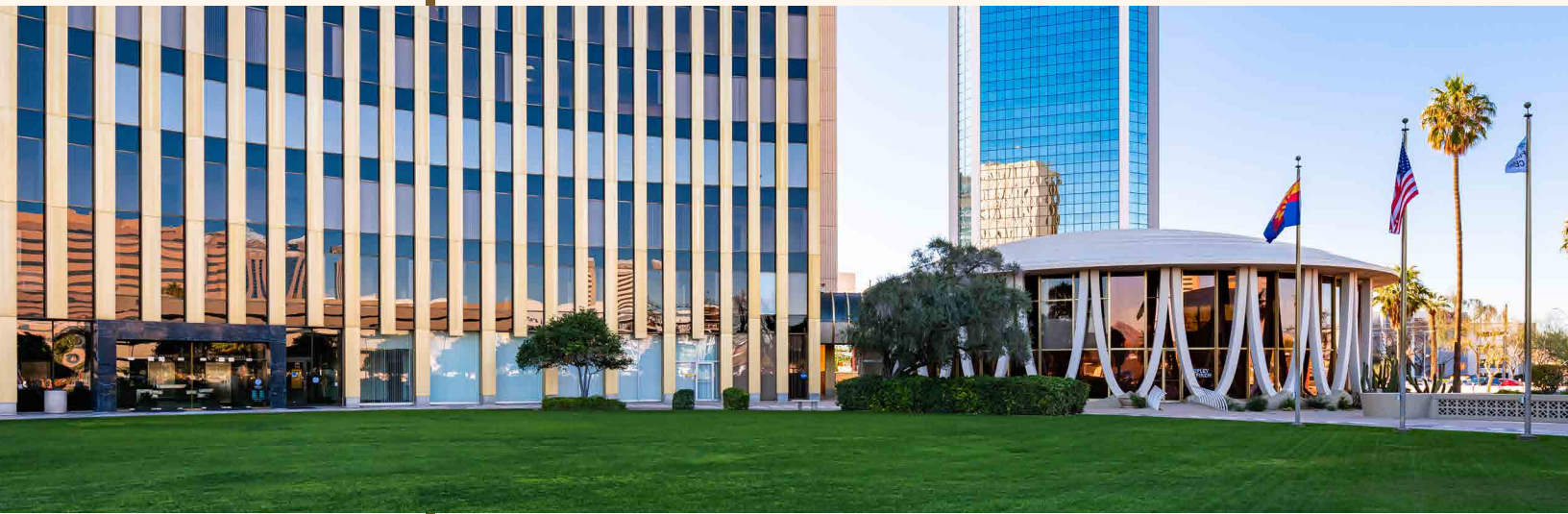
On the north facade, vertical grooved, gold-anodized metal louvers shade the large bands of glass that frame spectacular mountain views.”

—SAH-archipedia.org

Wenceslao Alfonso Sarmiento Leon, architect







BUILDING AMENITIES



LIGHT RAIL STATION STOP
AT CENTRAL AND OSBORN



CONVENIENT MIDTOWN LOCATION
WITH EASY ACCESS TO FREEWAYS AND
AIRPORT; WALKING DISTANCE TO
RESTAURANTS AND SHOPS



24/7 VIRTUAL SECURITY, WITH ROVING
SECURITY PATROLS AFTER NORMAL
BUSINESS HOURS



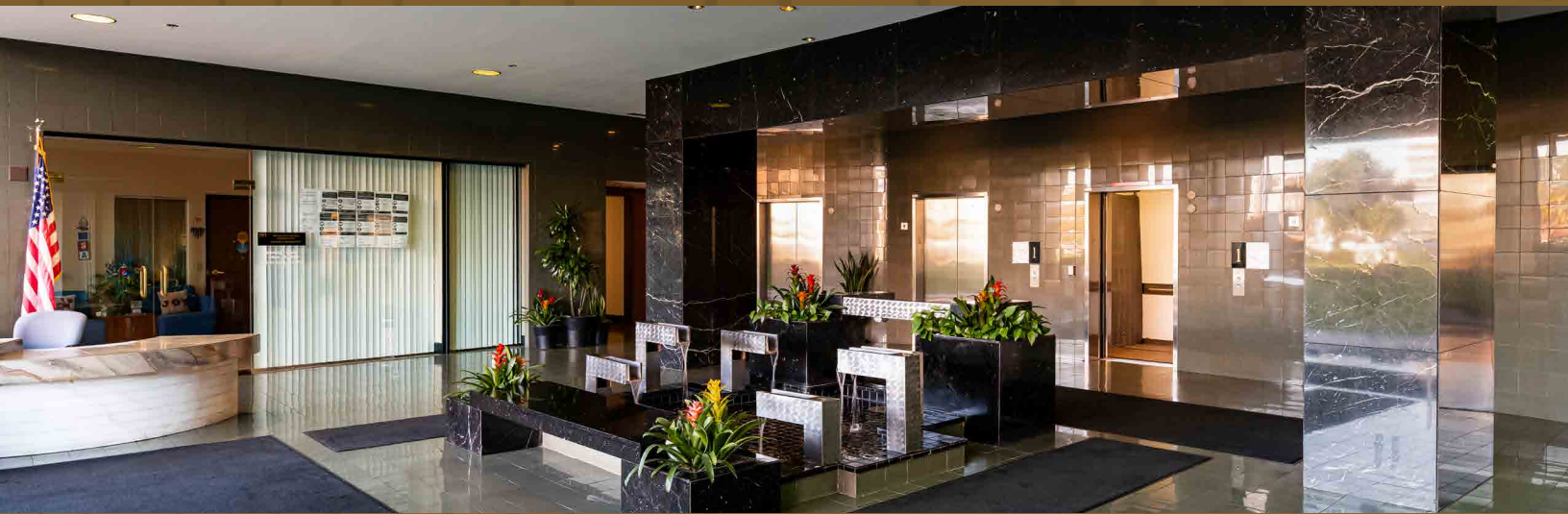
UNIQUE LARGE GRASSY PARK-LIKE SETTING



INDOOR AND OUTDOOR EATING
OPPORTUNITIES AT ON-SITE RESTAURANT



ON-SITE SHOPS INCLUDE A SNACK SHOP,
GIFT SHOP



RESPONSIVE ON-SITE PROPERTY
MANAGEMENT AND ABUNDANT
STORAGE FACILITIES



IDEAL CENTRAL AVENUE FRONTAGE
WITH HIGH VISIBILITY



BRAND NEW MONUMENT SIGN
FACING CENTRAL AVENUE



LARGE BUILDING CONFERENCE ROOM
AVAILABLE FOR TENANT USE



ABUNDANT PARKING RATIO WITH
BOTH UNDERGROUND AND SURFACE
PARKING CONVENIENTLY ACCESSIBLE
FROM BOTH OSBORN AND
MITCHELL STREETS

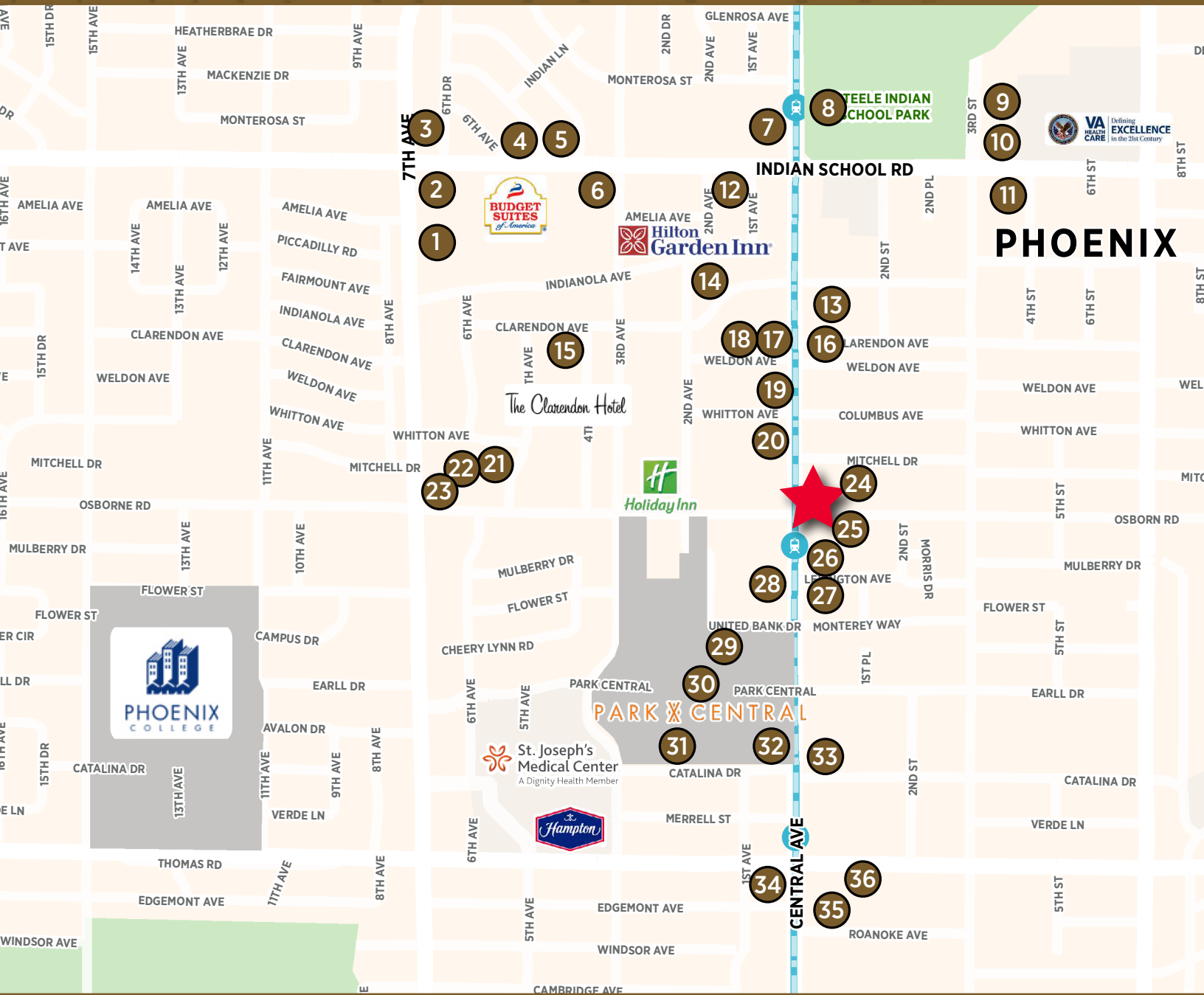


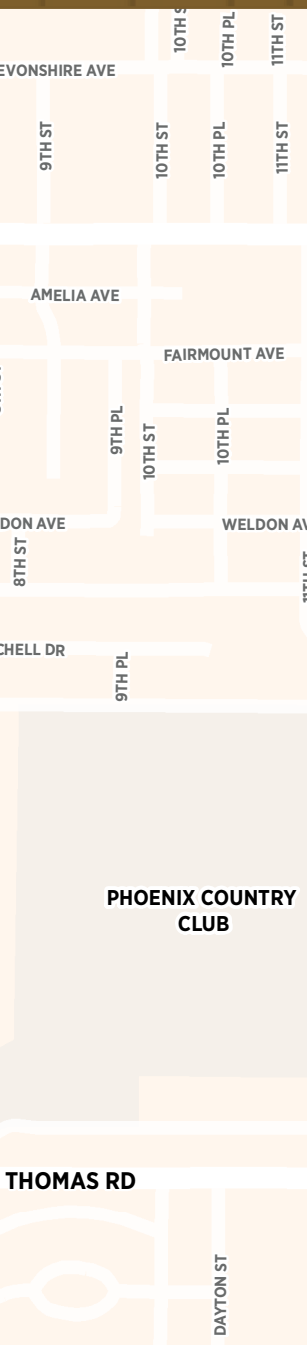
phoenix financial
CENTER

BLIMPiE® AMERICA'S SUB SHOP

3443







★	Phoenix Financial Center
1	Taco Bell/ Pizza Hut2
2	Fresh & Easy
3	7-Eleven
4	Thai E San
5	Whataburger
6	QT
7	George & Dragon
8	Pane Bianco
9	Port of Subs
10	Jack in the Box
11	Wendy's
12	Yoshi's
13	FEZ
14	Plaza Café & Bakery
15	Galle Blanco
16	McDonald's
17	US Bank
18	City Square Café
19	Café 36
20	Alexis Grill
21	Safeway Foods
22	Peter Piper Pizza
23	Subway Sandwiches
24	Blimpie
25	China Chili
26	Duck and Decanter
27	Jack in the Box
28	Sam's Deli Mart
29	Park Central Deli
30	Qdoba
31	Starbucks
32	The Good Egg
33	Cranberry Hills
34	Best of Philly
35	Honey Bear's BBQ
36	Wild Thaiger



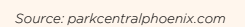


Source: parkcentralphoenix.com

PARK CENTRAL

PARK CENTRAL REDEVELOPMENT

The Park Central Redevelopment project is focused on returning the property to its rightful position as the heart of Midtown Phoenix. This location represents the potential for a tectonic shift in the city's fabric and Midtown's capacity for commerce, entertainment, and urban living.





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