

MODERN
MIDCENTURY
MASTERPIECE

3443

N. CENTRAL | PHOENIX

 CUSHMAN &
WAKEFIELD



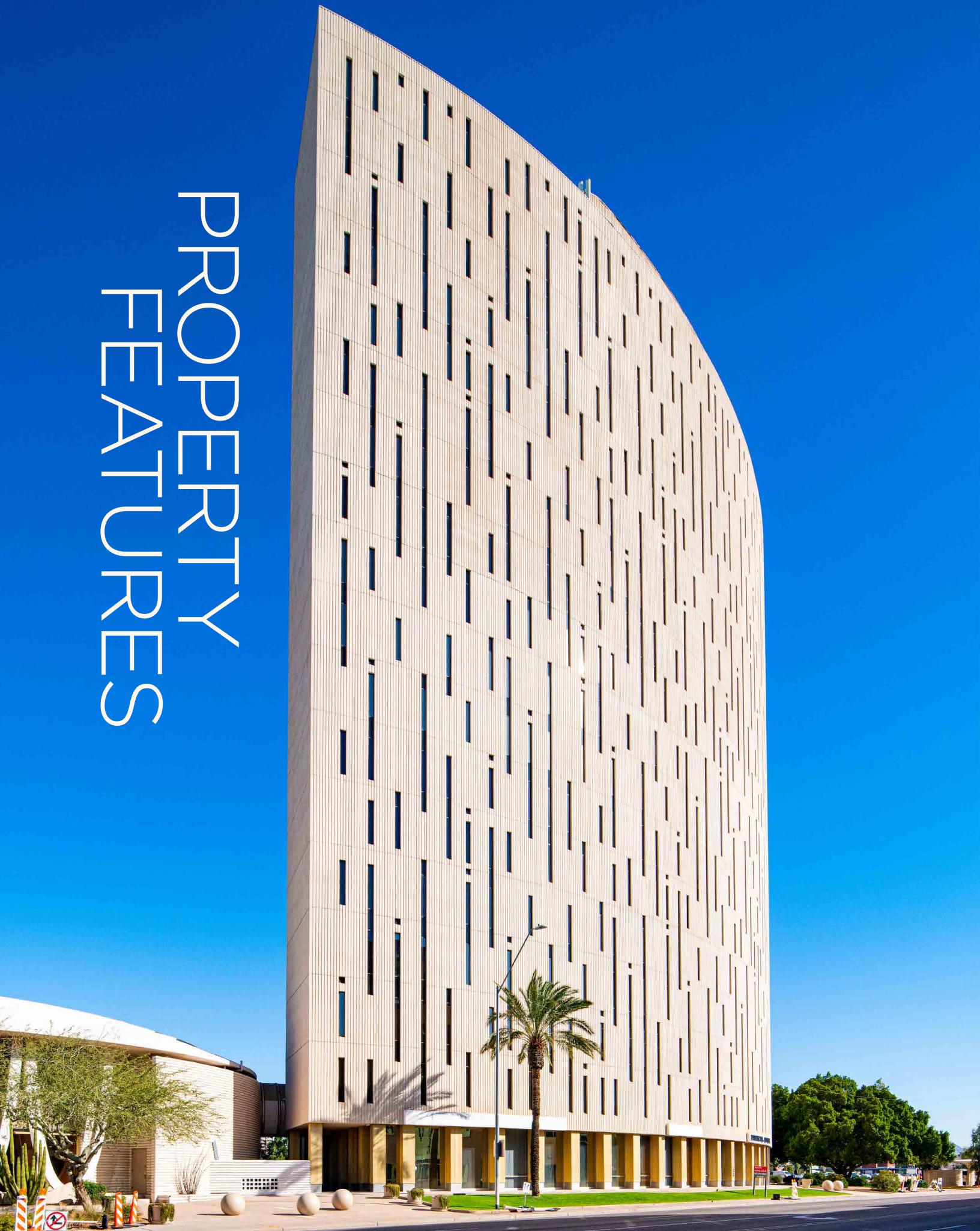


“ **PHOENIX FINANCIAL
CENTER RENOVATION
EARNS DESIGN AWARD**

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





AMENITIES

BUILDING

SEITES



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



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					★ Phoenix Financial Center	
EVONSHIRE AVE		10TH ST	10TH PL	10TH PL	1	Taco Bell/ Pizza Hut2
9TH ST		10TH ST	10TH PL	11TH ST	2	Fresh & Easy
AMELIA AVE					3	7-Eleven
FAIRMOUNT AVE					4	Thai E San
DON AVE		9TH PL	10TH ST		5	Whataburger
8TH ST		10TH PL			6	QT
CHELL DR		WELDON AV	11TH CT		7	George & Dragon
PHOENIX COUNTRY CLUB					8	Pane Bianco
THOMAS RD		DAYTON ST			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.



Source: parkcentralphoenix.com





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