

FOR LEASE

THE GRAND ON 44TH STREET

2600 N 44TH ST, PHOENIX, AZ



A ±39,372 square foot 2 building office complex centrally located off 44th St & Thomas Rd.

NNN charges for 2024 are \$5.50/SF

NNN charges include all utilities and janitorial

New ownership

Outstanding visibility on 44th St

Parking ratio: 4.00 per 1,000 SF

Monument signage

On-site management

Free surface parking

Signalized intersection

Atrium, balcony, and courtyard

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TWO
BUILDINGS AVAILABLE

\$11-\$21
LEASE RATE (NNN)

4.00
PARKING RATIO

km Kidder Mathews

PROPERTY OVERVIEW

The Grand on 44th Street is a Premier Office Space

The Grand on 44th features a 2 building office complex near the bustling corner of 44th St and Thomas. Located directly across the street from major retailers such as Costco, Fry's, and Target, this property caters to several walkable food and beverage amenities. The Grand is also well-served by public transportation and is surrounded by several new and ongoing developments, with new businesses and residential projects that enhance the area. This intersection of 44th St & Thomas is a vital part of Phoenix's urban landscape, offering a blend of commercial convenience and residential comfort.

±695-±6,492
SQUARE FEET AVAILABLE

\$11-\$21
LEASE RATE (NNN)

NOW
AVAILABLE

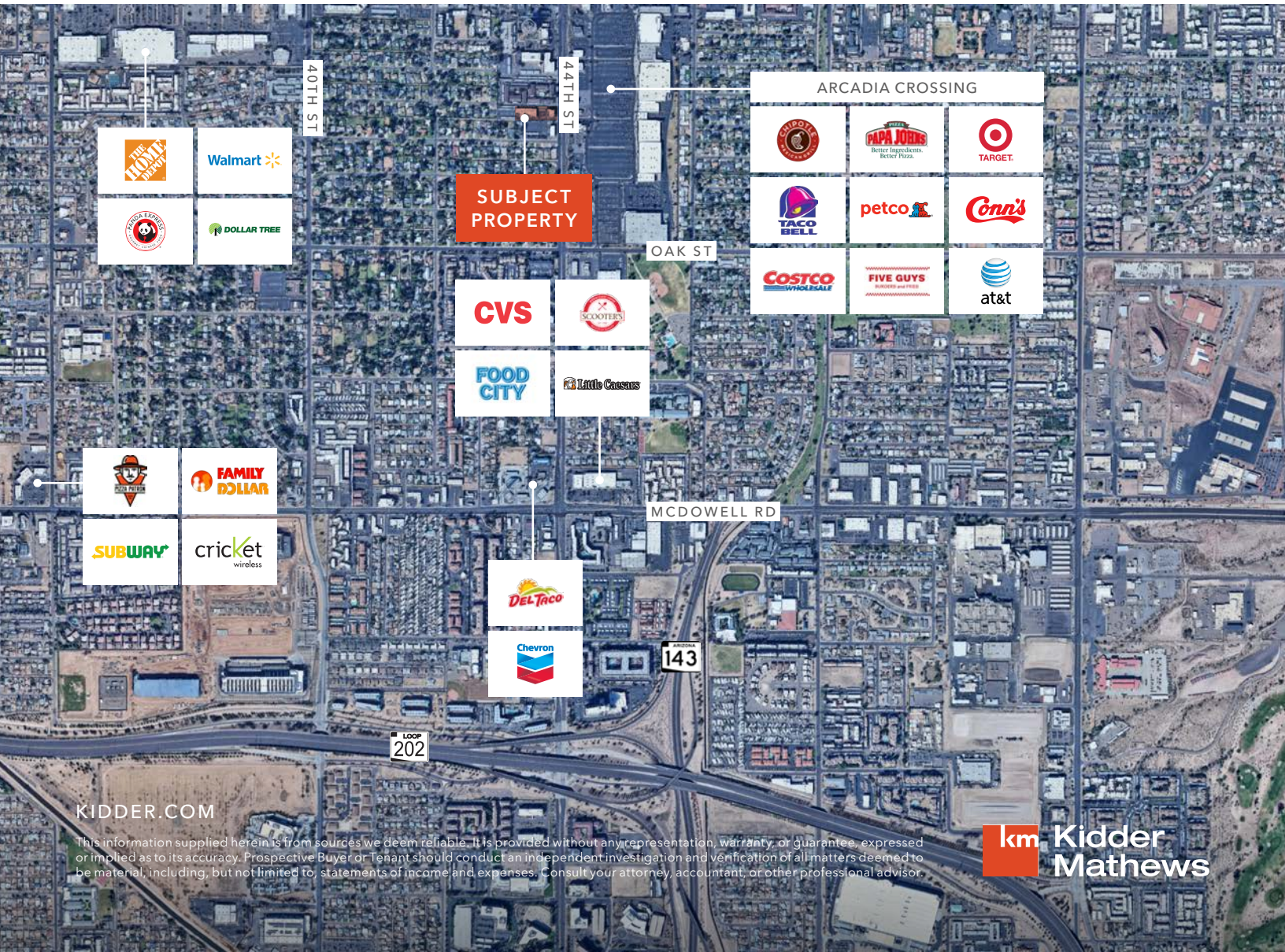


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