

OFFICE SPACE FOR LEASE

2944

N 44th Street
Phoenix, AZ

For more information contact:

LANE G. NEVILLE

(602) 393-6726

lane.neville@naihorizon.com

COLE NEVILLE

(602) 393-6606

cole.neville@naihorizon.com

**\$10,000 BROKER BONUS
FOR A NEW LEASE**

Lease to be fully executed by 12/31/2025

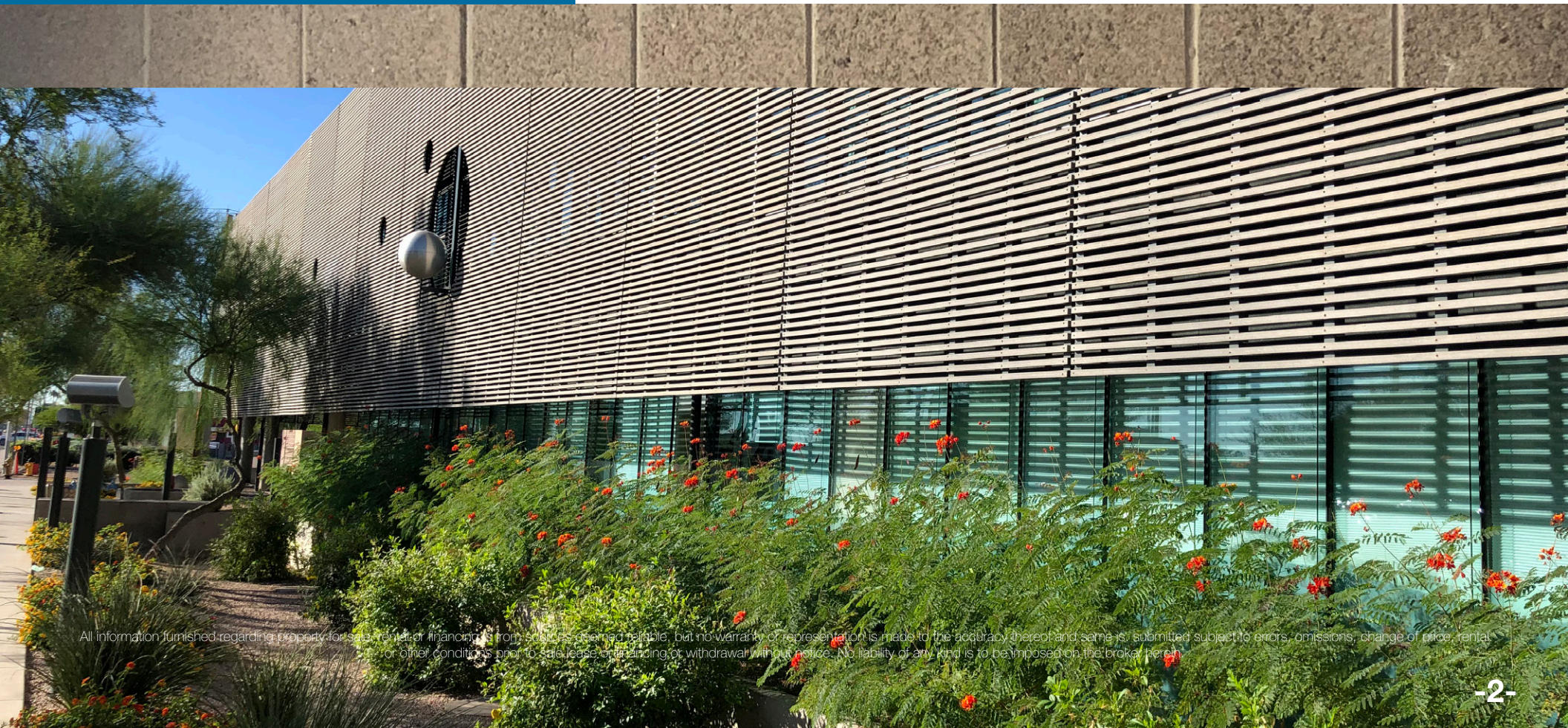


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Property Highlights

Property Type:	Class B Office Building
Year Built:	1999
Building Size:	±28,312 SF
Land Size:	±77,450 SF / 1.78 Acres
Address:	2944 N 44th St, Phoenix, AZ 85018
Location:	N of NWC 44 St & Thomas Rd
Parcel:	127-13-107
Zoning:	C-O, City of Phoenix
Parking:	55 Surface Spaces, 4.13/1000 SF 58 Covered Spaces (paid) 4 Handicap Accessible Spaces



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2944 N 44th Street

- Contemporary building designed by award-winning architect Eddie Jones
- Great alternative to Camelback Corridor
- Prominent 44th Street monument signage
- Convenient Access from 44th Street
- Exterior/interior glass allows for natural lighting
- Impressive contemporary interior with high ceilings, polished concrete floors and exposed duct work
- Parking Ratio 4.13/1000 SF
- Additional reserved, covered spaces for \$35/mo, subject to availability
- Cox high-speed fiber available
- 5 minutes from Phoenix Sky Harbor Airport & 202/51/143 freeways
- 5 minutes from Camelback Corridor, 10 minutes to Paradise Valley, Downtown Phoenix & Tempe

Property Features

Current Availability:

Suite 100

±3,647 SF

\$28.00/SF Full Service

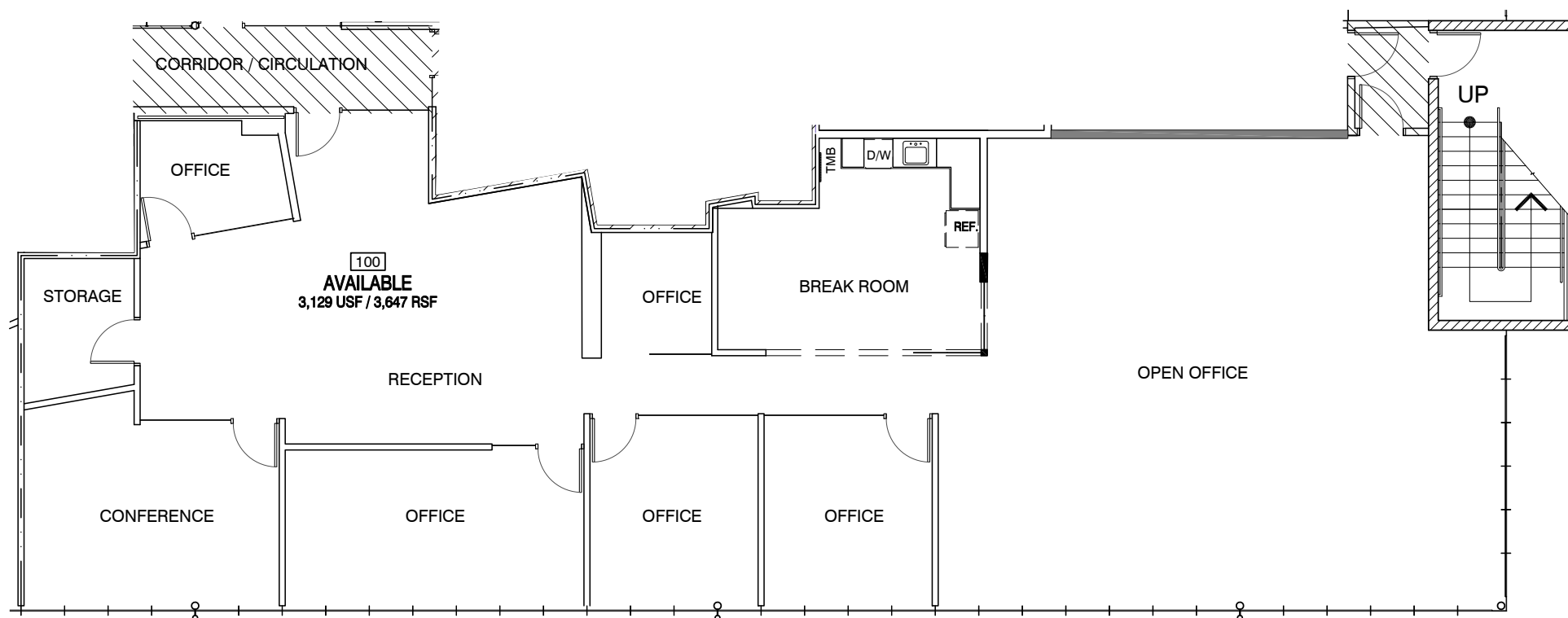
Features:

- Available immediately
- Six offices
- Bullpen area
- Conference room
- Breakroom with sink
- Reception area

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Available Space

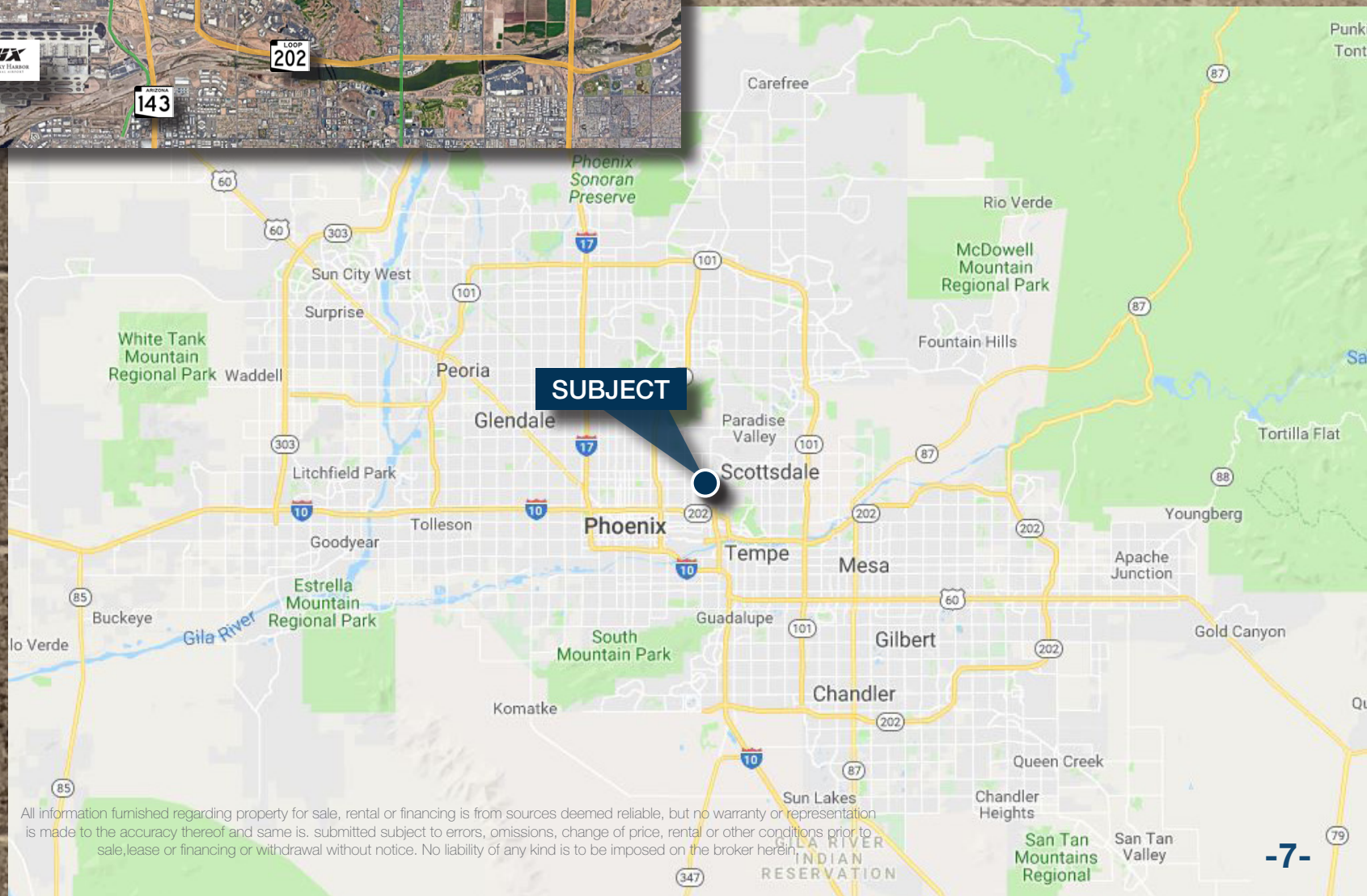
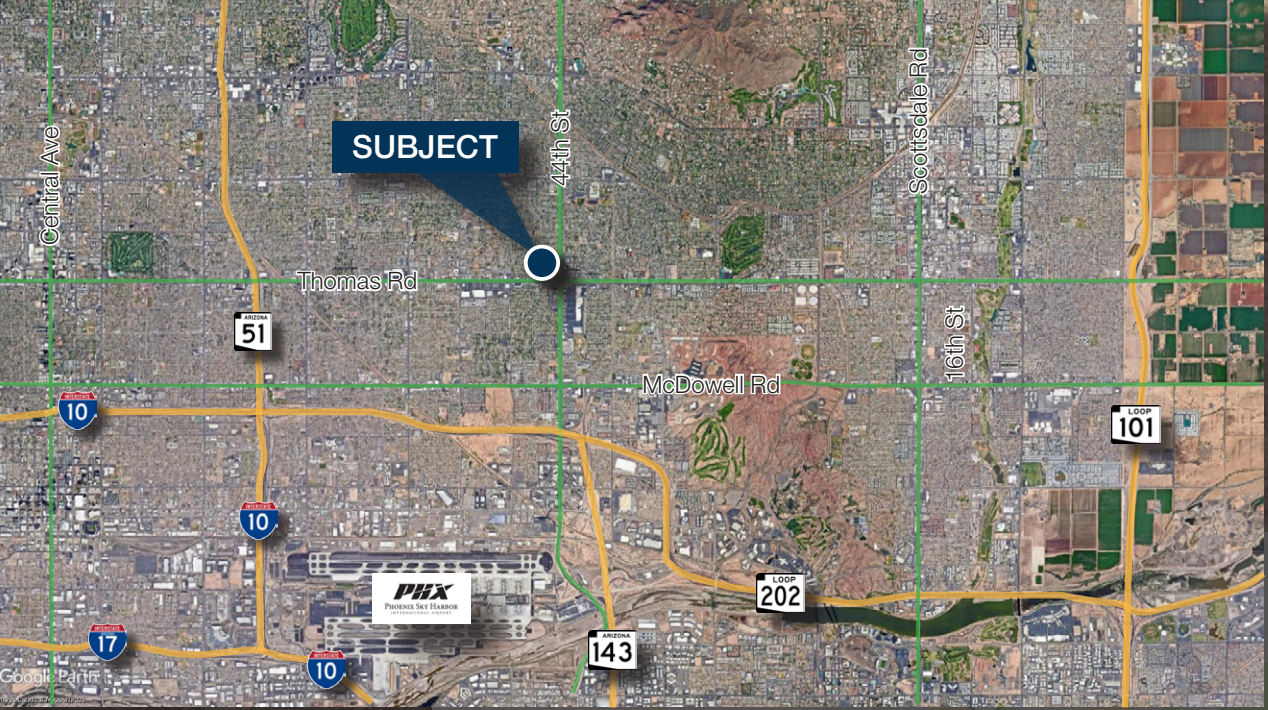
Suite 100 Floor Plan



Suite 100
±3,647 RSF

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Metro Phoenix



PARADISE
VALLEY

CAMELBACK MOUNTAIN

SCOTTSDALE

FASHION
SQUARE
MALL

CHESTNUT
FINE FOOD & PROVISIONS



Camelback Rd

44th St



Chick-fil-A



ARIZONA
COUNTRY
CLUB

Indian School Rd



THE VIG
a modern tavern

SUBJECT

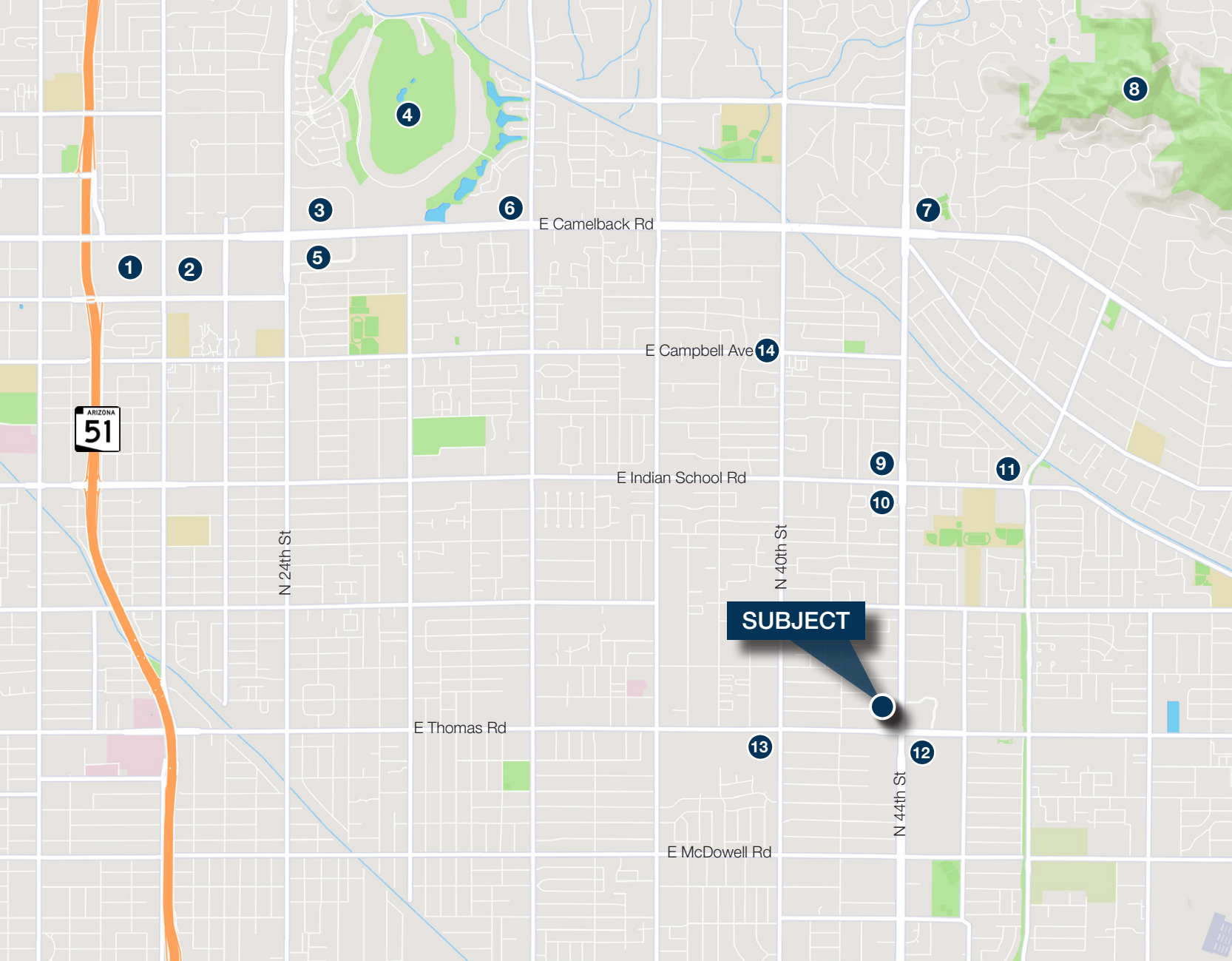


Thomas Rd



Surrounding
View

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- 1 Camelback Colonnade**
Arizona Federal Credit Union, Cafe Zupa's, Fry's Food, In-N-Out Burger, Marshall's, Michael's, Old Navy, PetSmart, Pier 1, Ulta Beauty
- 2 Town & Country**
Cafe Rio, The Container Store, FedEx Office, Forever 21, Homewood Suites by Hilton, LA Fitness, Nordstrom Rack, Paper Source, Snooze an AM Eatery, Trader Joe's, Whole Foods Market
- 3 Biltmore Fashion Square**
Allen Edmonds, Blanco Tacos & Tequila, The Cheesecake Factory, Elizabeth Arden Red Door Salon & Spa, Embassy Suites by Hilton, J Crew, Macy's, Pottery Barn, Saks Fifth Avenue, Seasons 52, Williams Sonoma, Zinburger Wine & Burger Bar
- 4 Arizona Biltmore Resort**
A Waldorf Astoria Resort
- 5 Esplanade**
AMC Dine-In, Bank of the West, The Camby Autograph Collection Hotel, CBRE, Starbucks
- 6 Biltmore Plaza**
Bank of America, The Collins Small Batch Kitchen, Drybar, Matt's Big Breakfast, MidFirst Bank, Safeway, Wells Fargo Bank
- 7 Camelback Village Center**
AJ's Fine Foods, Bank of America, Body Lab, Camelback Village Racquet & Health Club, Flower Child, Steak 44, Urbana, Wally's Pub & Grill, Wells Fargo
- 8 Camelback Mountain**
Echo Canyon Recreation Area
- 9 NWC 44th & Indian School**
Chevron, Koi Poke, Nekter Juice Bar, Nothing Bundt Cakes, Pita Jungle, Reformed Pilates, Rubio's, Starbucks, Walgreens, Wildflower Bread Company
- 10 Arcadia Gateway**
Doughbird, Elements Massage, Herbal Nails, Smashburger, Uberriito
- 11 Arcadia Town Center**
Black Cat Coffeehouse, CVS, Ken's Nails, Over Easy, Safeway, Tutor Time
- 12 SEC 44th & Thomas**
Angel's Trumpet Ale House, Burlington, Chase Bank, Chipotle, Costco, Five Guys, Fry's Food, OfficeMax, Petco, Ross Dress for Less, Target, Verizon
- 13 SEC 36th & Thomas**
Dollar Tree, Helio Basin Brewery, Home Depot, Planet Fitness, Walgreens, Walmart Supercenter
- 14 40th & Campbell**
Ingo's Tasty Food, La Grande Orange Grocery & Pizzeria, Postino

Surrounding Amenities

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602 393 6726

COLE NEVILLE

cole.neville@naihhorizon.com

602 393 6606

MATT WESTRA

matt.westra@naihhorizon.com

602 393 6667

BRANDON HALL

brandon.hall@naihhorizon.com

602 393-6668

CADE OLIVAS

cade.olivas@naihhorizon.com

602 393 6663



2944 N 44th St, Suite 200
Phoenix, AZ 85018
602 955 4000
naihhorizon.com

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