

FOR LEASE

2700 & 2702 N 3RD STREET
PHOENIX, AZ 85004

LEASE RATE | \$17.50-\$19.50/SF FS

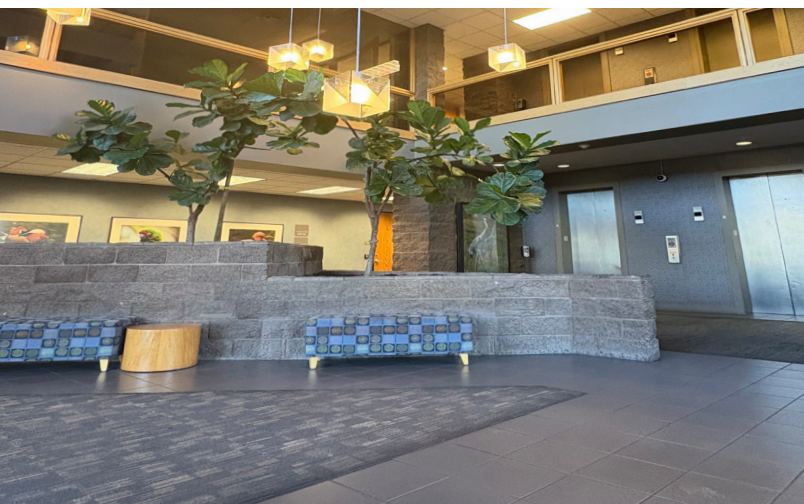
*Click Suite to View Floor Plan

2700 N 3RD STREET

SUITE 1002		±4,275 SF	\$17.50-\$19.50/SF FS
SUITE 2005		±904 SF	\$17.50-\$19.50/SF FS
SUITE 2006*	 VIRTUAL TOUR	±1,331 SF	\$17.50-\$19.50/SF FS
SUITE 2011-2014		±880-±1,471 SF (contiguous to ±4,199 SF)	\$17.50-\$19.50/SF FS
SUITE 3040*	 VIRTUAL TOUR	±2,659 SF	\$17.50-\$19.50/SF FS
SUITE 3045		±1,192 SF	\$17.50-\$19.50/SF FS

2702 N 3RD STREET

SUITE 1014		±1,357 SF	\$17.50-\$19.50/SF FS
SUITE 2000*	 VIRTUAL TOUR	±1,331 SF	\$17.50-\$19.50/SF FS
SUITE 2005*	 VIRTUAL TOUR	±2,204 SF	\$17.50-\$19.50/SF FS
SUITE 2007		±1,085 SF	\$17.50-\$19.50/SF FS
SUITE 2010		±1,681 SF	\$17.50-\$19.50/SF FS
SUITE 3000*	 VIRTUAL TOUR	±8,476 SF	\$17.50-\$19.50/SF FS
SUITE 4001		±4,530 SF	\$17.50-\$19.50/SF FS
SUITE 4008		±1,493 SF	\$17.50-\$19.50/SF FS



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THE DETAILS

HIGHLIGHTS

- Prime location near the Central Avenue Business District
- Easy access to I-10 and SR-51
- Peaceful, park-like setting
- Ample covered and pull-up parking
- High-quality ownership and management

AMENITIES

- Basketball & pickleball courts
- Break rooms in all suites (with plumbing)
- New finishes throughout all suites
- Monument signage on 3rd Street



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