



2024



forum north 44

3033 NORTH 44TH STREET | PHOENIX, ARIZONA 85018

An aerial photograph of a modern office building with a glass facade and a landscaped courtyard. The building is white with a long, horizontal glass window. The courtyard features a paved walkway, several palm trees, and a low concrete wall. The text is overlaid on the right side of the image.

Nestled in the heart of the vibrant Arcadia area, Forum North 44 enjoys a central location with prominent visibility on North 44th Street. Brimming with amenities, this property provides seamless access to the surrounding freeways and is strategically positioned in close proximity to affluent residential communities.

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Providing tenants With an effective and innovative workplace environment.

- Fitness Center with all new equipment
- Tenant Lounge
- Prime visibility on 44th Street
- Balcony views available
- Close to desirable dining, services, & retail
- Large, functional floor plates



Indulge in a heightened work experience at Forum North 44. Embrace a futuristic vision, transforming this space into a connected campus workplace environment. Marvel at the timeless architecture adorned with abundant glass panels offering panoramic views of Camelback mountain.

**BUILT IN 1985 WITH
EXTENSIVE RENOVATIONS
IN 2016.**

Welcome to the reinvigorated 3033 North 44th Street – now under dynamic new management, ushering in a revitalized era for this prime asset since 2018. Experience a transformation fueled by a substantial \$1 million capital investment, encompassing state-of-the-art enhancements such as revamped bathrooms, plush carpeting, a cutting-edge fitness center, meticulously landscaped surroundings, and contemporary furniture.



103,923

SF of interior building space

5

Major freeways nearby

50+

Dining options within 5mi
radius

\$90,000

Household income above
\$90,000 per household in a
2-5 mile radius



The recently upgraded fitness center boasts a comprehensive Cybex equipment circuit, treadmills, locker room facilities, and rejuvenating showers.

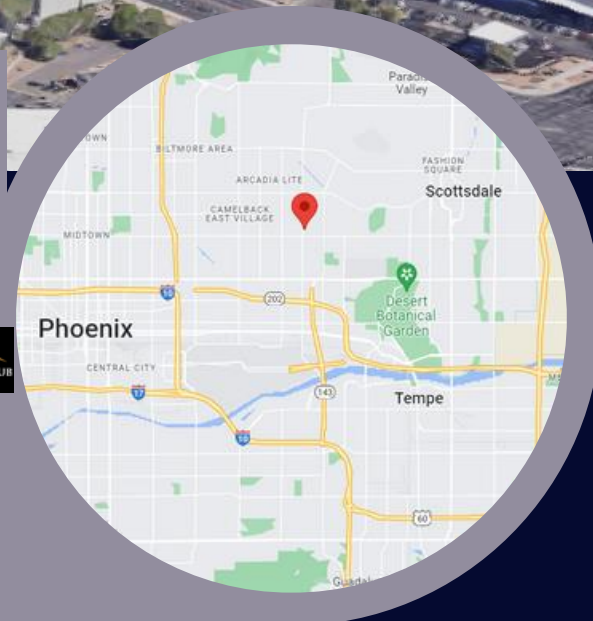
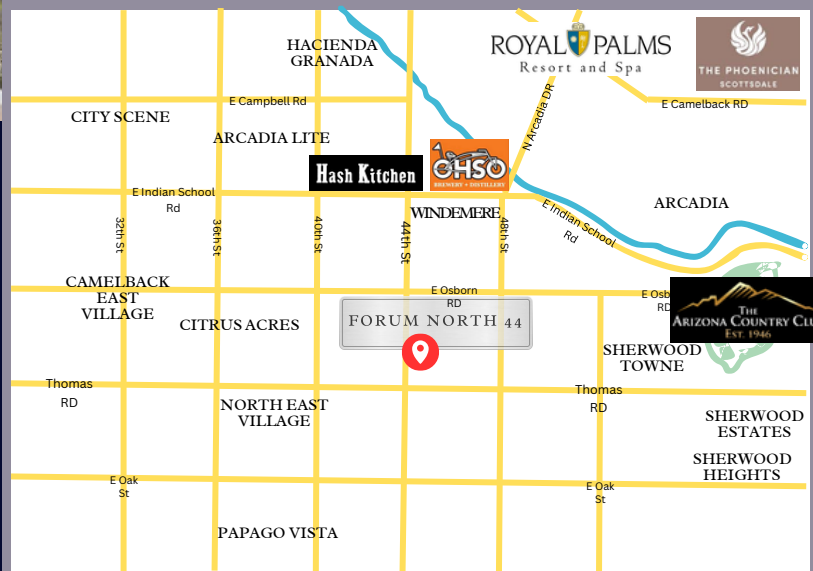
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FORUM NORTH 44

- LOOP 202
4 minutes
- INTERSTATE 10
5 minutes
- CAMELBACK MOUNTAIN
8 minutes
- ARIZONA BILTMORE ESTATES
10 minutes
- PHOENIX SKYHARBOR INT'L AIRPORT
9 minutes
- INTERSTATE 17
13 MINUTES



Redefine the corporate
leasing experience by
seamlessly blending history
with innovation

Property Information

Suites for Lease	330, 375
Suite Type	Office
Building Stories	3
Building Class	A
Year Built/Reno	1985/2011, 2016
Building Size	103,923 SF
Lease Type	Full Service Gross
Lease Rate	28 PSF
Parking Ratio	4:1000

**Tenant to verify all facts & figures*

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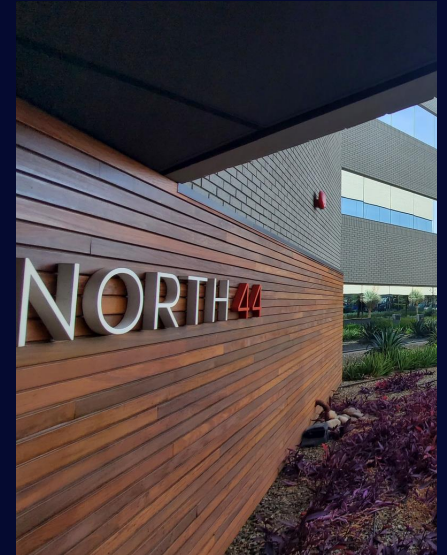
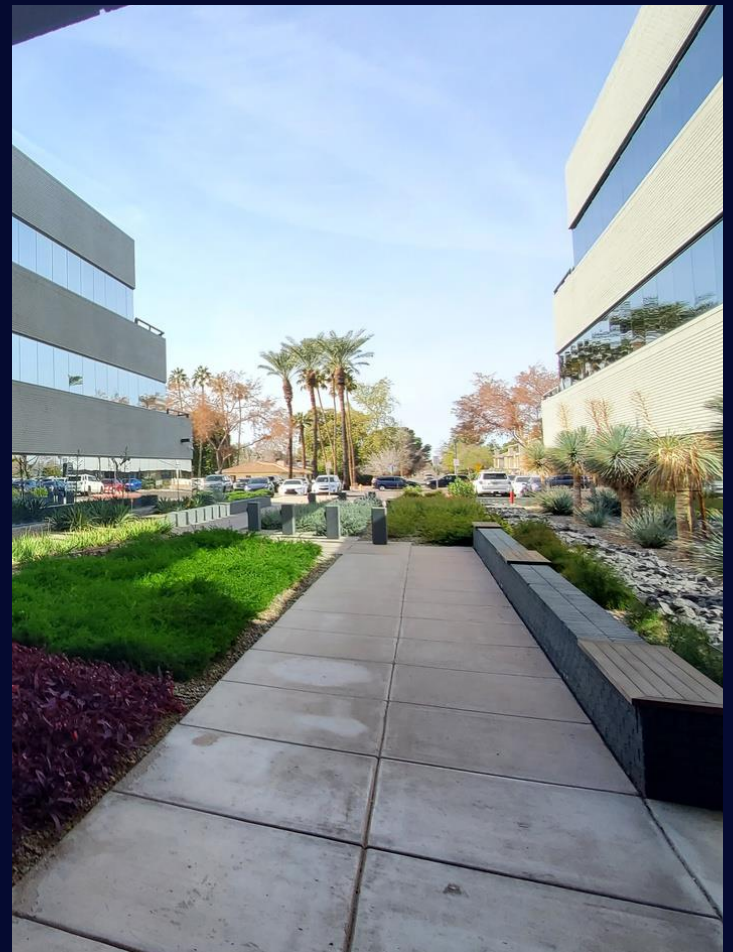
Discover a place where history meets innovation, with a remarkable historical occupancy exceeding 95%. Elevate your business presence in a space that not only reflects the legacy of the past but propels you into a future of unparalleled success.

forum north 44



Forum North 44 isn't just a location; it's a strategic choice for businesses seeking a forward thinking workplace environment. Positioned conveniently and designed with a detailed vision, this building invites you to be part of a community where collaboration thrives and success is woven into the very fabric of its history.

With a historical occupancy rate surpassing 95%, this is more than an office space; it's an opportunity to immerse yourself in an environment where legacy meets innovation, and where every detail has been crafted to elevate your business to new heights. Seize the opportunity to work in a space that not only reflects the richness of its past but also propels you confidently into a future of unprecedented achievement.



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Incredible opportunity to join these major tenants



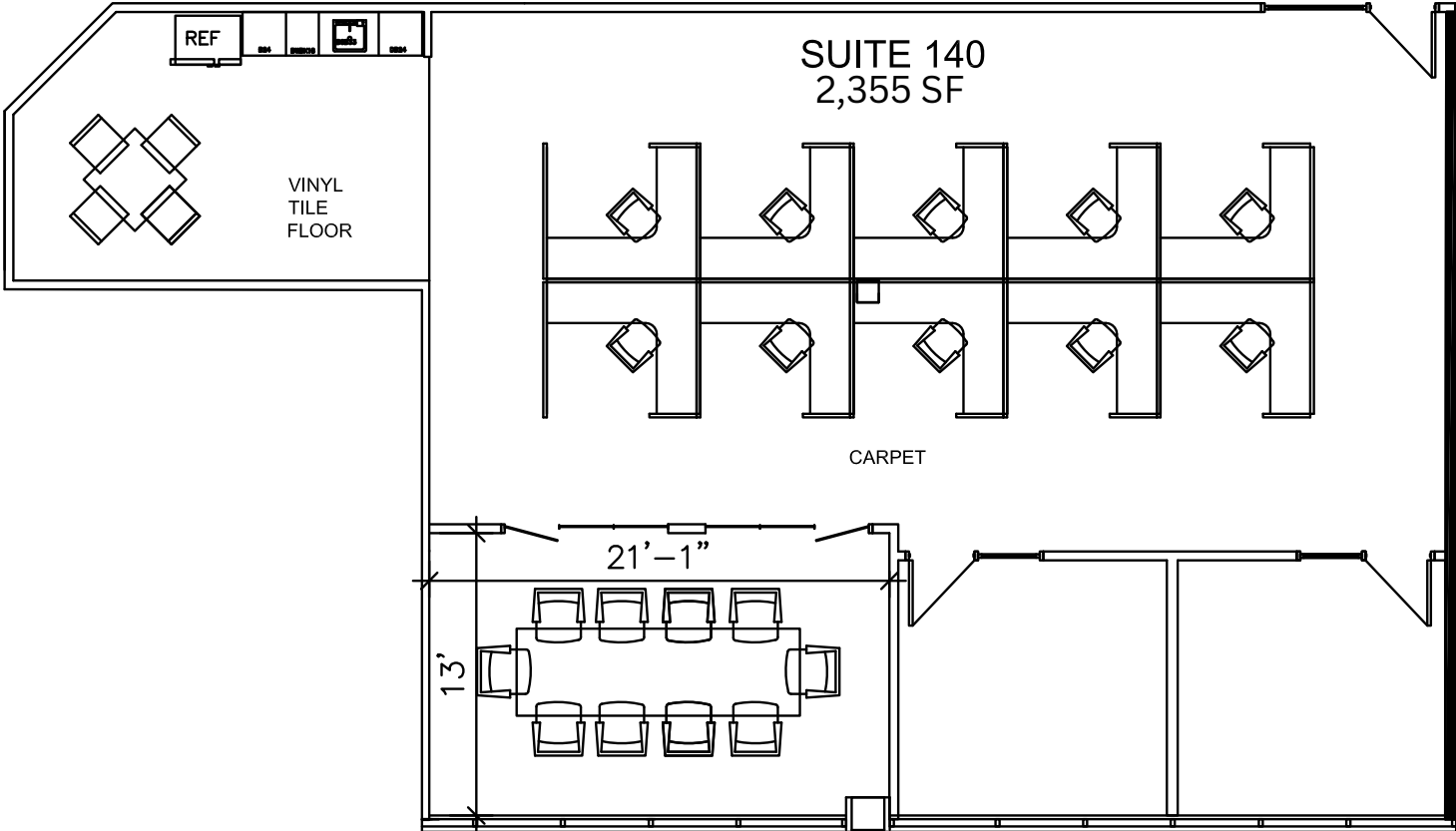
OrthoArizona

Corporate headquarters of the premier orthopedic group across the valley.



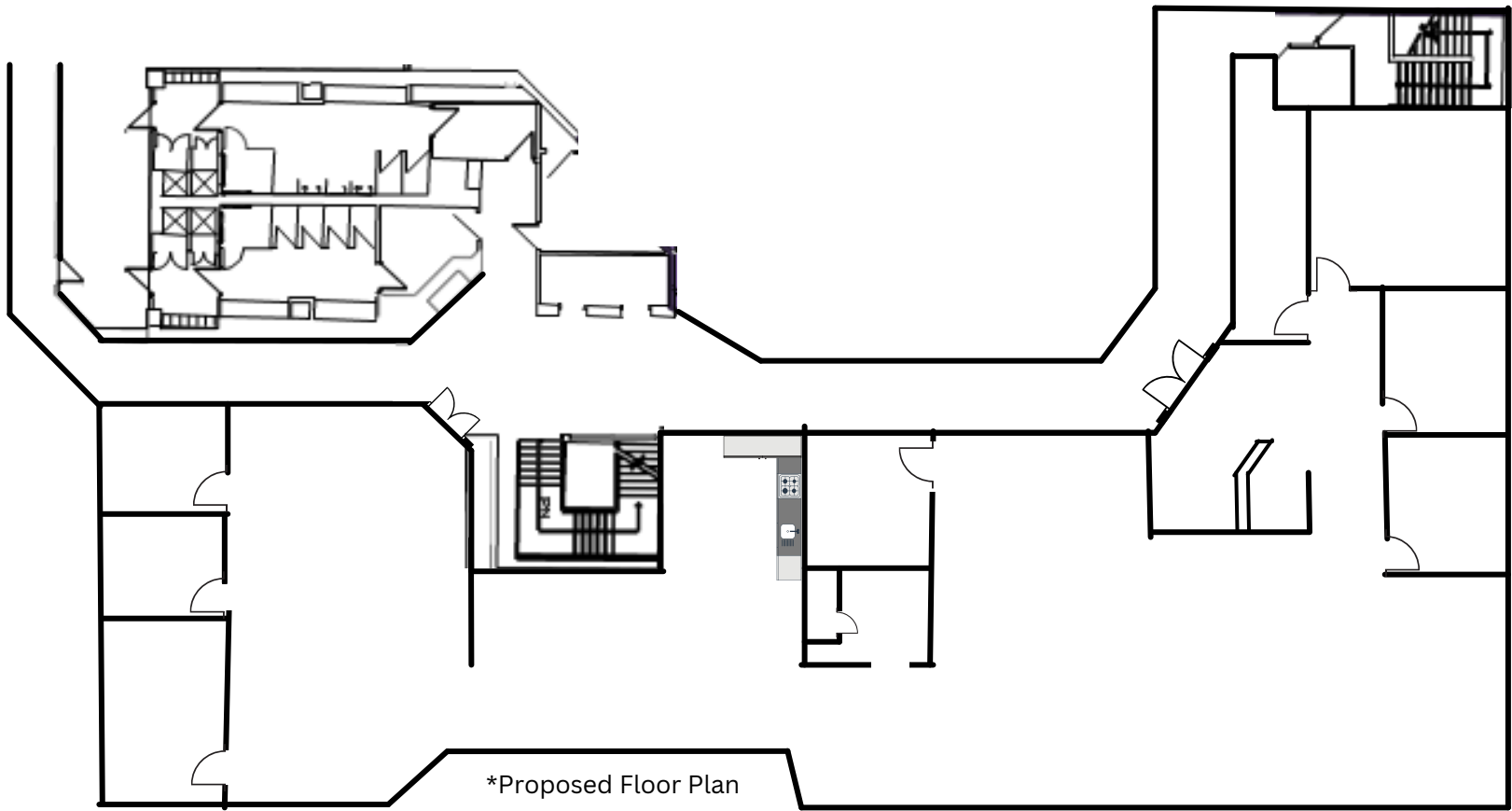
Entellus, Inc.

A leading provider of professional consulting engineering, surveying, & construction services for local agencies in Arizona.

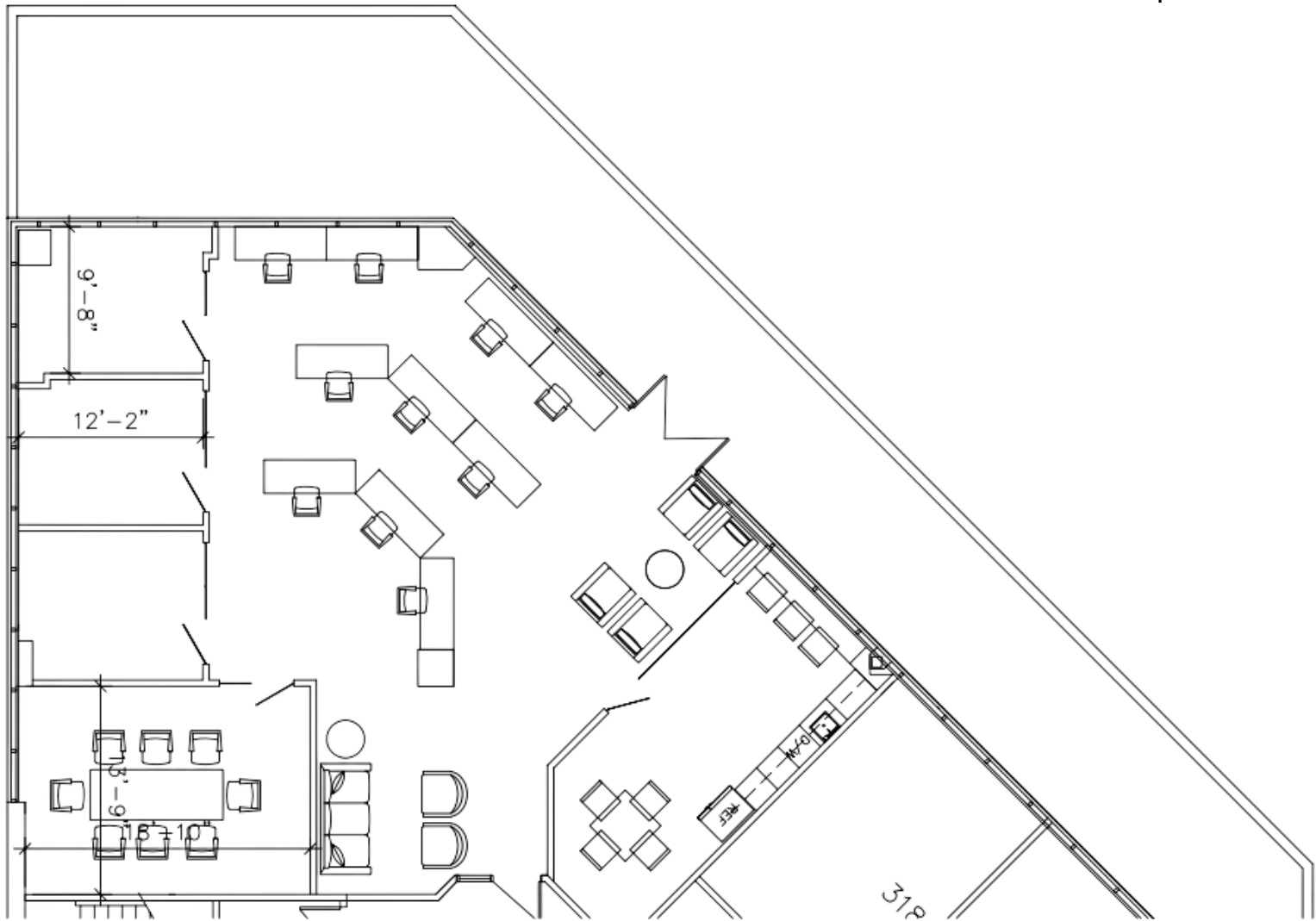


*Proposed Floor Plan

Suite	Rentable SF	Rate	Availability
140	2355	\$26/FS	vacant



Suite	Rentable SF	Rate	Availability
330	10,099 SF	\$28 / SF	Vacant



*Proposed Floor Plan

Suite	Rentable SF	Rate	Availability
375	2436	\$28/FS	vacant



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Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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