

1,645 SF AVAILABLE

4144

\$28.50 PER SF

N 44TH STREET, #3
PHOENIX, AZ 85018



NATHAN PAN CRAZI

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LEASE SUMMARY

Suite Available	Suite #3
Available Square Footage	1,645 SF
Asking Rent Year One	\$28.50 Per SF ft. Modified Gross
Covered Parking	\$35 Per Month Per Space
Tenant Responsibilities	Electrical Utility & Janitorial Costs

PROPERTY HIGHLIGHTS

- *Creative Office Space in the Heart of Arcadia*
- *Walking distance to some of the most desirable restaurants in Arcadia*
- *Convenient access to Sky Harbor Airport, SR-51, SR-143 and 202 Loop / 1-10*

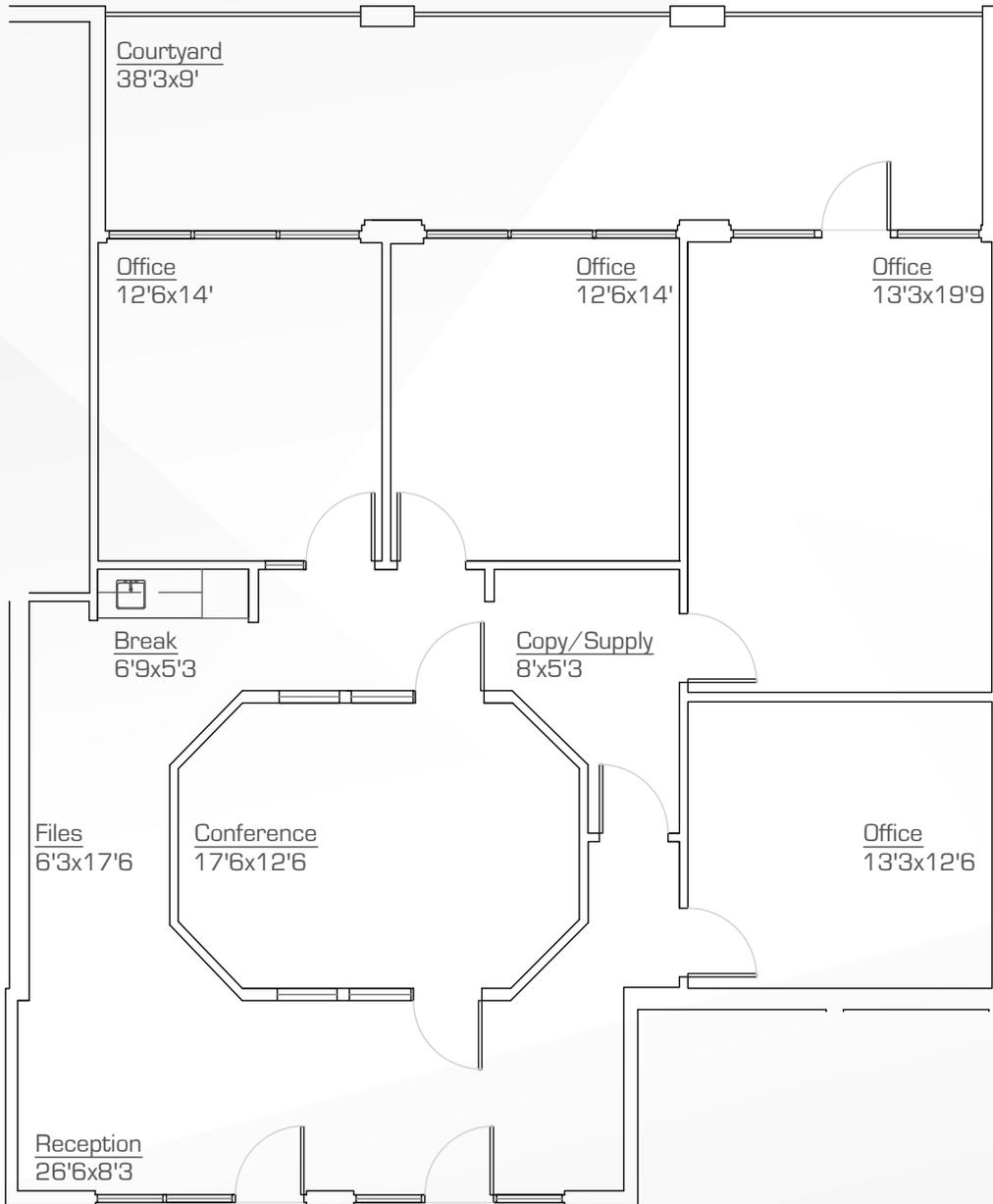


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EFFICIENT LAYOUT WITH:

- 4 Private Offices
- Dedicated Conference Room
- Private Patio
- Kitchenette with Dishwasher & Refrigerator
- Reception Area
- Copy/Supply Area



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SAFeway
The Collins *Oushi* **Arizona Financial**
WELLS FARGO *Hava Java*

BOND
Class A Office

Camelback Road - 46,282 VPD

sweetgreen
Tambell's *FirstWatch*
The Daytime Cafe

ChopShop
ORIGINAL
FINE FRESH COOKING

CHELSEA'S KITCHEN

CVS pharmacy **NextCare URGENT CARE**
hydrate *Orangetheory*
FITNESS

NORTH ITALIA

INGO'S
TASTY FOOD ALL DAY

POSTINO
LA PRANSE GROCERY

THE GLOBAL AMBASSADOR

Banner Urgent Care

BUCK & RIDER

urbAna **SALT + LIME**
haba land **WALLY'S** **WELLS FARGO**
By City - Little Fish **FLOWER CHILD**
HEALTHY FOOD FOR A HAPPY WORLD

Village
HEALTH CLUBS & SPAS

THE HENRY
THE GREATEST NEIGHBORHOOD RESTAURANT

SUBJECT PROPERTY
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nékter **rubio's** **ups**
JUICE BAR. COASTAL GRILL
NOTHING BUTT CAKES
SHAKE SHACK **W** **PEI WEI**

Indian School Rd - 37,966 VPD

ROSS **ACE** **DUTCH BROS**
DRESS FOR LESS[®] Hardware
Jersey Mike's *Filiberto's* *CHIPOTE* **McDonald's**
MEXICAN FOOD MEXICAN GRILL

DOUGH BIRD **Hash Kitchen** **nook**
THE BRUNCH LIFE
CAVA **elements**
Herbal Nails & Spa *SACKS* *massage*

EINSTEIN BROS
BAGELS

SAFeway **CVS pharmacy** **JOAO easy**

Chick-fil-A

CHSO
BREWERY + DISTILLERY

A **ARCADIA HIGH SCHOOL**
1,700+ Students



ECHOWEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

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