

- Moving allowance available
- Generous Tenant Improvement allowance
- 5% commission to procuring broker *[first 5 yrs of the initial lease term]*
- Base rent abatement negotiable



## Join multiple medical tenants in this unique 2-story medical office building

- Located adjacent to Dignity Health - St. Joseph's Hospital and Medical Center
- Monument signage available along Thomas Road
- Many great nearby restaurants
- Central Midtown location with great traffic counts
- Reserved covered parking available

**For further  
information**

**Nicholas Pelusio**  
D 480 423 7903 | C 602 505 3010  
[nicholas.pelusio@avisonyoung.com](mailto:nicholas.pelusio@avisonyoung.com)

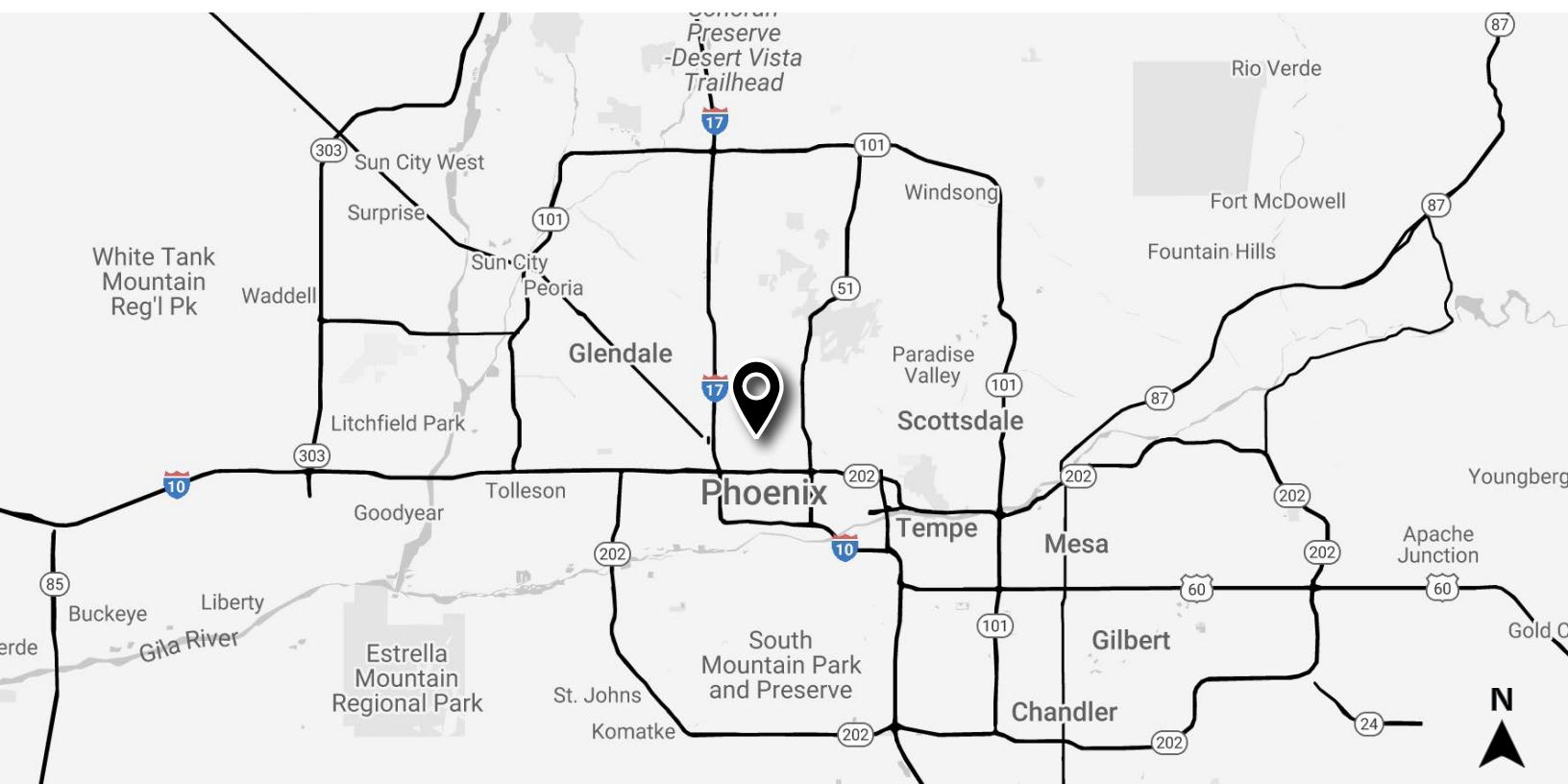
2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

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# Site plan

Office suites for lease  
333 W Thomas Rd



## Offering summary

Lease rate	\$19.50-\$20.50 sf/yr (NNN)
Terms	3-5 years (negotiable)
Building size	22,651 rsf
Class	B
Tenant improvements	Negotiable
Annual increase	0.75%
Load factor	11.13%
Parking	4.75:1,000 sf

## Availability

Availability	Size
102	1,556 rsf
201	1,561 rsf
203	1,834 rsf
201/203 [contiguous]	3,395 rsf
204	1,206 rsf
208B	1,450 rsf

## Traffic counts

Thomas Road	±32,781 cpd
N 3rd Avenue	±16,517 cpd

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# Site plans

Office suites for lease  
333 W Thomas Rd



For further  
information

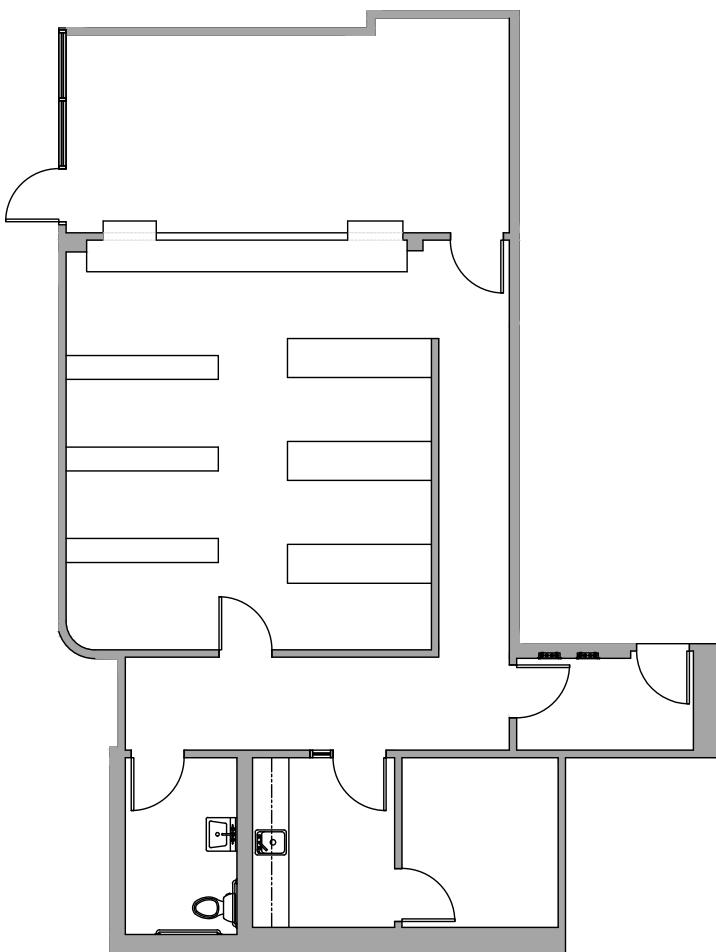
**Nicholas Pelusio**  
D 480 423 7903 | C 602 505 3010  
[nicholas.pelusio@avisonyoung.com](mailto:nicholas.pelusio@avisonyoung.com)

# Suite 102: 1,556 rsf

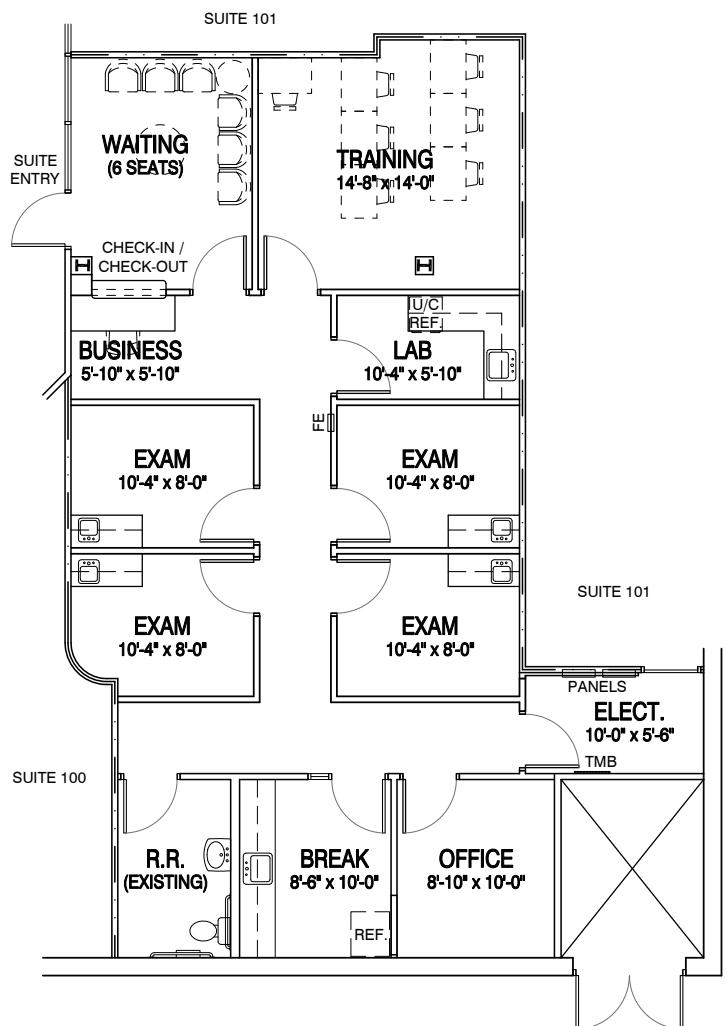
Office suites for lease  
333 W Thomas Rd

## As-Built Plan

Suite 102  
1,556 sf



## Conceptual Plan

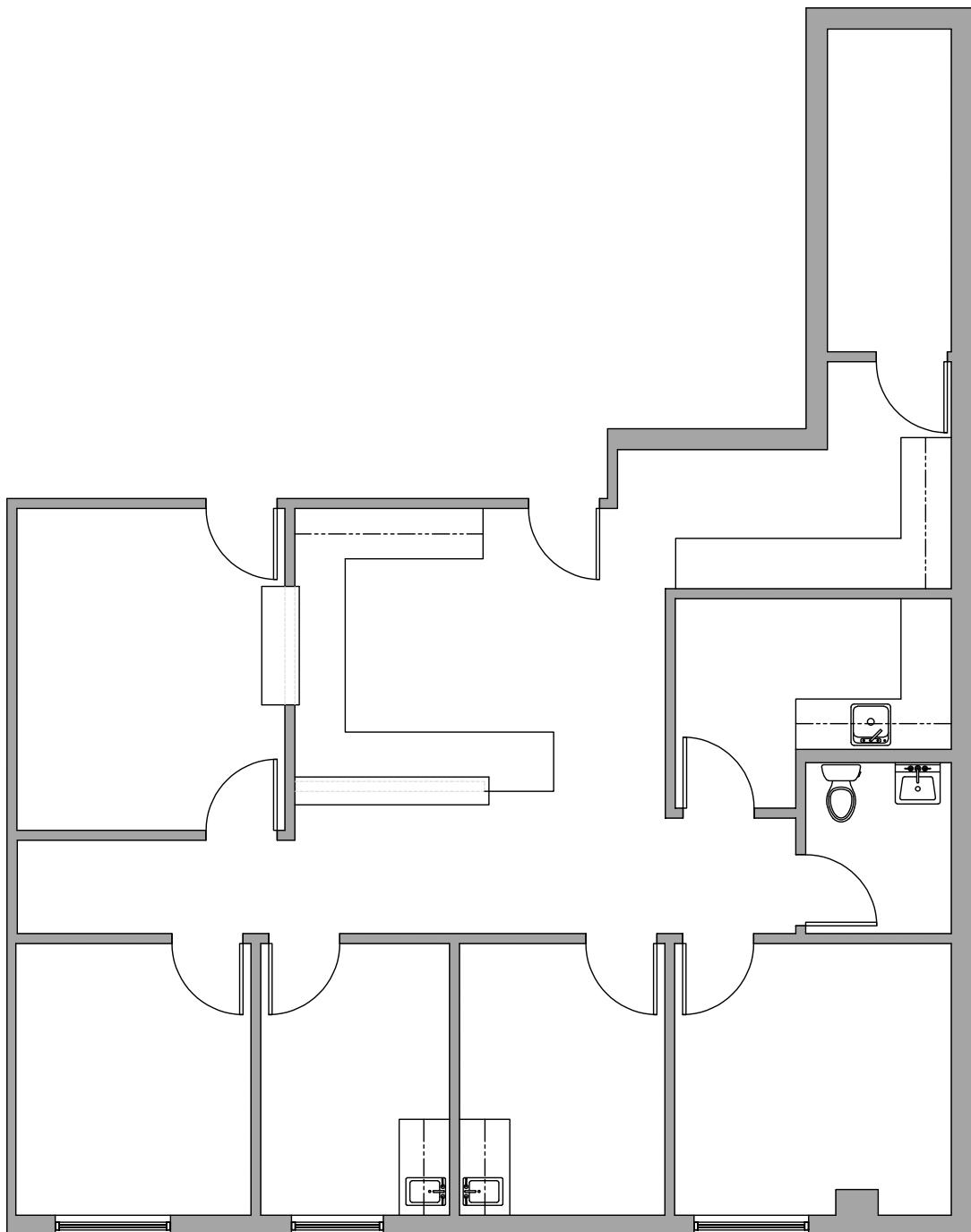


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# Suite 201: 1,561 rsf

Office suites for lease  
333 W Thomas Rd



For further  
information

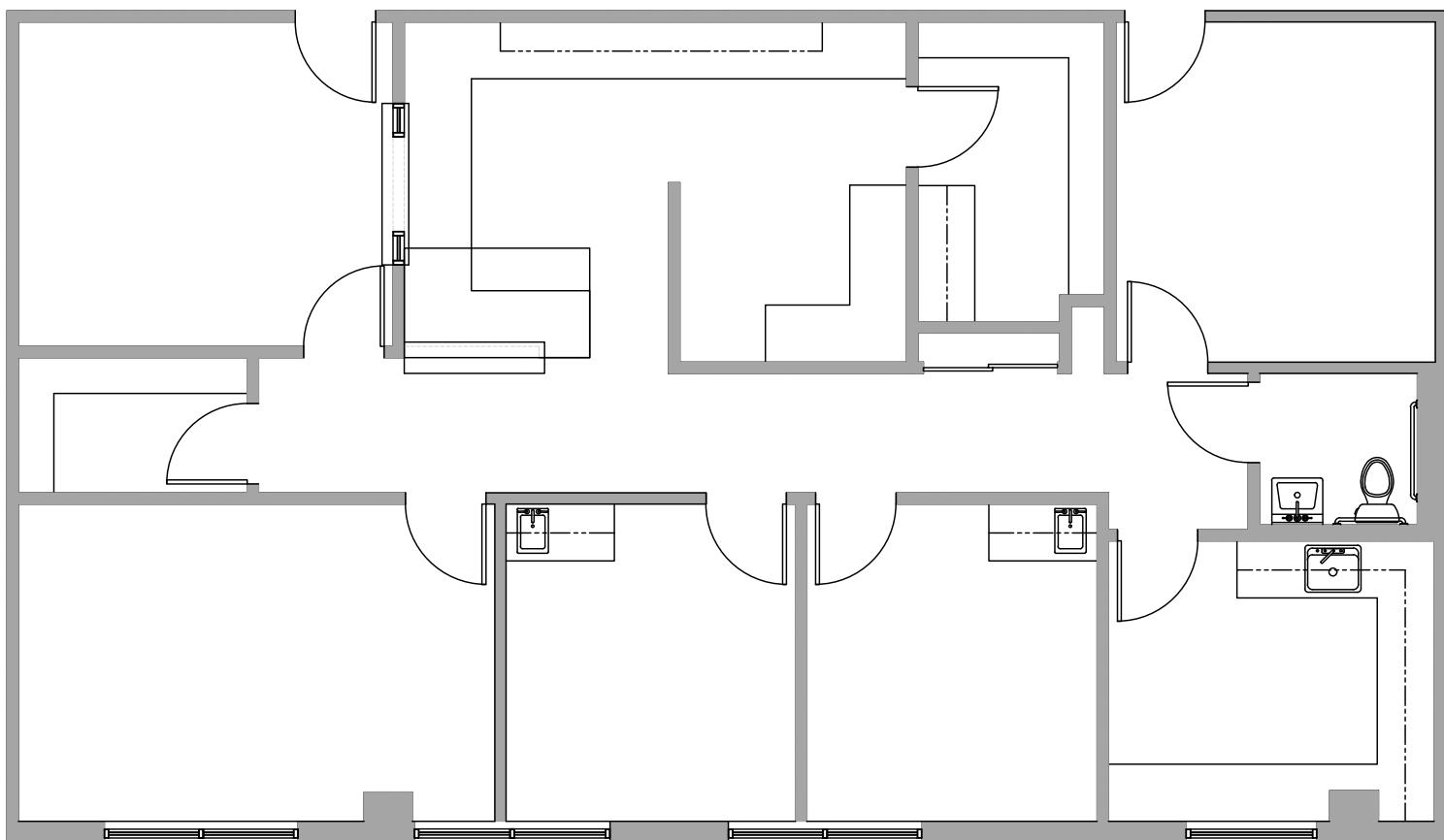
**Nicholas Pelusio**  
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# Suite 203: 1,834 rsf

Office suites for lease  
333 W Thomas Rd



For further  
information

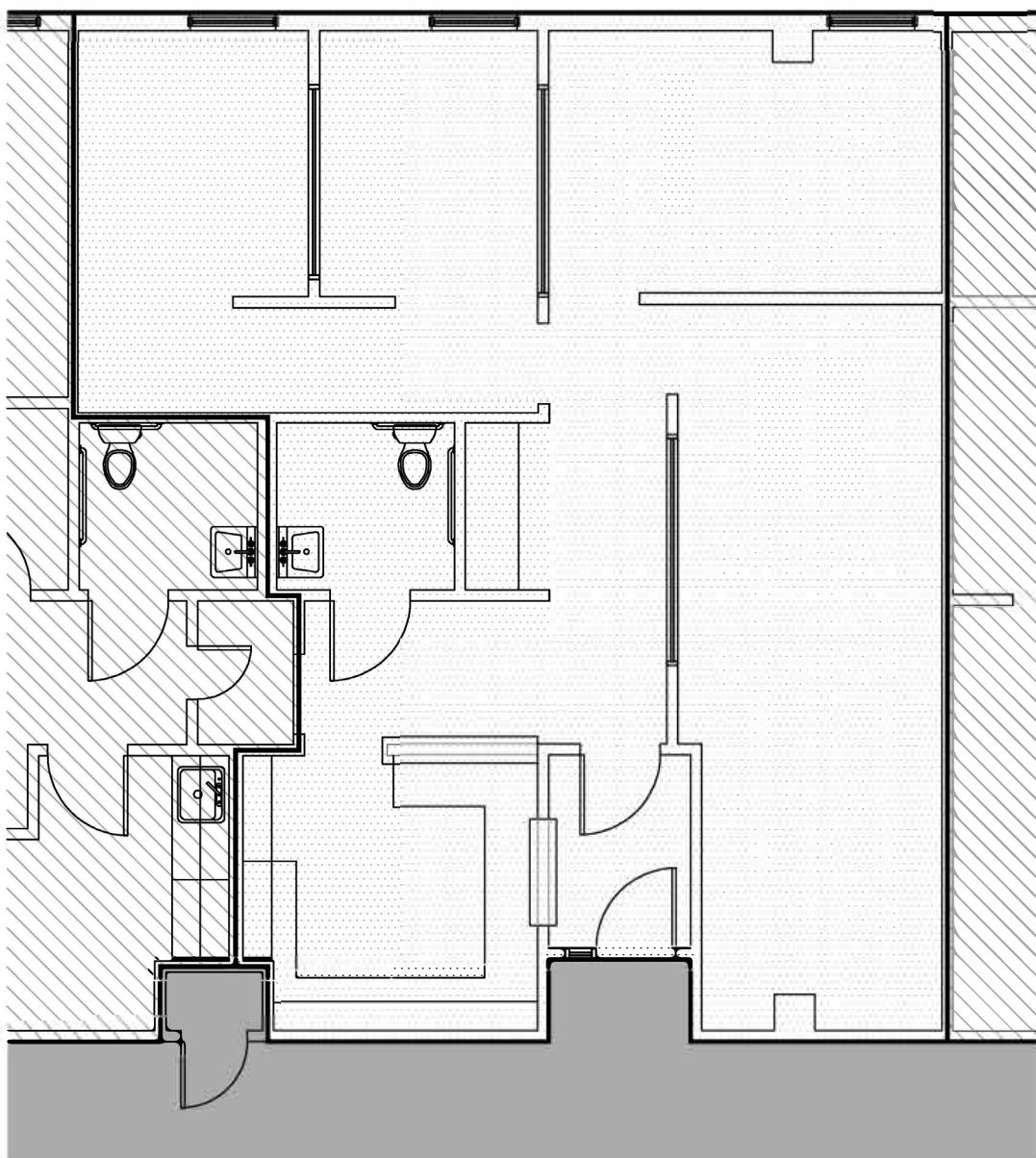
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# Suite 204: 1,206 rsf

Office suites for lease  
333 W Thomas Rd



For further  
information

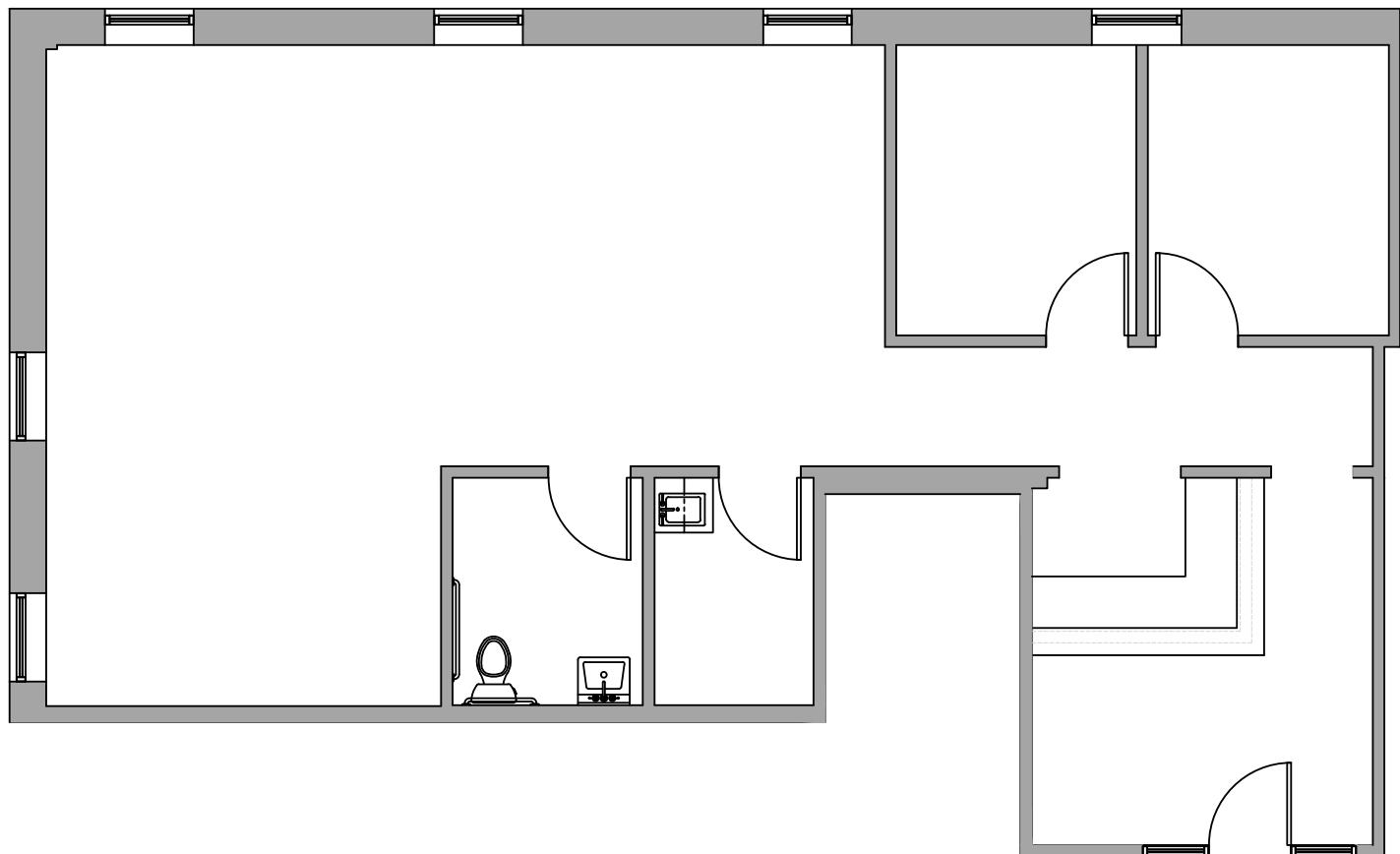
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# Suite 208B: 1,450 rsf

Office suites for lease  
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# Location

Office suites for lease  
333 W Thomas Rd



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